

## 6.0 The People and the Place

This section of the Plan provides the existing characteristics of the community regarding the built environment, population, economy, types of services provided, and the natural environment. Section 15.2-2223 of the State Code states that in preparation of the Comprehensive Plan, the Planning Commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth. The elements included in this chapter are listed below.

- Land Use
- Population
- Housing
- Economy
- Historic and Cultural Resources
- Mineral Resources
- Community Facilities
- Parks and Recreation
- Infrastructure
- Transportation
- Natural Resources

Please note that some of the data tables provided are based on data from the 2019 US Census Bureau American Community Survey, and the 2020 Decennial Census.

### 6.1 Land Use

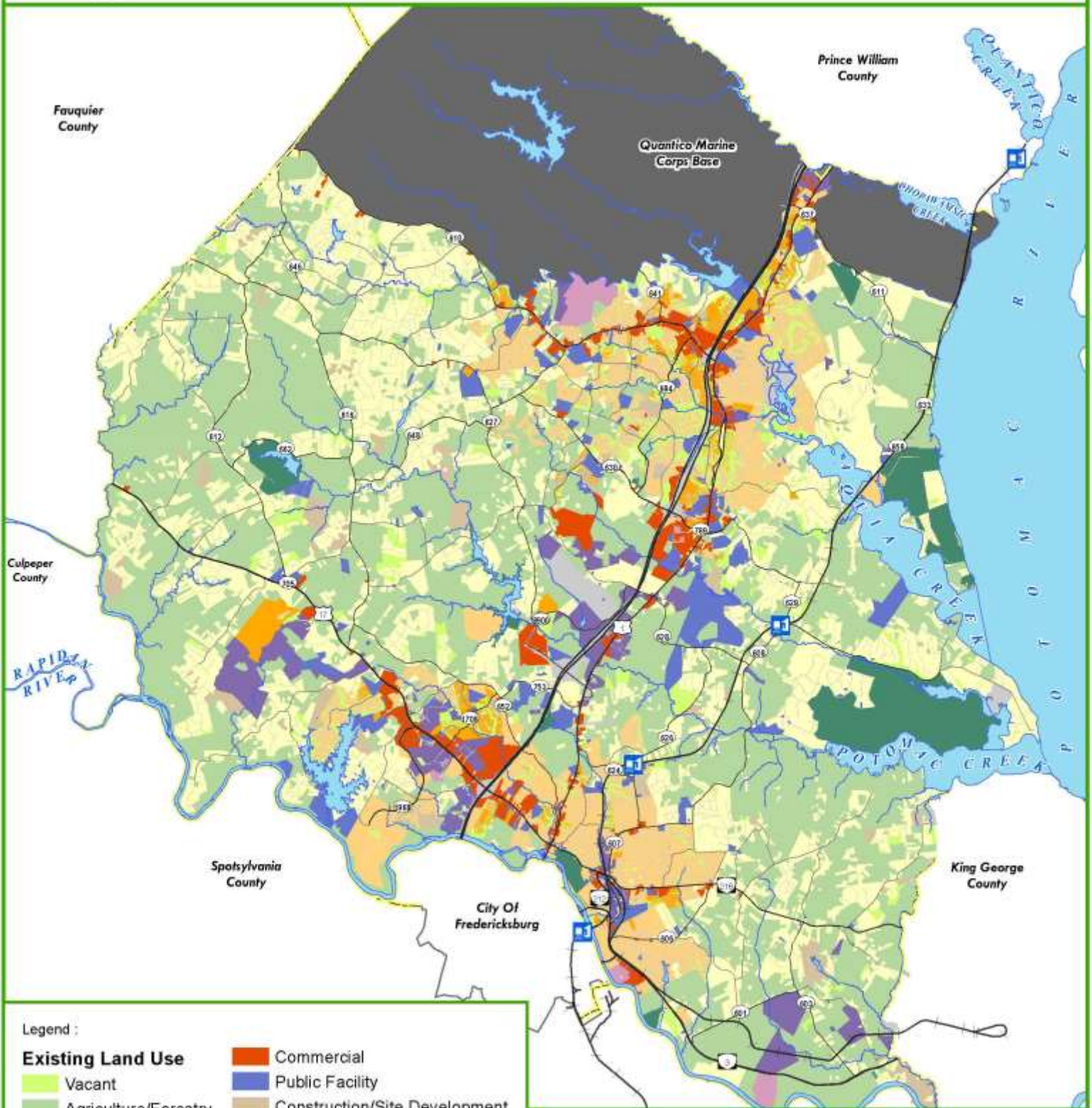
The existing, observable land use of each parcel in Stafford County is important because it reveals the pattern of past growth, the location of areas that should be preserved and the potential locations for future development. The analysis of existing conditions forms the basis of the future land use plan for the County.

#### **Land Use**

- Current Land Use
- Zoning Districts
- Future Zoning Buildout



**FIGURE 6.1**  
**Existing Land Use**  
**Stafford County Comprehensive Plan**  
**Stafford County, Virginia**  
September 8, 2021



Legend :

**Existing Land Use**

- |  |                      |  |                               |
|--|----------------------|--|-------------------------------|
|  | Vacant               |  | Commercial                    |
|  | Agriculture/Forestry |  | Public Facility               |
|  | Parks_Rec            |  | Construction/Site Development |
|  | Rural Residential    |  | Industrial Manufacturing      |
|  | Suburban Residential |  | Mining and Extraction         |
|  | Urban Residential    |  | Transportation/Utilities      |
|  |                      |  | Military                      |

0 6,500 13,000 26,000 Feet

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

### 6.1.1 Current Land Use

An inventory of land uses by parcel reveals how the land in Stafford County is currently being used and is helpful in identifying areas that should be preserved and potential locations for future development. Parcel mapping data was obtained from a data layer in the County's GIS with a large number of very specific land uses. These were simplified into broad categories for ease of discussion.

Table 6.1 Existing Land Use – 2021 (Stafford County)

Land Use	Acres	Percent
Agriculture/Forestry	54,215.44	30.52%
Commercial	3,712.08	2.09%
Construction/Site Development	2,624.49	1.49%
Industrial/Manufacturing	4,199.99	2.36%
Military	32,882.34	18.51%
Mining and Extraction	782.31	0.44%
Parks and Recreation	5,119.98	2.88%
Public Facility	5,326.35	3.00%
Rural Residential	35,702.50	20.10%
Suburban Residential	12,340.78	6.95%
Transportation and Utilities	9,856.83	5.55%
Urban Residential	5,131.72	2.89%
Vacant	5,762.99	3.24%
<b>Total</b>	<b>177,658.49</b>	<b>100.00%</b>

Source: Stafford County GIS

Stafford County consists of 177,658.49 acres that have been classified into 13 general land use categories and a brief description of each category is provided:

#### Agricultural and Forestry

Approximately 30.52% (52,215 acres) of the land area in Stafford County is classified as agricultural and forestry uses. These uses are dispersed throughout the County but larger farming operations are located along King's Highway and Poplar Road and Hartwood Road areas.

#### Commercial

Commercial uses include retail sales and services, auto sales and service, hotels, food and beverage establishments, financial institutions and offices. Land devoted to commercial use account for 2.09% (3,712 acres) of the County's land area. This land use is primarily located on Garrisonville and Warrenton Roads in the vicinity of I-95 and along U.S. Route 1.

### Construction/Site Development

This land use category identifies land that is undergoing development, in the process of being transformed, typically from a vacant use to a more intense use. These areas cover 1.48% (2,624 acres) of the County.

### Industrial and Manufacturing

Industrial land uses include manufacturing and warehousing facilities, truck terminals, salvage yards and wholesale trade. These account for 2.36% (4,199 acres) of the County's land area and are primarily located along Warrenton Road and U.S. Route 1.

### Military

The military category represents the land occupied by Marine Corps Base Quantico in the northern section of the County. Marine Corps Base Quantico occupies 18.51% (32,882 acres) of the County's land area.

### Mining and Extraction

This land use category includes the location of surface mining operations, which covers 0.44% (782 acres) of the County. These areas are located on the north side of Garrisonville Road and along King's Highway.

### Parks and Recreation

Recreation uses account for 2.88% (5,119 acres) of Stafford County's total acreage. The recreation category includes all public and private parks, marinas, golf courses and community centers in the County. Recreation sites vary in size and are located throughout the County.

### Public Facilities

This category refers to those uses that provide services to residents such as health, education, religion and public safety. Approximately 3.0% (5,326 acres) of Stafford's land area is devoted to this use.

### Rural Residential

Rural residential is the second largest land use category in Stafford County, accounting for 20.10% (35,702 acres) of the County's land area. The rural residential category includes single-family detached dwellings on lots at least 1 acre in size. This land use is dispersed throughout the County. The largest concentration of this type of land use is in the northwest part of the County, south of the Marine Corps Base Quantico.

### Suburban Residential

The Suburban Residential land use category includes single-family detached residential dwellings located within the Urban Services Area and is typically on ¼ to ½-acre sized lots. This land use accounts for 6.95% (12,340 acres) of the County and is located primarily in North Stafford, south of the Marine Corps Base Quantico, and in the area north of the City of Fredericksburg.

### Transportation and Utilities

This land use category includes utilities and public works facilities that provide infrastructure support to residents. These uses include power lines, railroad lines, cellular communication tower lots, commuter parking lots, airports, and right-of-ways. This land use accounts for 5.55% (9,856 acres) of the County's total acreage.

### Urban Residential

The urban residential category includes apartment complexes, townhouses, condominiums and the common areas that surround them. This land use accounts for 2.89% (5,131 acres) of the County's land area. This land use can be found near the I-95 corridor.

### Vacant Land

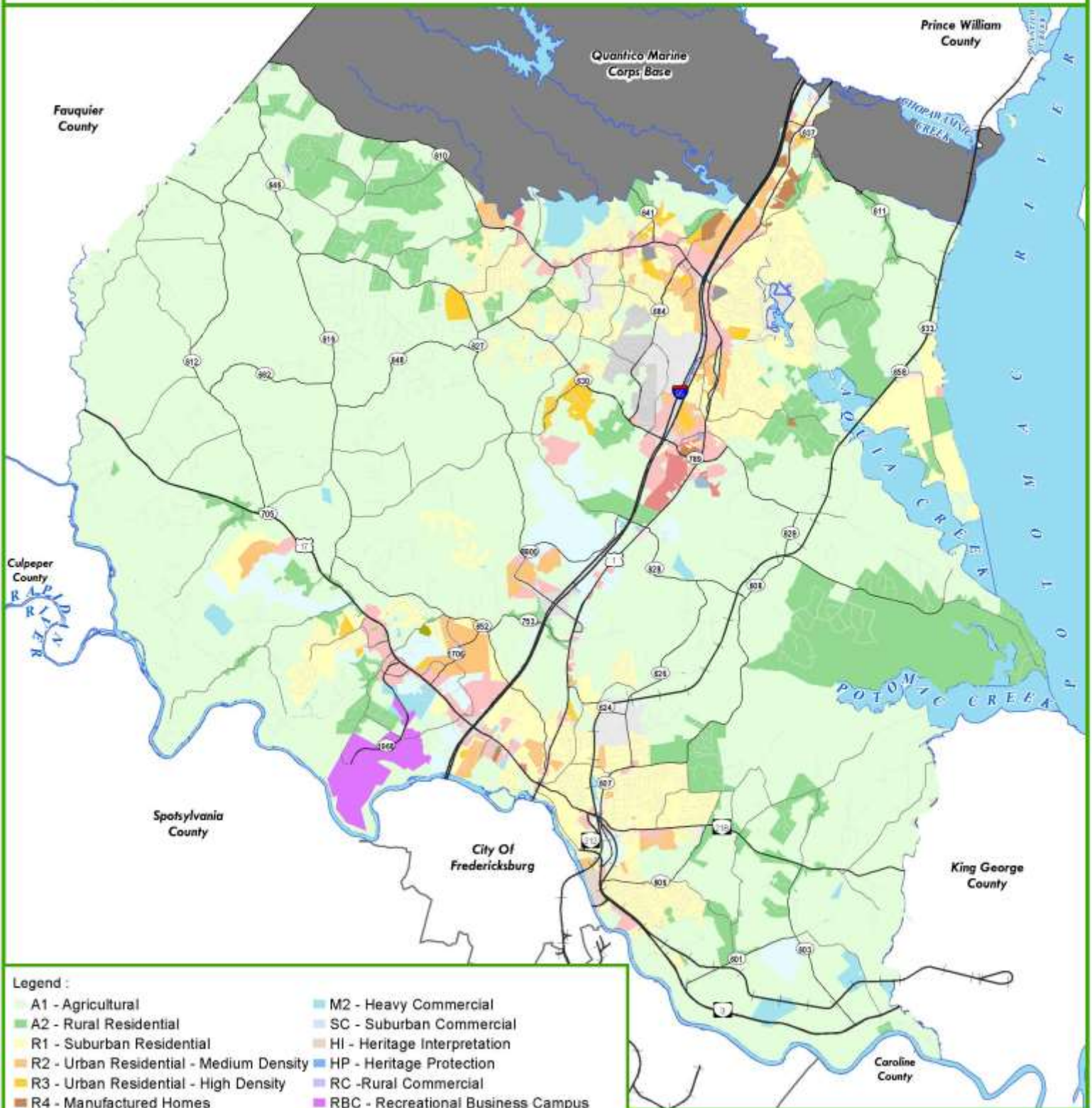
Vacant land is any land that does not have any active uses, and excludes any farming or forestry lands. This land use category accounts for 3.24% (5,762 acres) of the County's land area.

## 6.1.2 *Zoning Regulations*

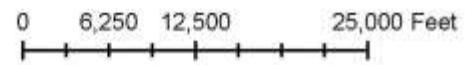
Stafford County last recodified its Zoning Ordinance in 1994, and it routinely updates the Ordinance on a quarterly basis. The Zoning Ordinance establishes, among other things, permitted uses, minimum lot sizes, minimum front, side and rear setbacks for principal and accessory buildings, maximum building heights, maximum building and lot coverage, and maximum floor areas. The Zoning Ordinance is a critical tool for controlling the type, density, and design of development within the County. The Zoning Ordinance for Stafford County establishes 22 districts. The Ordinance contains provisions for the establishment of five types of planned development districts. In addition to these districts, there are seven overlay districts, which were created to protect resources and mitigate conflicts around certain facilities. In 2015, the County enacted Transfer of Development Rights (TDR). TDR allows for enhanced density in specified zoning districts where the County plans for additional development while enabling the preservation of selected areas. TDR operates similar to overlay districts as they provide for additional regulations beyond what is proscribed for the underlying zoning district.



# FIGURE 6.2 Zoning Stafford County Comprehensive Plan Stafford County, Virginia September 8, 2021



- Legend :**
- |   |   |
|---|---|
| A1 - Agricultural                       | M2 - Heavy Commercial                   |
| A2 - Rural Residential                  | SC - Suburban Commercial                |
| R1 - Suburban Residential               | HI - Heritage Interpretation            |
| R2 - Urban Residential - Medium Density | HP - Heritage Protection                |
| R3 - Urban Residential - High Density   | RC - Rural Commercial                   |
| R4 - Manufactured Homes                 | RBC - Recreational Business Campus      |
| R5 - Age-Restricted Housing             | UD - Urban Development                  |
| LC - Life Care/Retirement               | PD1 - Planned Development 1             |
| B1 - Convenience Commercial             | PD2 - Planned Development 2             |
| B2 - Urban Commercial                   | PTND - Planned-Traditional Neighborhood |
| B3 - Office                             | QMB - Quantico Marine Base              |
| M1 - Light Industrial                   |   |



Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

The following table presents a breakdown of the zoning districts by area. The table was generated using the County's geographic information system (GIS), which summarized the parcel areas based on assessment data. This accounted for the area in which "No Data" was available. The Marine Corps Base Quantico is not a zoning district, but an area over which the County has no land use control.

**Table 6.2 Existing Zoning Districts - 2021 (Stafford County, VA)**

	<b>Zoning District</b>	<b>Acres</b>	<b>Percentages</b>
<b>Rural</b>	A1 - Agricultural	87,818.86	49.43%
	A2 - Rural Residential	14,654.68	8.25%
<b>Residential</b>	R1 - Suburban Residential	14,233.42	8.01%
	R2 - Urban Residential - Medium Density	2,474.95	1.39%
	R3 - Urban Residential - High Density	1,088.58	0.61%
	R4 - Manufactured Homes	322.55	0.18%
	R5 - Age-Restricted Housing	6.15	0.003%
	LC - Life Care/Retirement	21.77	0.01%
	<b>Commercial</b>	B1 - Convenience Commercial	308.93
B2 - Urban Commercial		3,392.50	1.91%
B3 - Office		409.95	0.23%
RC -Rural Commercial		4.90	0.003%
SC - Suburban Commercial		23.45	0.01%
<b>Industrial</b>	M1 - Light Industrial	4,206.72	2.37%
	M2 - Heavy Commercial	1,488.98	0.84%
<b>Planned Development/Mixed Use</b>	PD1 - Planned Development 1	1,125.84	0.63%
	PD2 - Planned Development 2	657.17	0.37%
	PTND - Planned-Traditional Neighborhood	79.92	0.04%
	RBC - Recreational Business Campus	1,177.49	0.66%
	UD-Urban Development	27.03	0.02%
<b>Other</b>	HI - Heritage Interpretation	103.48	0.06%
<b>Unzoned Land</b>	Water Features	2,532.13	1.43%
	Military/Federal Land	32,988.78	18.57%
	Street Right-Of-Way	8,510.27	4.79%
	<b>Total</b>	<b>177,658.49</b>	<b>100.00%</b>

### Rural Districts

The County has two districts dedicated to rural development. These are the A-1 Agriculture District and A-2 Rural Residential District.

The **A-1** District allows for a greater number of uses, which are associated with agriculture and large lots, such as farming, forestry, mulching facilities, sawmills, nurseries and slaughterhouses. The District occupies almost half (49%) of the County and is dominant in the western half and southeast portion of the County.

The **A-2** District is intended as a transition between agriculture and more intense development. Single-family homes and community facilities are permitted on lots of at least one acre. The largest A-2 area is located around Brooke Road near Marlborough Point. Many of the A-2 areas exist as pockets within the A-1 District.

#### Residential Districts

There are five residential districts in Stafford County, which combined, represent roughly 10% of the County. The districts vary in residential use density. Community and public facilities are permitted in all of the districts.

The **R-1** Suburban Residential District is intended for single-family homes with a maximum density of 1.5 units per acre. R-1 Districts are primarily concentrated in the Garrisonville area south of the Marine Corps Base Quantico and north of Fredericksburg.

The **R-2** Urban Residential District allows duplexes and townhouse developments with a maximum density of 3.5 units per acre. Most R-2 Districts are adjacent to R-1 developments.

The **R-3** Urban Residential – High Density District allows the same uses as the R-2 District with a maximum density of 7.0 units per acre. Overall, 0.6% of the county is designated as **R-3** and is primarily located near commercial areas south of Marine Corps Base Quantico.

The **R-4** Manufactured Home District is reserved for manufactured home developments, with a maximum density of 7.0 units per acre. They are located near the I-95 corridor north of Garrisonville Road.

The **R-5** Age-Restricted Housing District is reserved for residential dwelling for persons fifty-five years in age or older, and allows single family homes, duplexes, townhomes, and multi-family developments, with a maximum density of 15.0 units per gross acre.

The **LC** Life Care/Retirement Community District is intended to provide areas for the continuing care of the elderly, providing for transitional housing, progressing from independent units and culminating in nursing home care. Such districts are to be located only where approved water and sewerage are available and where transportation systems are adequate.

#### Commercial Districts

Stafford County has six commercial districts. The districts vary in the mix of retail and office development as well as intensity. Overall, 2.3% of the County is designated for commercial use.

The **B-1** Convenience Commercial District is intended for small commercial development that serves the surrounding population. These districts are scattered throughout the County with concentrations found on White Oak Road and U.S. Route 1 in both central and northern Stafford County.

The **B-2** Urban Commercial District allows high-density retail sales and service developments with a regional or County-wide market area. These retail centers are located along Garrisonville Road, Courthouse Road and Warrenton Road near interchanges off I-95.



The **B-3** Office District is intended to provide an area for professional offices near retail areas. These areas are spotted throughout the County with the largest concentration just added in the Courthouse area.

The **SC** Suburban Commercial District also provides a location for small retail businesses that serve the immediate neighborhood. The difference between the SC and B-1 districts is that the SC District need not be located near a major transportation network and it provides for a greater open space ratio. There are three small areas that are designated as SC Districts in Stafford County.

The **RC** district allows commercial uses at major intersections that serve the nearby rural population. Only two parcels are designated as the RC District.

### Industrial Districts

Stafford County has two zoning designations for industrial uses. Together, they constitute 3.2% of the County's area.

The **M-1** Light Industrial District sets aside areas for certain business and industrial uses which are relatively free from offensive activities and are generally compatible with nearby residential uses. Industrial parks are encouraged within the M-1 District. The largest concentration of M-1 development is found in the center of the County around U.S. Route 1. Other developments exist around Warrenton Road west of I-95, Cool Spring Road, Forest Lane Rd, and on U.S. Route 1 near the Marine Corps Base Quantico.

The **M-2** Heavy Industrial District provides for the location of industrial uses that are not be compatible with residential uses due to potential nuisances or hazards. These districts are found in the southern section of the County, around Celebrate VA Parkway, and south of the Marine Corps Base Quantico off of Garrisonville Road.

### Planned Developments/Mixed Use

There are two types of Planned Development Districts. They allow for the creation of innovative, neo-traditional developments with a mix of commercial and residential use. They differ in the size of the overall development, residential and commercial densities, and open space ratios.

The **PD-1** Planned Development District allows for greater residential density on developments less than 500 acres. The PD-1 District has been utilized in the Park Ridge, Austin Ridge, and Leeland Station communities.

The **PD-2** Planned Development District is for developments between 500 and 850 acres. PD-2 developments are allowed a greater commercial density. The Embrey Mill development on Courthouse Road near I-95, is an example of this zoning district.

The **P-TND** Planned – Traditional Neighborhood Development provides for areas of the county which are suitable for an approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly neighborhoods with a mix of uses, housing types and prices, lot sizes and density, architectural variety, a central civic building and use, a network of streets and alleys that may include on-street parallel parking, and defined development edges. P-TND Districts have been established for the proposed developments for

Town Center at Aquia on US-1 near I-95, and The Garrison at Stafford on Garrisonville Road near Onville Road.

The **RBC** Recreational Business Campus District provides an area for professional offices, executive housing, and senior housing as well as other developments that will benefit from a natural campus-like setting with open space. The Celebrate VA North development is an example of this zoning district.

The **UD** Urban Development District was created for town center areas within the targeted growth area. They generally allow for more intense development than seen in other areas of the County. This type of zone can apply to a larger overall area, which may include one or more smaller areas or sub-districts. The Abberly Waterstone Apartment Complex is an example of this zoning district.

#### Other Zoning Districts

Areas of the County include unique characteristics and uses that may not conform with typical development design standards that apply across the County.

The **HI** Heritage Interpretation District was established for the purpose of reserving areas in all regions of the county for interpretation of heritage sites, retaining the setting and feeling of the cultural landscape, permitting restoration, preservation, conservation, education, research and business activities related to the operation of a museum and other historic sites, providing heritage tourism opportunities, and promoting the preservation and enhancement of unique Stafford County cultural resources. George Washington's Ferry Farm is an example of this zoning district.

#### Overlay Districts

In addition to the base zoning districts, the Stafford County Zoning Ordinance contains eight overlay districts. The purposes of the districts vary from protecting historical and environmental resources, reducing conflicts between established facilities, and mitigating potential hazards.

Overlay districts add a variety of standards to the underlying districts. These standards could include use restrictions, preservation requirements, or stricter density regulations. The following is a list of the overlay districts used in Stafford County:

- **AD** Airport Impact - Provides an overlay zone in areas subject to intense and/or frequent emissions of noise and vibration from airports and prevents obstructions of airport zones which may result in an air navigation hazard
- **FH** Flood Hazard - Provides an overlay zone with limitations on development in areas likely to be inundated by the 100-year flood event, as defined by current flood insurance rate maps, for Stafford County to protect life and property and to prevent or minimize flood damage
- **HC** Highway Corridor - Provides an overlay zone along developed and rapidly developing high traffic road facilities where appropriate special standards would address access and design needs
- **HG** Historic Gateway Corridor - Is intended to implement the goals of the Comprehensive Plan by protecting cultural resources by guiding new development along major entrance routes along arterial streets to the designated areas

- **HR** Historic Resources - Is intended to provide for the protection of historic resources in the County through architectural design control of new construction
- **MZ** Military Facility Impact - Is intended to provide an overlay zone to address the interaction between military facilities and surrounding land uses
- **RP** Reservoir Protection - Is intended to provide an overlay zone that requires best management practices and other protective measures in areas critical to the integrity of public water supplies, rivers, streams and other sensitive features.
- **ICTP Integrated Corporate and Technology Park** - Is intended to provide an overlay zone that promotes the integration of uses to facilitate the growth and development of large-scale corporate office and technology parks.

#### Conditional Zoning

The Zoning Ordinance for Stafford County allows a developer to request a change in the zoning designation on a piece of property. In most zoning cases, voluntary proffers made by the applicant are included with the request. Proffers are intended to mitigate negative impacts of the land use proposal on the surrounding community and Level of Service deficiencies. A proffer could be the construction of roads, provision of infrastructure, dedication of open space, or a cash contribution in lieu of the actual provision of an improvement. Generally, a conditional zoning change to be approved, the proffer must be related to the requested zoning change and the zoning change must not adversely affect the character of the area in which it is located. Any monetary contributions must be attributable to the impacts of the proposed development to schools, roads, parks and fire and rescue stations that provide a direct and material benefit to that new development. The County Board of Supervisors is responsible for deciding zoning change requests following a public hearing and a recommendation of the Planning Commission on the request.

#### *6.1.3 Future Build-out Under Existing Zoning*

To assess the impact the current zoning regulations would have on future land development in the County, a build-out analysis was conducted. This assumes that all available land builds out to its maximum potential based on the maximum allowable densities.

Table 6.3 Zoning Buildout - Inside the Urban Services Area

Zoning Districts	Existing Dwelling Units	Future Dwelling Units			Total Buildout (Existing Plus Future)	Potential Buildout Commercial Square Footage
		In approved Subdivisions	Based on Zoning Potential	Total		
<b>A1 - Agricultural</b>	1,101	358	2,901	3,259	4,360	0
<b>A2 - Rural Residential</b>	659	34	460	494	1,153	0
<b>B1 - Convenience Commercial</b>	15	0	0	0	15	4,395,201
<b>B2 - Urban Commercial</b>	51	0	0	0	51	55,887,298
<b>B3 - Office</b>	4	0	0	0	4	9,004,955
<b>HI - Heritage Interpretation</b>	3	0	0	0	3	0
<b>LC - Life Care/Retirement</b>	2	0	0	0	2	0
<b>M1 - Light Industrial</b>	8	0	0	0	8	52,935,145
<b>M2 - Heavy Commercial</b>	1	0	0	0	1	7,242,335
<b>PD1 - Planned Development 1</b>	2,118	48	1,373	1,421	3,539	0
<b>PD2 - Planned Development 2</b>	131	1,159	0	1,159	1,290	0
<b>PTND - Planned-Traditional Neighborhood</b>	0	287	17	304	304	0
<b>R1 - Suburban Residential</b>	18,529	1,891	16,506	18,397	36,926	0
<b>R2 - Urban Residential - Medium Density</b>	8,058	673	6,247	6,920	14,978	0
<b>R3 - Urban Residential - High Density</b>	3,482	508	4,191	4,699	8,181	0
<b>R4 - Manufactured Homes</b>	1,447	0	2,001	2,001	3,448	0
<b>RBC - Recreational Business Campus</b>	493	782	5,132	5,914	6,407	49,871,046
<b>RC -Rural Commercial</b>	0	0	0	0	0	21,404
<b>SC - Suburban Commercial</b>	2	0	0	0	2	358,090
<b>UD - Urban Development</b>	0	0	0	0	0	0

Table 6.4 Zoning Buildout - Outside the Urban Services Area

Zoning Districts	Existing Dwelling Units	Future Dwelling Units		Total	Total Buildout (Existing Plus Future)	Potential Buildout Commercial Square Footage
		In approved Subdivisions	Based on Zoning Potential			
A1 - Agricultural	6,890	1,552	13,741	15,293	22,183	0
A2 - Rural Residential	3,698	115	3,732	3,847	7,545	0
B1 - Convenience Commercial	1			0	1	1,763,680
B2 - Urban Commercial	0			0	0	474,064
B3 - Office	0			0	0	0
HI - Heritage Interpretation	0			0	0	0
LC - Life Care/Retirement	0			0	0	0
M1 - Light Industrial	1			0	1	7,693,503
M2 - Heavy Commercial	1			0	1	15,348,940
PD1 - Planned Development 1	0		0	0	0	0
PD2 - Planned Development 2	0		0	0	0	0
PTND - Planned-Traditional Neighborhood	0		0	0	0	0
R1 - Suburban Residential	13		2,082	2,082	2,095	0
R2 - Urban Residential - Medium Density	5		12	12	17	0
R3 - Urban Residential - High Density	0		0	0	0	0
R4 - Manufactured Homes	11		94	94	105	0
RBC - Recreational Business Campus	0		0	0	0	21,563
RC -Rural Commercial	0			0	0	74,584
SC - Suburban Commercial	0			0	0	0
UD - Urban Development	0			0	0	0

6.1.4 Findings

- Stafford County consists of 177,658 acres
- The land use categories that account for the largest land areas in Stafford County are agricultural/forestry (30.52%), rural residential (20.10%), and military (18.51%).
- Stafford County’s Zoning Ordinance includes: 22 zoning districts, including 5 planned development/mixed use districts and 8 overlay districts

## 6.2 Population

An understanding of current and expected future population allows the County to adequately prepare for its potential impacts on land use and community resources. This section examines several characteristics of the population of Stafford County. Using data obtained from the US Census Bureau, Stafford County is compared to surrounding counties, the City of Fredericksburg, and the State as a whole, to get an understanding of its current characteristics and future role within the State.

Over the last five decades, as the population in Stafford County has grown, the character of the landscape has also changed. The once primarily rural County is being transformed through the development of suburban and urban centers. The challenge for the County is to accommodate growth while maintaining the quality-of-life residents have come to expect; a component of which is the availability of an adequate amount of open space, which includes undisturbed natural habitat and wildlife corridors.

### 6.2.1 Historical Trends

In 2020, the population in Stafford County was 21% higher (156,927) than it was in 2010 (128,961). During that same time period, all comparison areas experienced population increases, but only Prince William had a population increase (20%) similar to that of Stafford County. The population of Stafford County increased at a significantly faster rate than the State as a whole (7.9%).

**Table 6.5 Population Change 1950-2020 (Stafford County, VA and Comparison Areas)**

	1950	1960	1970	1980	1990	2000	2010	2020	Percent Change 2010-2020
<b>Stafford County</b>	11,902	16,876	24,587	40,470	61,236	92,446	128,961	156,927	21.7%
<b>Fauquier County</b>	21,248	24,066	26,375	35,889	48,741	55,139	65,203	72,972	11.9%
<b>King George County</b>	6,710	7,243	8,039	10,543	13,527	16,803	23,584	26,723	13.3%
<b>Prince William County</b>	22,612	50,164	111,102	144,703	215,686	280,813	402,002	482,204	20.0%
<b>Spotsylvania County</b>	11,920	13,819	16,424	34,435	57,403	90,395	122,397	140,032	14.4%
<b>City of Fredericksburg</b>	12,158	13,639	14,450	15,322	19,027	19,279	24,286	27,982	15.2%
<b>State of Virginia</b>	3,318,680	3,966,949	4,648,494	5,346,818	6,187,358	7,078,515	8,001,024	8,631,393	7.9%

Source: US Census Bureau

As indicated in the table above, Stafford's population has steadily increased since 1950. However, the rate of increase has slowed somewhat since 1980. Between 1970 and 1980, Stafford's population increased by 65%. The rate of change in the population decreased to 51% between 1980 and 1990 and remained the same for the 1990 to 2000 period, but declined to 21.7 % from 2010 to 2020. Overall, the County has experienced a doubling of its population for every 20 year period since 1950.

**Table 6.6 Population Estimates and Projections (Stafford County, VA and Comparison Areas)**

	2010 Census	2020 Census		2030 Weldon Cooper Projection	2040 Weldon Cooper Projection	Percent Change 2020 to 2040
Stafford County	128,961	156,927		183,161	209,250	33%
Fauquier County	65,203	72,972		78,698	84,851	16%
King George County	23,584	26,723		31,053	35,180	31%
Prince William County	402,002	482,204		571,844	656,178	36%
Spotsylvania County	122,397	140,032		158,025	177,369	26%
City of Fredericksburg	24,286	27,982		34,015	38,094	36%
State of Virginia	8,001,024	8,631,393		9,331,666	9,876,728	14%

Source: US Census Bureau and the Weldon Cooper Center for Public Service

According to population projection figures prepared by the Weldon Cooper Center for Public Service, continued growth is expected for Stafford County's population between 2020 and 2040, but at a slower rate as a percentage than was experienced during the previous two decades. Stafford's population is expected to grow by 16.7% between 2020 and 2030, and by 14.2 percent between 2030 and 2040. A similar pattern of continued growth is also projected at the state level, but at a slower rate than the County. The State's population is projected to grow by approximately 8.1% between 2020 and 2030, and 5.8% between 2030 and 2040.

Although population continues to grow, the County has experienced a decline in the rate of increase in recent years. Based on the 2020 U.S. Census data, the County population grew by 21.7% between 2010 and 2020. The local and national economies went through an economic recession during the first five years of that decade.

Table 6.7 shows the Weldon Cooper and County population estimates and projections. County projections were developed by extrapolating historical occupancy permit data and projecting them forward to 2036 as shown on Table 6.8. Occupancy permit data from 2010 to 2020 generally follow a shape of a bell-curve. Following that same trend leads to a projected additional 14,426 dwelling units from 2021 to 2036. The number of dwelling units is multiplied by a factor of 3.1 persons per household to estimate the population.

Table 6.7 Population Estimates and Projections

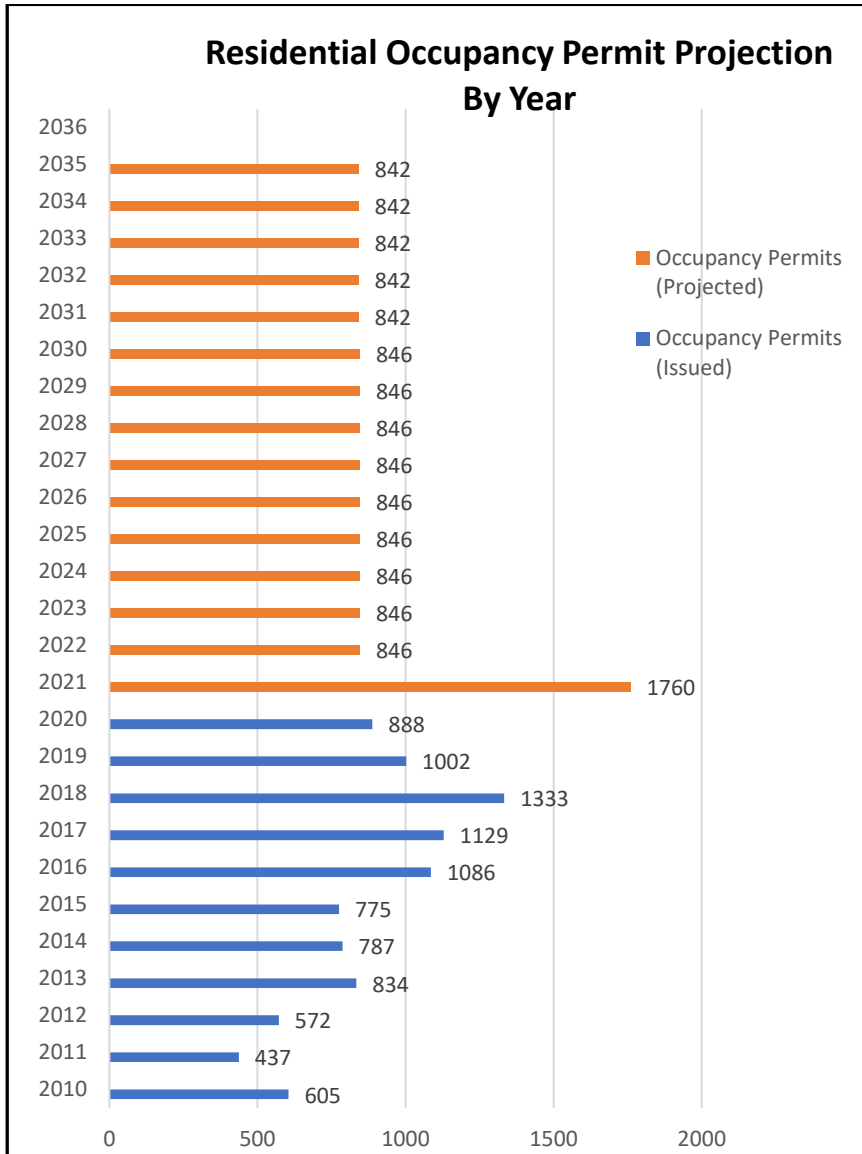
Year	US Census Bureau	Weldon Cooper Center		Stafford County Planning and Zoning
	(Decennial Census)	July 1 Population Estimates	Population Projections – As of 2019	New Residential Units
2010	128,961			
2011		131,067		
2012		132,719		
2013		135,141		
2014		138,230		
2015		140,176		
2016		141,915		
2017		145,699		
2018		149,110		
2019		151,689		
2020	156,927	-	<b>154,093</b>	-
2021			159,550	1760
2022			162,174	846
2023			164,797	846
2024			167,421	846
2025			170,044	846
2026			172,668	846
2027			175,291	846
2028			177,915	846
2029			180,538	846
2030			<b>183,161</b>	846
2031			185,770	842
2032			188,379	842
2033			190,988	842
2034			193,597	842
2035			196,206	842
2036			198,815	842
2037			201,424	
2038			204,033	
2039			206,642	
2040			<b>209,250</b>	

Comp Plan Time Horizon 2016 - 2036

Total: **14,426**

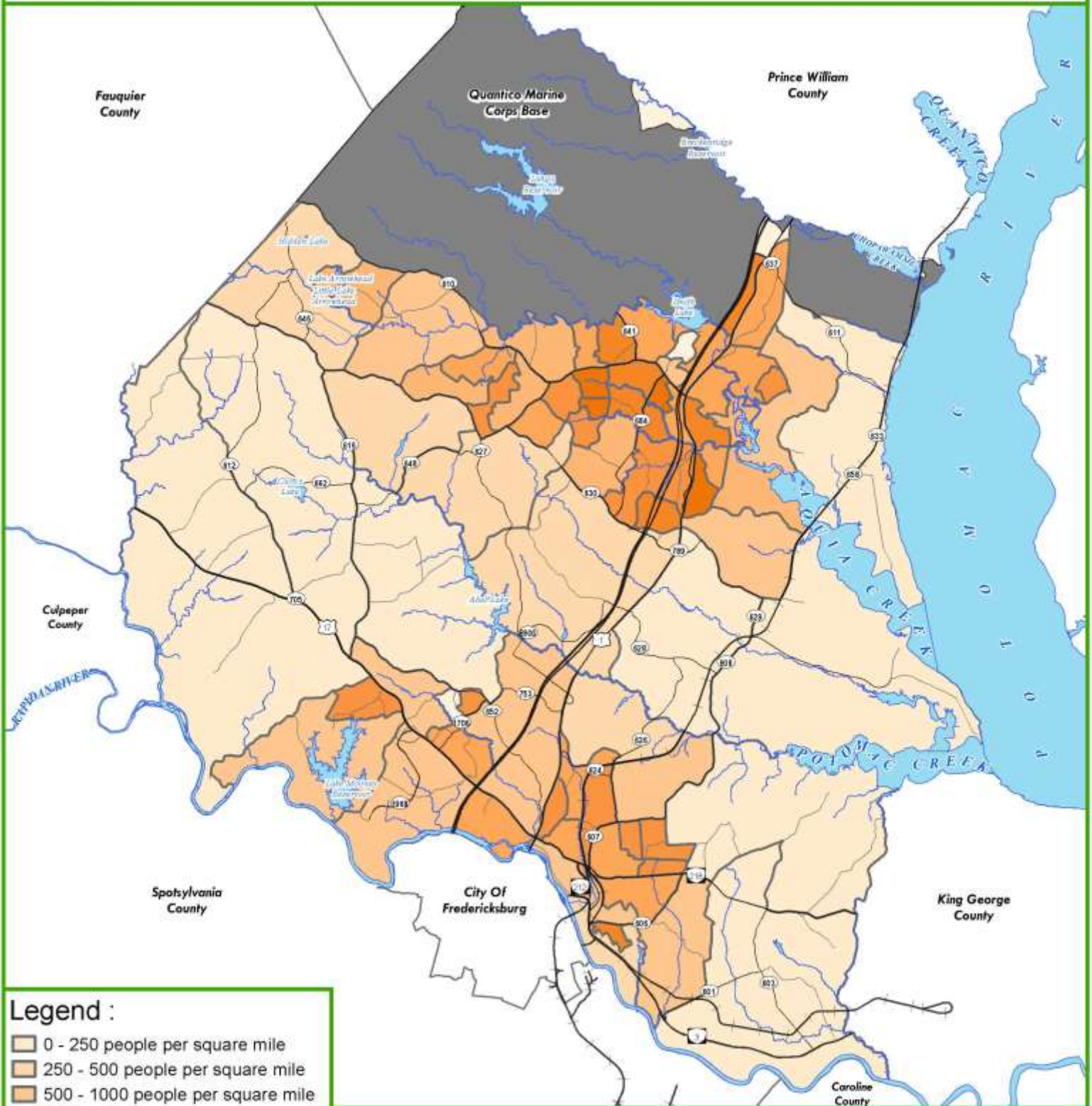


**Table 6.8 County Residential Occupancy Permit Projections**





# FIGURE 6.3 Population Density Stafford County Comprehensive Plan Stafford County, Virginia September 8, 2021



### Legend :

- 0 - 250 people per square mile
- 250 - 500 people per square mile
- 500 - 1000 people per square mile
- 1000 - 1500 people per square mile
- 1500 - 2500 people per square mile
- 2500 - 3500 people per square mile
- 3500 - 5000 people per square mile
- 5000 - 8000 people per square mile

0 7,000 14,000 28,000 Feet

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

## 6.2.2 Composition

In 2019, Stafford County's population was primarily white (71%) and there was an almost equal proportion of males and females. Among comparison areas, Fauquier County and King George County had less racially diverse populations (87% and 78% white, respectively), while Prince William County and the City of Fredericksburg had the most racially diverse populations (62% white). Although Stafford County was predominantly white in 2019, the percentage of non-whites increased between 2010 (28%) and 2019 (29%). Most comparison areas experienced a similar pattern of increased diversity. The table that follows summarizes major population characteristics in 2019.

Table 6.9 Population Characteristics 2019 (Stafford County VA, and Comparison Areas)

	Stafford County	Fauquier County	King George County	Prince William County	Spotsylvania County	City of Fredericksburg	State of Virginia
White	70.9	87.0	77.9	62.4	75.4	62.3	69.4
Black	20.0	7.8	16.1	22.2	17.5	22.1	19.9
Asian	3.6	1.7	1.6	9.4	2.8	2.7	7.1
American Indian / Alaska Native	0.8	0.5	0.8	1.1	0.5	0.2	0.5
Native Hawaiian / Pacific Islander	0.2	0.1	0.1	0.2	0.2	0.1	0.1
Multiracial (2 or more)	4.5	2.8	3.5	4.7	3.6	7.1	3.2
Hispanic / Latino Origin (Any Race)	14.2	9.2	5.8	24.5	10.7	10.7	9.8
Male:	50.5	49.4	50.6	50.0	49.2	45.4	49.2
Female:	49.5	50.6	49.4	50.0	50.8	54.6	50.8
Under 18 years	26.0	23.1	25.3	26.9	24.9	21.0	21.8
18 to 34 years	21.9	19.2	20.5	22.0	20.0	36.7	23.2
35 to 49 years	22.4	18.5	20.9	22.4	20.3	16.1	19.6
50 to 64 years	19.0	22.3	20.5	18.4	20.2	15.5	19.6
65 years and over	10.7	16.9	12.8	10.4	14.6	10.8	15.9
Median Age (in years)	36.7	40.2	37.4	35.5	38.1	30.4	38.5
High School Diploma	25.1	25.9	26.5	18.1	28.6	23.7	23.6
Associate Degree	7.2	8.3	8.7	8.2	9.5	4.9	8.0
Bachelor's Degree	24.3	22.5	21.9	25.9	20.0	22.6	22.4
Post Graduate Degree	15.6	13.0	14.0	17.4	11.6	18.3	17.2

Source: US Census Bureau, 2019 American Community Survey

In 2019, 26% of the population in Stafford County was under the age of 18. This was a higher percentage than all comparison areas except for Prince William County. At the other end of the spectrum, Stafford County had a lower percentage (10.7%) of residents over 65 years of age than

all comparison areas, also with exception to Prince William County. The median age of residents in Stafford was 36.7 years, which was lower than Fauquier, King George, and Spotsylvania Counties and the state as a whole. The percentage of the population in Stafford County that was 50 years of age or older increased from 24% in 2010 to 30% in 2019.

Stafford County residents, 25 years and older, had a higher level of educational attainment than most comparison areas in 2019. Forty-seven percent of residents had earned an associate degree or higher and 40% had a bachelor's degree or higher. Among comparison areas, only Prince William County had a higher percentage of residents with an associate degree or higher (51%).

### 6.2.3 Findings

- Stafford County's population has more than doubled over every 20 year period between 1950 and 2010, and by 21.7% between 2010 and 2020.
- Weldon Cooper Center for Public Service projects that Stafford County's population will grow at more than four times the rate of the State as a whole between 2010 and 2040.
- In 2019, the median age of residents in Stafford County was 36.7 years, which was lower than the State as a whole.
- Stafford County residents had a higher level of educational attainment than most comparison areas in 2019.

## 6.3 Housing

Housing conditions in Stafford County are evaluated to ensure that there is adequate housing for current and future residents of the County. This is accomplished through a review of the total number of housing units, total units in each structure, median age of the housing stock, housing occupancy and vacancy, number of building permits issued, value of housing and median contract rent.

### 6.3.1 *Housing Availability*

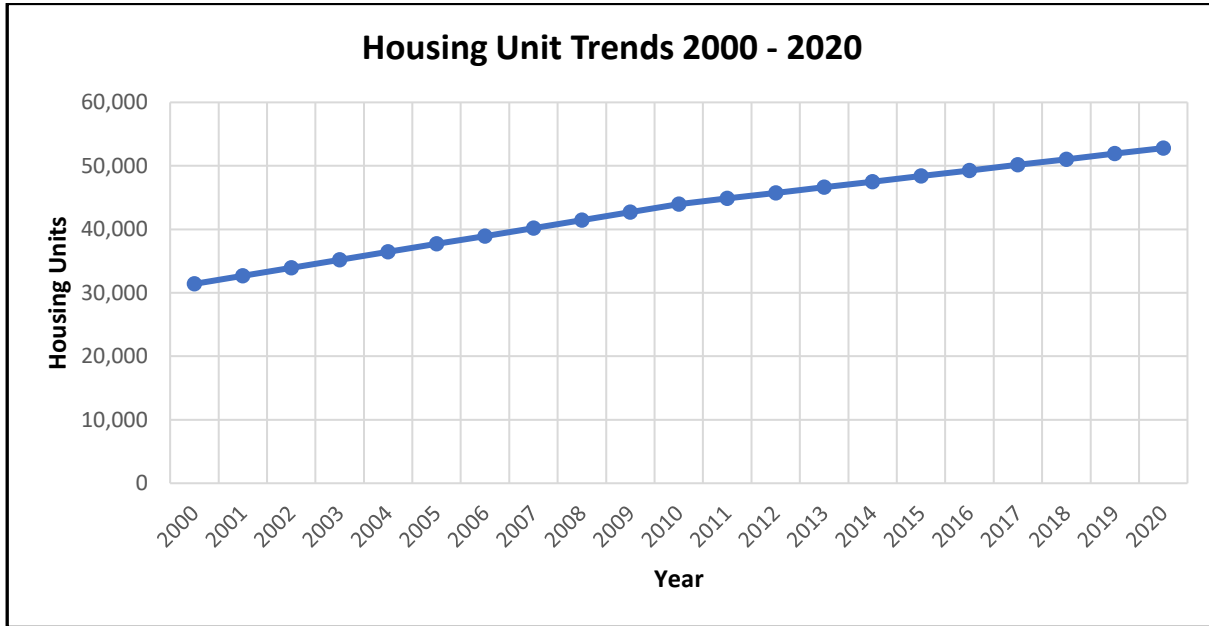
The US Census Bureau estimated that the County had 52,793 housing units in 2020. That was an increase of 8,815 units from the year 2010. More than half of the housing stock was constructed since 1990. 93.6 % were occupied while 6.4% were vacant. Vacancy rates were higher for rental properties at 7.5% compared to owner occupied dwellings which were 0.4%.

Over the last twenty years, housing units in the County increased from 31,405 in 2000 to 52,793 in 2020. Over the ten year period from 2000 to 2010, the County experienced an annual increase of 1,257 housing units. During the last decade the rate of increase slowed, and from 2010 to 2020, an annual increase of 881 housing units occurred. The annual housing unit data is provided in Table 6.10 and the accompanying chart.

**Table 6.10 Annual Housing Trends - Stafford County VA (2000-2020)**

Year	Housing Units	Year	Housing Units
2000	31,405	2011	44,859
2001	32,662	2012	45,740
2002	33,919	2013	46,621
2003	35,176	2014	47,502
2004	36,433	2015	48,383
2005	37,690	2016	49,264
2006	38,947	2017	50,145
2007	40,204	2018	51,026
2008	41,461	2019	51,907
2009	42,718	2020	52,793
2010	43,978		

Source: US Census Bureau, 2000, 2010, and 2020 Decennial Census



Source: US Census Bureau, 2000, 2010, and 2020 Decennial Census

A variety of housing is available in Stafford County, but the predominant housing type is the single-family detached dwelling. Single-family detached units accounted for 74.5% of all dwellings, followed by single-family attached at 14.1%, multi-family at 7.4% and manufactured homes at 4.0%. This trend is changing. Based upon recent permit data from 2010 through 2020, single-family detached units were 66.94%, single-family attached units were 18.26%, and multi-family units were 14.79%.

Table 6.11 Housing Permits

Permit Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Detached	413	313	472	641	532	534	602	742	788	749	857
Townhouse and Duplex	129	117	91	194	166	181	239	229	194	164	108
Multi-Family	0	35	89	202	144	69	550	256	84	39	0
Total	542	465	652	1,037	842	748	1,391	1,227	1,066	952	965

Source: Department of Development Services

The housing stock in Stafford County is relatively new. Over 50% of the homes in Stafford County were constructed after 2004 (the median year of homes constructed in the County). Among comparison areas, Spotsylvania, King George, and Prince William all have experienced the same housing growth trend.

Residential and commercial development is continuing in Stafford County. The table that follows indicates the number of new construction permits that were issued between 2000 and 2020. Residential construction permits have been issued for single-family, mobile home/agriculture,

townhouse, duplex, multi-family and condominium dwellings. New residential development remained strong through 2005, but experienced a decline, consistent with the national economic slowdown during 2006 and 2007

The level of new home construction remained flat during 2008 – 2012. The year 2013 saw a spike in new home starts but was at a lower level than seen in the early part of the previous decade. Home construction for 2014 and 2015 were level, but spiked again in 2016. New residential development has declined since 2016, but remained at a rate higher than the first half of this decade. Commercial construction activity dropped off significantly in 2009 and remained relatively slow and steady through 2020.

Table 6.12 Permit Activity 2000-2020 (In Millions of Dollars)

<b>New Construction</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Residential	1,970	1,581	2,096	1,398	1,981	1,641	860	758	413	516	546
Residential Construction Value	\$205	\$227	\$293	\$243	\$315	\$375	\$239	\$188	\$87	\$114	\$111
Commercial	24	27	44	151	68	86	81	60	47	38	11
Commercial Construction Value	\$15	\$51	\$15	\$55	\$45	\$552	\$96	\$110	\$51	\$33	\$12
<b>New Construction</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	
Residential	466	640	1,004	825	785	1,391	1,227	1,066	952	965	
Residential Construction Value	\$98	\$143	\$219	\$197	\$177	\$247	\$257	\$258	\$237	\$240	
Commercial	14	11	14	13	13	38	33	19	9	13	
Commercial Construction Value	\$66	\$20	\$50	\$36	\$14	\$35	\$55	\$11	\$11	\$39	

Source: Department of Development Services

### 6.3.2 Value and Rent

In 2019, the median value of a home in Stafford County was \$366,000, as compared to \$299,300 in 2010, which was higher than Spotsylvania and King George Counties. The median gross monthly rent was lower in 2019 (\$1,383) as compared to \$1,428 in 2010. This may be partially explained by the Great Recession of 2007 – 2009, which forced many families out of home ownership and into rentals. As homeownership rebounded, rental prices likely stabilized. Additionally, the region saw an increase in rental housing construction post 2012. Rental affordability improved in the County from the year 2014 to 2019. This may be reflective of the increase in rental vacancies, as renter households that are moderately to severely cost burdened also decreased from 50% to 44.7%.

According to the US Department of Housing and Urban Development, housing is generally considered affordable if costs do not exceed 30% of household annual income. Households that have housing expenses exceeding 30% of their gross income are considered to be Asset Limited Income Constrained Employed (ALICE), with 45.2% of renters in the County meeting this criteria. Per the US Census Bureau, renter households that have incomes between \$20,000 and \$35,000 had the highest incidence of being cost burdened (84.7%).

#### Recent Real Estate Trends

To assess real estate trends in recent years, home sales data from Metropolitan Regional Information Systems, Inc. was reviewed. Home sales data was derived from public records provided by County offices, and The Fredericksburg Area Association of Realtors (FAAR).

The average sale price and home sales volume peaked between 2005 and 2006, after which a severe drop occurred. From 2005 to 2007, home sales volume was cut in half, decreasing from 2,962 units to 1,473 units. Average sale prices declined throughout what was referred to as the “Great Recession”, from late 2007 through June 2009. Home prices have continued to see a gradual upward trend since 2012. The median price of a home in the summer of 2021 was \$442,500 with 638 homes listed for sale.

### *6.3.3 Findings*

- 93.6% of housing units in Stafford County were occupied in 2019. The vacancy rate for rental units was 7.5% compared to 0.4% for owner occupied units.
- In 2019, most dwellings in Stafford County were single-family detached units.
- The amount of new residential development declined from 2010 to 2020.
- In 2019, 45.2% of renters in Stafford spent more than 30% of their income on rent, and are classified as being cost burdened. This is an improvement from 2010 when 51.7% of renters were cost burdened



## 6.4 Economy

The economy of Stafford County is evaluated through an examination of characteristics such as labor force, industries of employment, occupations of residents and their income levels. Employment characteristics reveal which industries are important to the economic viability of the locality. The income characteristics of residents are an indicator of the County's financial stability and its ability to pay for governmental services. Multiple income characteristics are usually examined because no one statistic accurately demonstrates the economic character of an area.

### 6.4.1 Labor Force

In 2019, Stafford County had a lower percentage (67%) of its residents 16 years of age or older in the labor force than all comparison areas except King George County and Spotsylvania County. The size of the labor force provides an indication of the availability of workers in the community for businesses seeking to relocate into the area.

**Table 6.14 Labor Force Characteristics 2019 (Stafford County, VA and Comparison Areas)**

	Stafford County	Fauquier County	King George County	Prince William County	Spotsylvania County	City of Fredericksburg	State of Virginia
Total Labor Force (includes Armed Forces)	82,282	38,607	13,941	258,110	71,207	16,645	4,537,998
Employed (Civilian)	75,708	37,506	13,065	243,225	66,206	15,717	4,229,399
Unemployed	2,661	947	413	8,528	4,024	787	175,528
Percent in Labor Force (Civilian)	67.0%	68.0%	65.9%	70.3%	66.4%	71.3%	64.0%
Percent in Labor Force Unemployed	3.4%	2.5%	3.1%	3.4%	5.7%	4.8%	4.0%

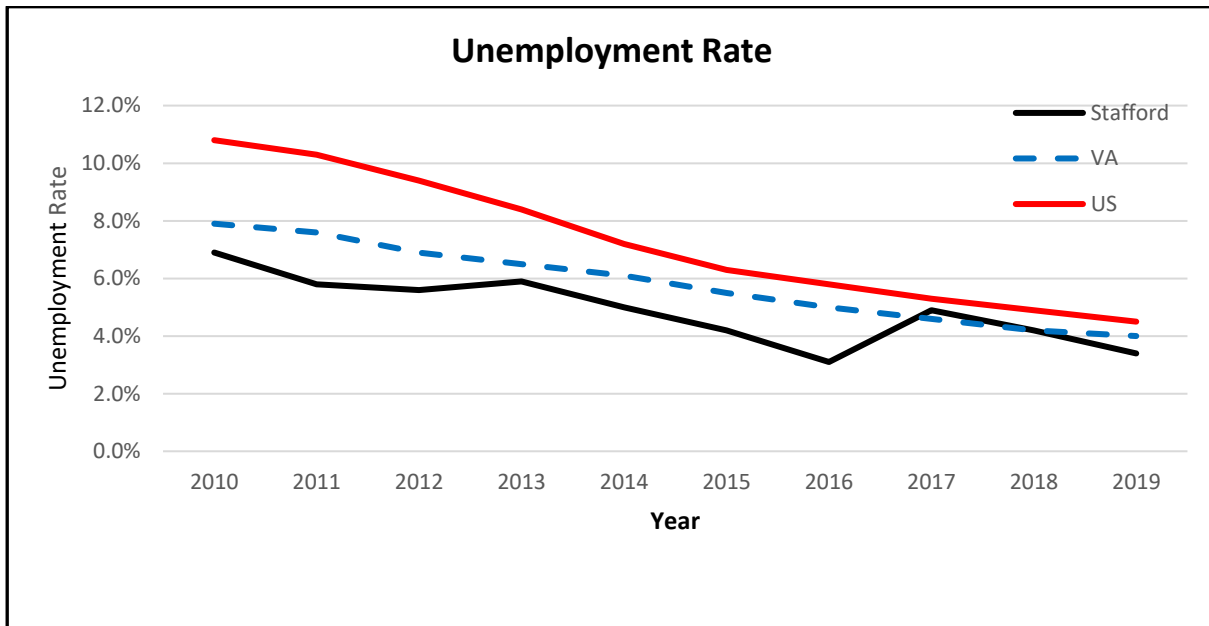
Source: US Census Bureau, 2019 American Community Survey

The unemployment rate is an indicator of the level of employment in the area. The table and graph that follows shows that between 2010 and 2019, Stafford County has consistently had a lower unemployment rate than both the State and Nation as a whole.

**Table 6.15 Unemployment Rate 2010 - 2019**

Unemployment rates	Stafford	VA	USA
2010	6.9%	7.9%	10.8%
2011	5.8%	7.6%	10.3%
2012	5.6%	6.9%	9.4%
2013	5.9%	6.5%	8.4%
2014	5.0%	6.1%	7.2%
2016	3.1%	5.0%	5.8%
2017	4.9%	4.6%	5.3%
2018	4.2%	4.2%	4.9%
2019	3.4%	4.0%	4.5%

Source: US Bureau, American Community Survey



Source: US Bureau, American Community Survey

### 6.4.2 *At-Place Employment*

In 2019, the primary employment sector in Stafford County was educational services, health care, and public assistance (20.8%). Stafford County had a higher percentage of jobs in this employment sector than all comparison communities except the City of Fredericksburg (25%). Other important employment sectors for Stafford County were public administration (18%), professional services (15.9%), and retail trade (10.7%). The following table shows employment distribution by work categories for Stafford and other municipalities.

**Table 6.16 Industries of Employment 2019 (Stafford County, VA and Comparison Areas)**

	Stafford County	Fauquier County	King George County	Prince William County	Spotsylvania County	City of Fredericksburg	State of Virginia
<b>Agriculture, forestry, fishing and hunting, and mining</b>	0.1%	2.2%	1.0%	0.2%	0.4%	0.5%	0.8%
<b>Construction</b>	6.4%	10.5%	8.0%	10.3%	9.1%	5.7%	6.8%
<b>Manufacturing</b>	3.1%	3.9%	4.2%	3.2%	2.9%	3.4%	7.0%
<b>Wholesale trade</b>	1.4%	1.6%	1.8%	1.1%	2.6%	1.3%	1.6%
<b>Retail trade</b>	10.7%	10.9%	11.2%	10.7%	13.9%	11.4%	10.2%
<b>Transportation and warehousing, and utilities</b>	6.9%	5.3%	4.4%	4.7%	4.4%	2.4%	4.7%
<b>Information</b>	0.9%	2.1%	1.1%	1.7%	0.7%	2.2%	1.7%
<b>Finance and insurance, and real estate and rental and leasing</b>	3.7%	4.2%	3.9%	5.7%	5.3%	6.3%	6.3%
<b>Professional, scientific, and management, and administrative and waste management services</b>	15.9%	18.8%	13.7%	17.7%	18.1%	15.0%	15.6%
<b>Educational services, and health care and social assistance</b>	20.8%	20.2%	17.0%	18.3%	19.2%	25.8%	22.40%
<b>Arts, entertainment, and recreation, and accommodation and food services</b>	7.7%	8.5%	7.4%	9.7%	6.9%	10.7%	9.1%
<b>Other services, except public administration</b>	4.2%	3.6%	4.0%	5.5%	5.9%	3.9%	5.3%
<b>Public administration</b>	18.0%	8.1%	22.4%	11.1%	10.6%	11.2%	8.4%

Source: US Census Bureau, 2019 American Community Survey

The highest paying employment sectors in 2020 were management of companies and enterprises (\$126,480), finance and insurance (\$80,680), and construction (\$53,940) based on national average salaries generated by the US Bureau of Labor Statistics. The lowest paying industries of employment were accommodation and food services (\$27,650), personal care services (\$32,610), and agriculture, forestry, fishing and hunting (\$33,310). Employment sectors important to Stafford County had the following average salaries: public administration \$52,180; retail trade \$45,750; construction \$53,940; health care \$32,250; and transportation and warehousing \$36,680.

**Occupations of Stafford County Residents**

In 2019, the predominant occupation types for Stafford County residents, regardless of their work location, were professional and management related occupations (44.8%), sales and office occupations (19.4%), and service occupations (16.6%). Stafford County had the highest

percentage of professional and management related occupations noted among all other comparison communities, except the City of Fredericksburg (47.5%).

**Table 6.17 Occupations – 2019 (Stafford County, VA and Comparison Areas)**

<b>OCCUPATION</b>	Stafford County	Fauquier County	King George County	Prince William County	Spotsylvania County	City of Fredericksburg	State of Virginia
<b>Management, professional, and related occupations</b>	44.8%	42.3%	44.6%	44.1%	41.6%	47.5%	45.4%
<b>Service occupations</b>	16.6%	19.0%	17.7%	19.2%	20.1%	23.4%	17.1%
<b>Sales and office occupations</b>	19.4%	18.3%	19.0%	18.9%	21.5%	17.2%	19.0%
<b>Natural resources, construction, and maintenance occupations</b>	7.4%	10.8%	7.9%	10.0%	8.0%	5.0%	7.8%
<b>Production, transportation, and material moving occupations</b>	11.8%	9.6%	10.9%	7.8%	8.8%	6.9%	10.7%

Source: US Census Bureau, 2019 American Community Survey

### 6.4.3 Resident Income

Per capita and median household incomes are two measures of a community's wealth. Per capita income better reflects the wealth of the community while median household income better reflects the distribution of income within the community. Per capita income is determined by dividing the total income of residents by the population. The median household income is the level at which the number of households with higher incomes is equal to those with less.

According to the US Census Bureau, Stafford County's median household income in 2010 was \$97,110 compared to \$76,754 within the State as a whole. Census Bureau estimates from 2019 show the median household income increased to \$110,446, with a per capita income of \$42,822. Stafford County had the highest median income across all other comparison areas, and had the highest per capita income except for Fauquier County. Stafford County also had the lowest poverty rate (5.9%) among all comparison areas with exception to King George County (5.1%), and the City of Fredericksburg had the highest (15.5%).

**Table 6.18 Income Characteristics – 2019 (Stafford County, VA and Comparison Areas)**

	Stafford County	Fauquier County	King George County	Prince William County	Spotsylvania County	City of Fredericksburg	State of Virginia
Less than \$10,000	3.0%	2.0%	1.9%	2.5%	3.5%	6.1%	4.8%
\$10,000 to \$14,999	0.7%	3.3%	2.1%	1.1%	2.6%	4.3%	3.2%
\$15,000 to \$24,999	2.3%	3.9%	3.9%	3.8%	5.3%	7.4%	7.0%
\$25,000 to \$34,999	3.5%	3.1%	5.6%	4.9%	6.1%	8.4%	7.2%
\$35,000 to \$49,999	8.1%	6.7%	10.1%	6.7%	10.5%	11.1%	10.7%
\$50,000 to \$74,999	14.0%	15.0%	15.1%	12.9%	13.3%	17.3%	16.3%
\$75,000 to \$99,999	14.4%	13.3%	15.9%	13.8%	13.1%	14.6%	13.0%
\$100,000 to \$149,999	19.4%	23.7%	22.2%	23.8%	24.1%	13.8%	17.0%
\$150,000 to \$199,999	19.1%	13.0%	12.2%	12.9%	11.1%	8.1%	9.0%
\$200,000 or more	15.5%	16.1%	10.8%	17.6%	10.4%	8.8%	11.9%
Median Household Income (2019)	\$110,446	\$104,809	\$94,274	\$106,861	\$91,073	\$65,641	\$76,456
Per Capita Income (2019)	\$42,822	\$46,149	\$38,739	\$41,988	\$38,282	\$35,731	\$40,635
Percent below Poverty	5.9%	6.5%	5.1%	6.3%	6.4%	15.5	9.9%

Source: US Census Bureau, 2019 American Community Survey

#### 6.4.4 *Business Activity*

The number of businesses in Stafford County grew by 38% between 2000 and 2005, from 1,394 to 1,928, according to statistics provided by the Stafford County Department of Economic Development. Between March 2000 and March 2005, 6,336 new jobs were created, a 27% increase. During the same time period, the State's rate of new job creation was 2% annually compared to the County's rate of 5%. At-place employment continues to rise in the County. Stafford County led the state in job growth from 2009 to 2014. In 2015, the County surpassed 40,000 jobs.

Table 6.19 Largest Employers – 2020 (Stafford County, VA)

	<b>Firm</b>	<b>Type</b>
1	GEICO	Insurance
2	Stafford County Schools	Education
3	U.S. Federal Bureau of Investigation	Government
4	U.S. Department of Defense	Government
5	Walmart	Retail Merchant
6	Stafford County Government	Government
7	McLane Mid-Atlantic	Wholesale Merchant
8	Intuit	Information
9	Mary Washington Hospital	Health Care
10	Lowe's Home Centers, Inc.	Retail Merchant
11	Giant Food	Retail Merchant
12	Simventions, Inc.	Prof, Scientific, and Tech. Services
13	Target Corp	Retail Merchant
14	Brothers RC Contractors, LLC	Construction
15	McDonald's	Restaurant
16	VDOT	Government
17	WaWa	Retail Merchant
18	Mantech Advanced Systems, Inc.	Prof, Scientific, and Tech. Services
19	Weis Markets	Retail Merchant
20	Hilldrup Moving and Storage, Inc.	Transportation / Shipping
21	Flexrn & Co.	Health Care Services
22	Patricio Enterprises, Inc.	Prof, Scientific, and Tech. Services
23	Publix Nc Employee Services, LLC	Retail Merchant
24	Cox Automotive Corporate	Auto Repair and Maintenance
25	Comfort Keepers	Health Care Services
26	U.S. Postal Service	Government
27	Greencore USA (formerly Market Fare Foods)	Food Production
28	Surgi-Center of Central Virginia	Health Care Services
29	YMCA	Civic and Social Organization
30	Pohanka Honda of Fredericksburg	Retail Merchant
31	Davis Defense Group, Inc.	Prof, Scientific, and Tech. Services
32	The Home Depot	Retail Merchant
33	Minnieland Private Day School	Educational / Social Assistance
34	FedEx Ground	Transportation / Shipping
35	Rappahannock Area Community Services Board	Health Care Services
36	One on One Care	Health Care Services
37	Sheehy Toyota of Fredericksburg	Retail Merchant
38	Southern Building Service, Inc.	Construction

39	Professional Building Maintenance	Janitorial / Building Maintenance
40	Morgan Properties Payroll, Inc.	Real Estate and Leasing
41	Lifecare	Health Care Services
42	Catholic Diocese of Arlington	Other – Religious Organization
43	Panera Bread	Other – Food Services
44	Coca-Cola Bottling Company	Wholesale Merchant
45	Falls Run Nursing and Rehab	Health Care Services
46	Federal Express	Transportation / Shipping
47	XCorp Solutions, Inc.	Prof, Scientific, and Tech. Services
48	Dominion Virginia Power	Utilities
49	CVS Pharmacy	Retail Merchant
50	Jeff Rouse Swim and Sport Center	Recreation

Source: Virginia Employment Commission and US Bureau of Labor Statistics

### 6.4.5 Marine Corps Base Quantico

Marine Corps Base Quantico is home to the Marine Corps Combat Development Command and the Presidential Helicopter Squadron. Quantico occupies 32,753 acres in Stafford County. Over 6,000 Marines are stationed at the base and most live with their families in the surrounding area. The Base also employs approximately 7,500 civilians. Quantico has an annual military payroll of \$348 million and an annual civilian payroll of \$471 million. The FBI Academy and the FBI National Crime Lab are also located on the Quantico Marine Corps Base. The FBI National Crime Lab relocated to Stafford in 2003 and has over 900 employees. The US Drug Enforcement Administration has a facility on-site. The Military Investigative Services for the various branches of the military have nearly 4,000 employees at the Russell-Knox Complex. The Marine Corps University and several advanced training schools are also located at Quantico. The Marine Corps Systems Command is a tenant on the base that has both civilian and military employees.

### 6.4.6 Agriculture

Although agriculture’s economic role has been diminished in the County, it is still a defining characteristic of the area. According to the 2017 USDA Census of Agriculture, the most recent year for which information was available, Stafford County had 243 farms in operation that occupied 17,253 acres of land. The average farm size was 71 acres and the market value of production was \$6,125,000. Each of these statistics showed an increase between 1997 and 2002, and began to decrease in 2007. In comparison with the last census in 2017, the number of farms in operation increased from 215 (2012), the number of acres being farmed increased from 15,260 (2012), the average farm size remained consistent, and the market value of production increased significantly from \$2,739,000 (2012) 2,798,000.

### 6.4.7 Comprehensive Economic Strategic Plan

The Economic Development Strategic Action Plan was most recently readopted in 2015. This plan built on the previous 2006 version and the Economic Development 10-Point Plan from 2011. The

economic climate for the County was reevaluated and growth trends were identified. This 2015 plan identified 10 Goals for the future:

- Goal 1:** Continue to expand business growth and employment becoming a more progressive center of employment within the greater Washington D.C. Metropolitan Area.
- Goal 2:** Accelerate infrastructure upgrades serving critical commercial and industrial sites.
- Goal 3:** Continue to seek new and upscale retail restaurants within the County both to attract new development and to enhance the quality of life of County residents.
- Goal 4:** Continue to build and support technology and entrepreneurship growth and fully support the Stafford Technology and Research Initiative (STRC) to retain and grow high-tech jobs and businesses.
- Goal 5:** Continue Redevelopment Area programs focusing on creating a sense of place.
- Goal 6:** Leverage and grow the medical/allied health care base.
- Goal 7:** Focus the County's objectives and continue to be more proactive in building an enviable environment.
- Goal 8:** Promote economic development and business expansion while living the Comprehensive Plan's vision of preserving rural land outside the growth area.
- Goal 9:** Consider available and appropriate riverfront areas in the County for compatible commercial development.
- Goal 10:** Continue progress improving the overall development review and permitting processes, keeping taxes low, in an effort to further our "business friendly community" goals.

Progress towards these goals are measured monthly and quarterly and tracked by the Economic Development Department.

#### *6.4.8 Findings*

- Stafford County has had a consistently lower unemployment rate than the State and the Nation for over a decade.
- In 2019, the primary employment sectors for residents of Stafford County were education, health and social services.
- The most common occupation types for County residents in 2019 were professional and management related occupations at 45% of the workforce
- Stafford County had the highest median income and one of the lowest poverty rates among comparison areas in 2019.
- Job creation occurred at a faster rate in Stafford County than the State from 2000 to 2015.
- The County's Economic Development Strategic Action Plan identified a series of 10 goals to be monitored and measured aimed at increasing the County's economic competitiveness, increasing employment opportunities and diversifying the local economy.