

**BOARD OF SUPERVISORS**  
**Agenda Item**



<b>Meeting Date:</b>	July 6, 2016
<b>Title:</b>	Consider Comprehensive Plan Amendments Regarding Urban Development Areas and Other Modifications to Serve as a 5-year Update of the Plan
<b>Department:</b>	Planning and Zoning
<b>Staff Contact:</b>	Jeffrey A. Harvey, Director
<b>Board Committee/ Other BACC:</b>	Community and Economic Development Committee; Planning Commission
<b>Staff Recommendation:</b>	Approval
<b>Fiscal Impact:</b>	N/A
<b>Time Sensitivity:</b>	August 25, 2016

**ATTACHMENTS:**

1.	Background Report	5.	PC Minutes dtd 5/25/16
2.	Proposed Resolution R16-175	6.	Proposed Stafford County Comprehensive Plan, 2016-2036, dtd 4/27/16 (WITH CHANGES HIGHLIGHTED) Hard Copy delivered 6/15/16
3.	Proposed Resolution R16-176	7.	Proposed Stafford County Comprehensive Plan, 2016-2036, dtd 4/27/16 (WITH CHANGES ACCEPTED) Hard Copy delivered 6/15/16
4.	Answers to Board Questions from 6/21/16 mtg		

<b>Consent Agenda</b>		<b>Other Business</b>	
<b>Discussion</b>		<b>Presentation</b>	
<b>New Business</b>	X	<b>Public Hearing</b>	
			<b>Unfinished Business</b>
			<b>Work Session</b>
			<b>Add-On</b>

**REVIEW:**

X	County Administrator	
X	County Attorney	

<b>DISTRICT:</b>	N/A
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## **BACKGROUND REPORT**

The Board is asked to consider the proposed Stafford County Comprehensive Plan, 2016-2036, including the Future Land Use map, dated April 27, 2016, as an amendment to the existing Comprehensive Plan, pursuant to Virginia Code §§ 15.2-2229 and -2230.

The Comprehensive Plan serves to guide and accomplish coordinated, adjusted and harmonious development of the County which would, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The proposed amendments include a new textual document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036,” dated April 27, 2016 (“2016-2036 Plan”). The 2016-2036 Plan also includes a new Future Land Use map, dated April 27, 2016. The 2016-2036 Plan with the new Land Use Map will be referred to herein as “the proposed 2016–2036 Plan.”

The proposed amendments would serve as the 5-year update to the existing Stafford County Comprehensive Plan, 2010–2030, dated December 14, 2010, last amended on September 15, 2015 (current Plan). The format of the Comprehensive Plan would remain unchanged. The proposed amendments, if adopted, would not amend any component of the Comprehensive Plan not included within the current Plan document. A list of Comprehensive Plan components that are not being considered for amendment may be found on pages 1-5 of the 2016-2036 Plan.

The following is the web link to the proposed Plan which includes both the track change version and clean version of the document: <http://staffordcountyva.gov/index.aspx?NID=1205>

For reference, the following is the web link to the current 2010–2030 Plan, which would be replaced by these amendments: <http://co.stafford.va.us/index.aspx?NID=1076>

### **BACKGROUND**

A Comprehensive Plan is arguably the single most important document in a locality besides the County Code. A Comprehensive Plan establishes goals, objectives, and policies that shape the future direction of a community as it relates to the physical development of its land. Policies typically identify what the community’s vision is for anticipated growth. More specifically, policies may identify where growth is desirable and establish the type and intensity of development. A plan also should address the other interrelated aspects of growth, including: transportation, housing, public facilities, infrastructure, and natural and cultural resources. The Plan serves as a guide upon which development proposals are evaluated to ensure conformance with the desires of the community. As time passes, a Plan should be reevaluated and adjusted if conditions and community goals change. The current Plan was adopted in December, 2010, and amended several times to meet State code mandates regarding Urban Development Areas (UDA), address policy recommendations in the Plan, and modify land use recommendations and establish additional growth management tools.

#### *Legal Basis*

The current Plan has been amended in accordance with Virginia Code §§ 15.2-2223 and 2223.1 which mandates that all localities develop a Comprehensive Plan for the physical development of the territory within its jurisdiction. The Code identifies issues that must be addressed and those that are optional. Virginia Code § 15.2-2230 states that the Comprehensive Plan shall be reviewed by the Planning Commission every five years to determine if amendments are needed. The proposed 2016-2036 Plan is in accordance with the VA Code and serves as the five-year review.

### *Process*

The process to consider amendments to the UDA designations in the Land Use Plan chapter of the current Plan was initiated in 2012 after the adoption of House Bill 869, which provided flexibility for the designation of UDAs, making them no longer a mandatory requirement of Comprehensive Plans. The statute also provides flexibility to establish development densities for UDAs, rather than required minimum development densities. Since the start of this effort, the Board and Planning Commission (Commission) have been considering the issue during regular meetings, sub-committee work sessions, and special meetings. Information was exchanged with the Board providing general direction, and the Commission developing general concepts.

A common theme that arose during the process was the desire to remove UDAs as a future land use term, while retaining the higher density growth concept as a growth management tool. This resulted in the new Targeted Growth Area (TGA) land use designation, replacing the UDA designation. Modifications to the new TGAs are suggested and described in this report. The proposed 2016-2036 Plan incorporates TGAs into Planning Areas that combine these growth areas with areas of special interest identified in the Economic Development Strategic Plan.

In late summer/early fall of 2015, a sub-committee of the Commission developed the amendments to the current Plan. The subcommittee conducted two community outreach meetings with mapping exercises. The resulting maps gave the subcommittee input on where the public participants thought future development should occur. In addition to the public outreach meetings, the subcommittee conducted several other meetings where public comment was received and accepted. The public input had a significant impact on the proposed 2016-2036 Plan.

### FRAMEWORK FOR THE AMENDMENTS

The overall framework and goal for the amendment was to continue the work of eliminating UDAs, creating a new construct of Targeted Growth Areas (TGA). The sub-committee followed the Board's guidance from its annual planning meeting held in early February, 2016. The guidance was based on answers to several key questions about demographics and land use for the proposed 2016-2036 Plan, building on previous work towards the proposed 2016-2036 Plan. The sub-committee met several times and developed the amendments that the Commission believes are responsive to the Board's guidance. The following directives include a response as to how the issue was addressed.

1. The percentage of new growth designated in UDAs/TGAs should be retained at the current 50% level, with residential growth following this ratio: 50% TGA; 30% Suburban; 20% Rural

*The amendments to the Future Land Use Plan follow this recommended ratio.*

2. Regarding the total amount of projected residential growth, the Board asked staff to revisit population projections to see if there are any new lower projections.

*The current Plan uses population projections published by the state. Staff did not identify any other source of population projections with substantially lower projected growth. As requested by the Commission, staff initially looked to the Fredericksburg Area Metropolitan Planning Organization (FAMPO) as a source for projections. Ultimately, staff developed new projections based on the latest population estimates and occupancy permit trends. The Commission incorporated the staff-developed population projections as a basis for the Future Land Use Plan recommendations. The following is a comparison of staff and FAMPO's projections.*

	<u>2016</u> <u>Estimate</u>	<u>2036</u> <u>Projection</u>	<u>Population</u> <u>Increase</u>	<u>Dwelling Unit</u> <u>Increase</u>
FAMPO	142,380	236,182	93,802	33,620
Planning Department	142,380	200,524	58,144	20,840

Dwelling Unit Distribution

	<u>TGA</u>	<u>Suburban</u>	<u>Ag/Rural</u>	<u>Total</u>
FAMPO	16,810	10,086	6,724	33,620
Planning Department	10,420	6,252	4,168	20,840

Staff notes growth has occurred at a lower rate than both the state and FAMPO projections. The lower staff-developed growth projection can be reevaluated and revised in the future if it is determined that future growth is not consistent with this projected trend.

3. TGAs should be phased and should follow the phasing chart proposed in the draft May 13, 2015 Comprehensive Plan amendments.

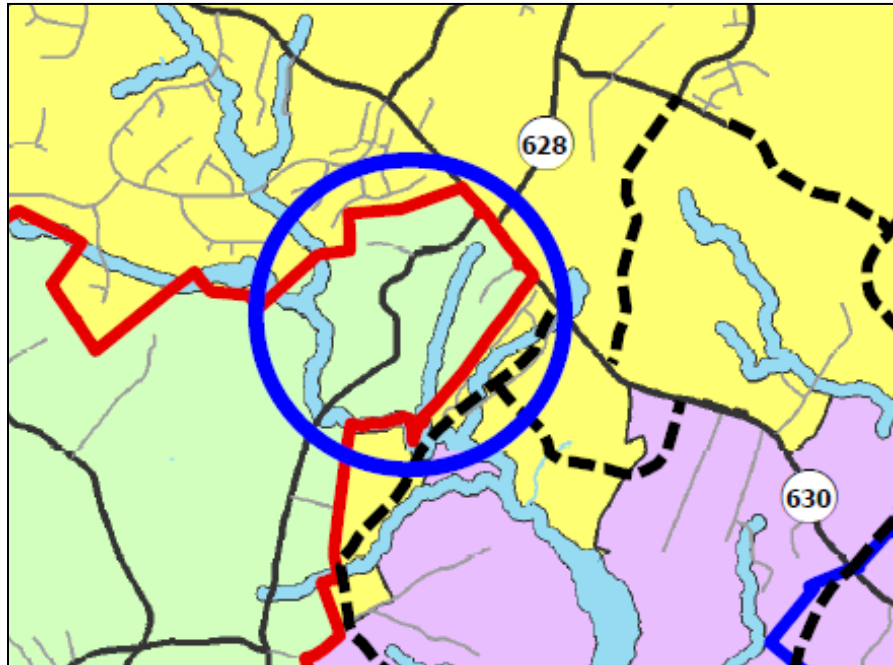
The phasing concept, as previously proposed in a prior draft, has been applied to the Planning Areas and is included in Chapter 3.6 of the proposed 2016-2036 Plan. Near term is 0 – 10 years; Mid-term is 5 – 15 years; and Long term is 10 – 20 years.

Targeted Growth Areas	Development Phase		
	Near-term	Mid-term	Long-term
Courthouse			
(Undeveloped)	X		
(Redevelopment)		X	
Central Stafford Business Area			
(North of Ramoth Church Rd)	X	X	
(South of Ramoth Church Rd)			
West Claiborne Run		X	
Warrenton Road			
(Undeveloped)	X		
(Redevelopment)		X	X
Leeland Station			
(South of CSX Rail Line)	X		
(North of CSX Rail Line)		X	
Brooke Station			X

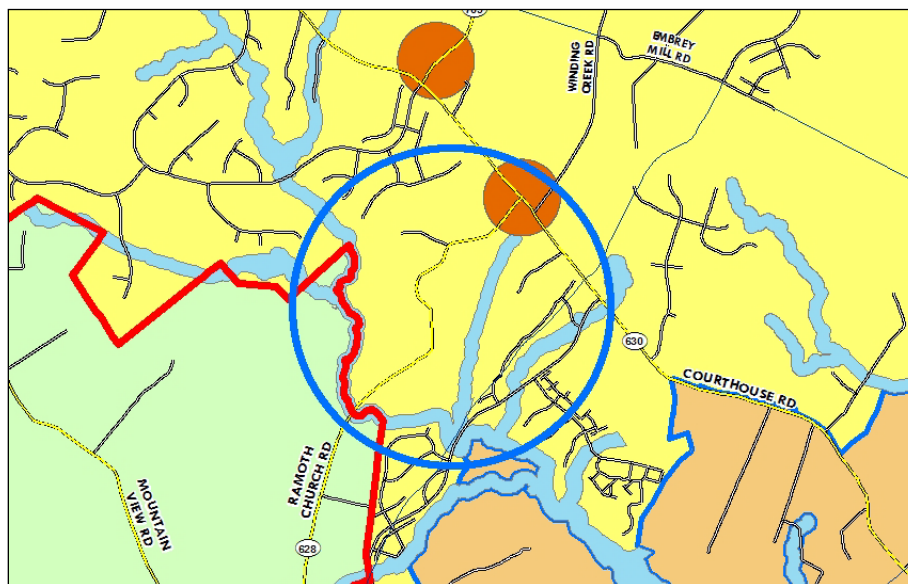
4. Based on the Public Input Growth Preference Map Summary, and recommendations from the Board, the following modifications to the Urban Services Area (USA) were suggested.

- a) Expand USA to include area along Ramoth Church Road near Courthouse Road.

*This change was incorporated into the draft Future Land Use Map. Below are the current and proposed Future Land Use Maps.*



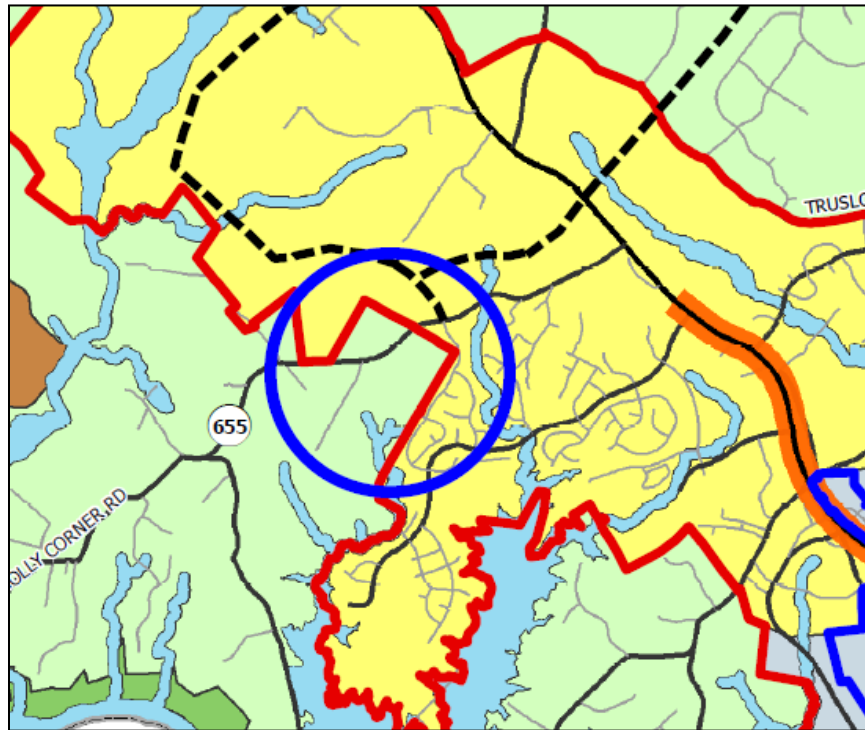
*Current Future Land Use Map*



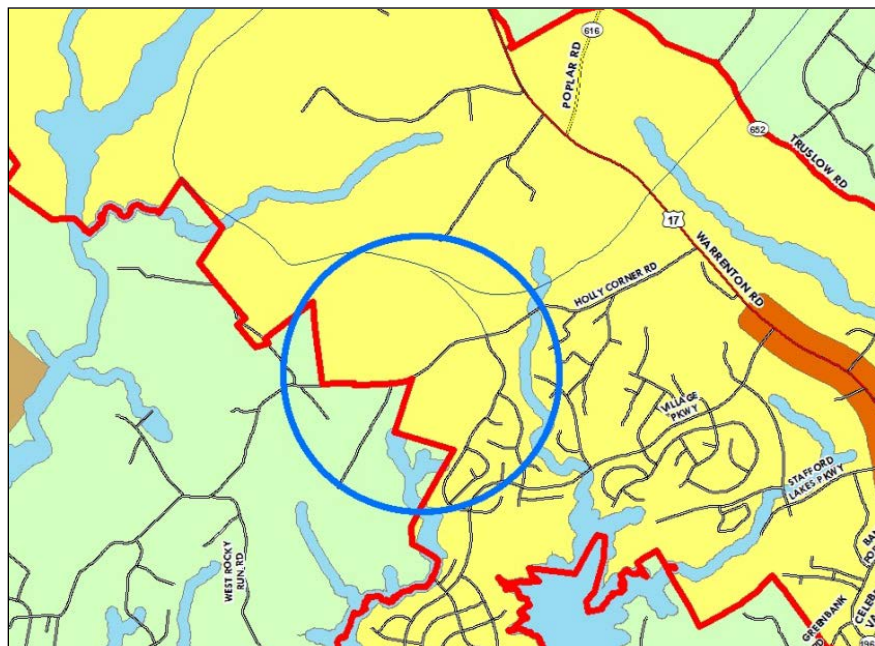
*Proposed Future Land Use Map*

- b) Expand USA to include area along Holly Corner Road, west of Stafford Lakes Village.

*This change was incorporated into the draft Future Land Use Map. Below are the current and proposed Future Land Use Maps.*



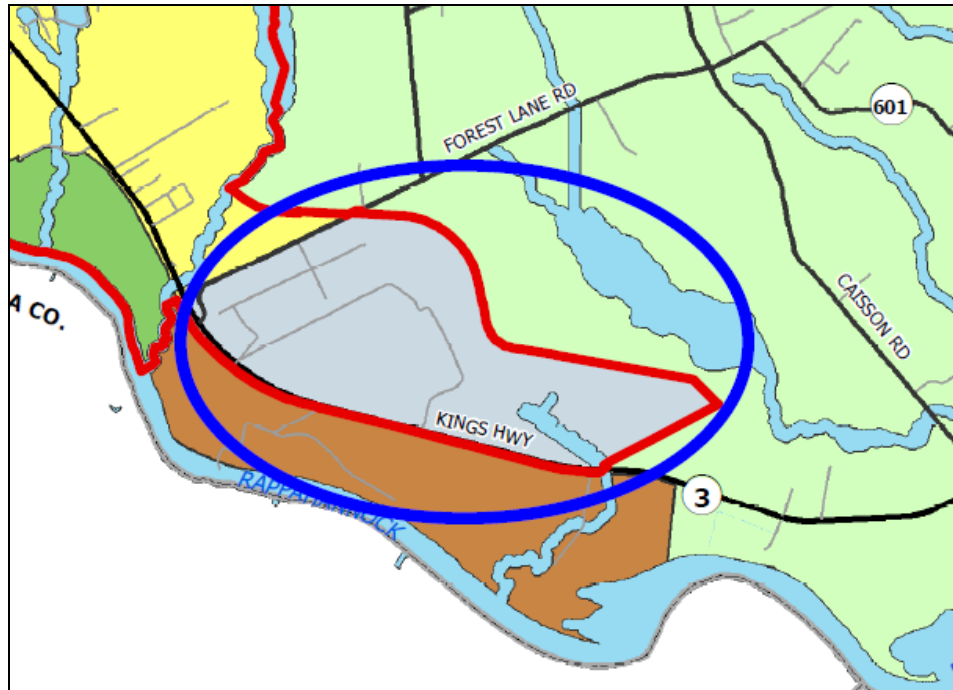
*Current Future Land Use Map*



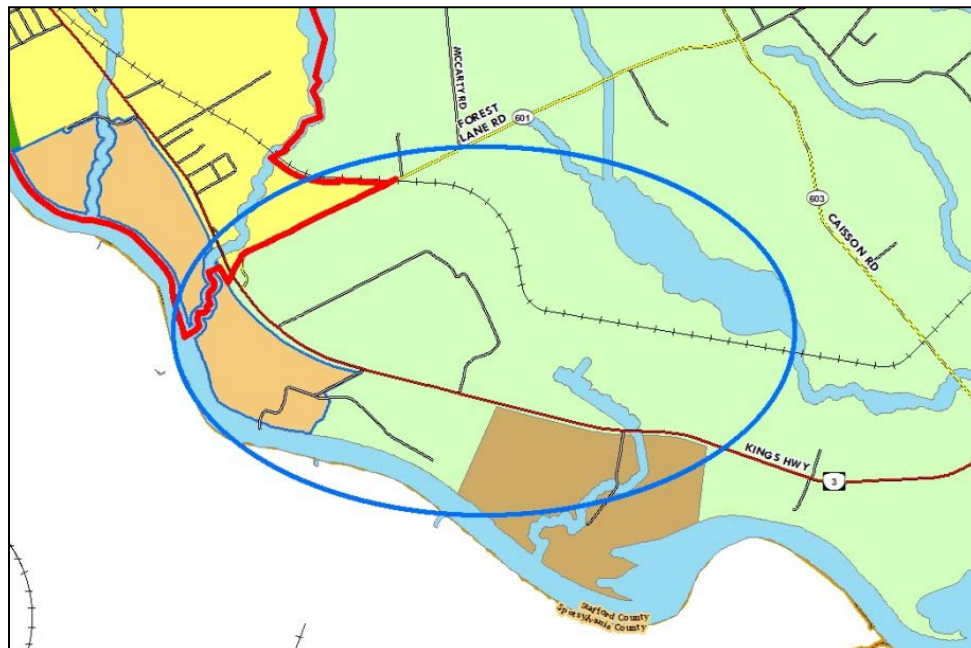
*Proposed Future Land Use Map*

- c) Remove the area north of Kings Highway and east of Forest Lane Road from the USA, and re-designate a portion of the mining area south of Kings Highway to Agriculture.

*This change was incorporated into the draft Future Land Use Map. Below are the current and proposed Future Land Use Maps.*



Current Future Land Use Map



Proposed Future Land Use Map

5. No changes recommended to the UDA/TGA boundaries as previously proposed.

*The locations of the TGAs generally follow the same boundaries as previously proposed, although they are classified within a new "Planning Area" land use designation.*

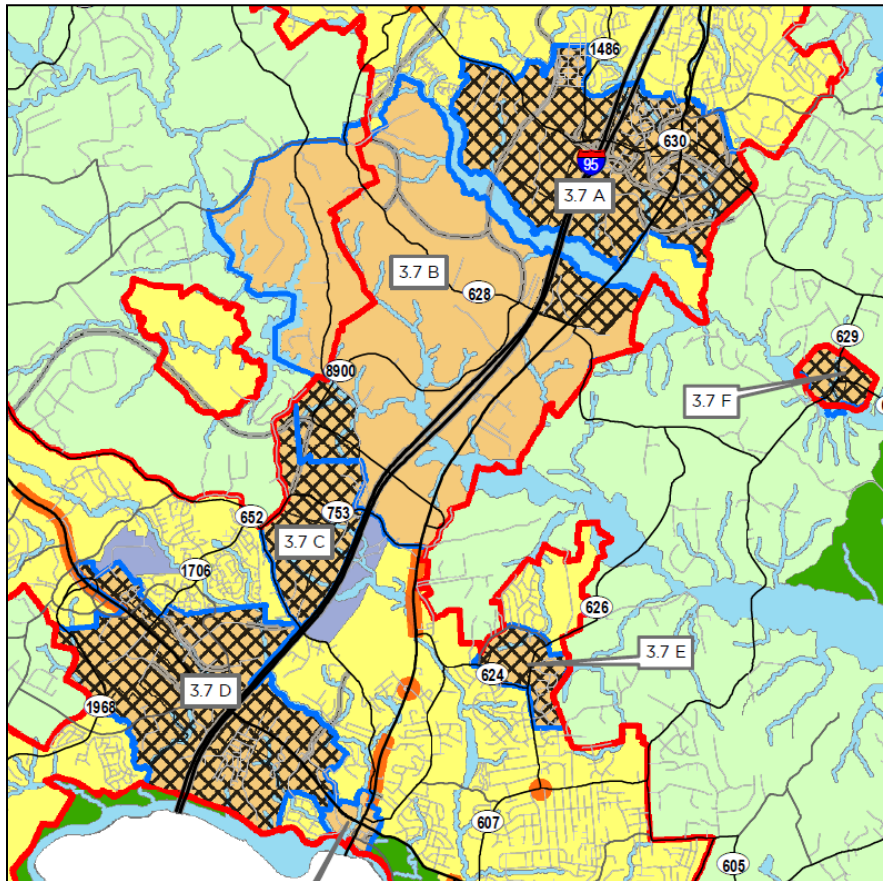
6. There should be no new TGAs.

*There are no new TGAs proposed. Below are the proposed development projections for the TGAs.*

Targeted Growth Area		Residential (dwelling units)				Commercial
		Single Family	Townhouse	Multi-family	Total	(total square feet)
1	Courthouse	1,500	750	1,500	3,750	5,000,000
2	Central Stafford	300	150	900	1,350	12,000,000
3	West Claiborne Run	500	200	300	1,000	750,000
4	Warrenton Road	1,000	800	1,500	3,300	4,750,000
5	Leeland Station	240	180	360	780	123,660
6	Brooke Station	240	-	-	240	40,000
	Total	3,780	2,080	4,560	10,420	22,663,660

7. The Board was favorable to the Geographic Planning Area concept as a simplified designation on the Future Land Use Map.

*The Board expressed support for the new Planning Area designation to incorporate the TGAs, redevelopment areas (RDAs), and primary focus areas identified in the Economic Development Strategic Plan. The Planning Area concept has been incorporated into the Future Land Use Plan. On part of the Future Land Use Map shown on Page 7, the Planning areas are represented by tan color areas, with blue border. Cross hatching represents the portion of Planning areas that include TGAs. Note that the six proposed TGAs, where 50% of the residential growth is recommended over the next 20 years, are in the crosshatched areas in the following image.*



8. The Board was supportive of the proposed integration of the Regional Airport Land Use Compatibility Study recommendations into Chapter 3 of the proposed 2016-2036 Plan document, and keeping the original document as part of the appendix.

*The Regional Airport Land Use Compatibility Study recommendations have been incorporated into Chapter 3 and the Appendix of the proposed 2016-036 Plan, following the format presented to the Board.*

9. The Board was supportive of the Central Stafford Planning Area concept received as part of the public input, with the exception that the proposed area limits, from Exit 136 to Exit 140, were too large, and any modifications should include removing the limits from the Courthouse Area.

*The Plan modifications include the Central Stafford Planning Area with the limits of the area reduced, so as not to extend north of Accokeek Creek.*

10. The Board supported the concept that more flexibility in residential infill development situations should be added to allow for other dwelling-unit types (townhomes, apartments) on a case-by-case basis, provided that the maximum density of 3 dwellings per acre is not exceeded.

*New language in conformance with this concept has been added to the "Special Conditions for Townhomes and Multi-family Units" section of Suburban land use text in Chapter 3 of the proposed 2016-2036 Plan.*

All discussion has occurred during open, advertised public meetings. Notice of the proposed amendments was sent to Marine Corps Base Quantico, the Virginia Department of Transportation, Stafford Regional Airport, and all adjacent localities.

### MODIFICATIONS TO WATER AND SEWER UTILITY POLICIES

The Commission is also proposing a policy modification regarding water and sewer extensions outside of the USA. As a result of recent discussions between the Departments of Planning and Zoning and Utilities regarding a Comprehensive Plan compliance review request, and site specific situations on existing lots, it was suggested that additional criteria should be considered in Policy 1.4.2 for the extension of water and sewer utilities. It may be deemed appropriate for an extension of sewer outside of the USA when there is limited potential for future extensions and where there are known failures to septic systems. Additionally, water line extensions that complete loops to improve water quality should be considered. Also, deletion of Policies 1.4.3 and 1.4.4, regarding private connections to water and sewer is recommended. The Utilities Ordinance, Chapter 25 of the Stafford County Code, already requires connections consistent with this policy.

### SUMMARY OF THE PROPOSED 2016-2036 PLAN AMENDMENTS BY CHAPTER

#### *Chapter 1 Introduction:*

- Amends the reference to the Virginia Code, describing what shall be required and may be included in a Comprehensive Plan;
- Amends the description of the process, referencing the amendments as the 5-year update; and
- Adds that the basis for the amendments reflect a desire to change the future land use construct from UDAs to TGAs.

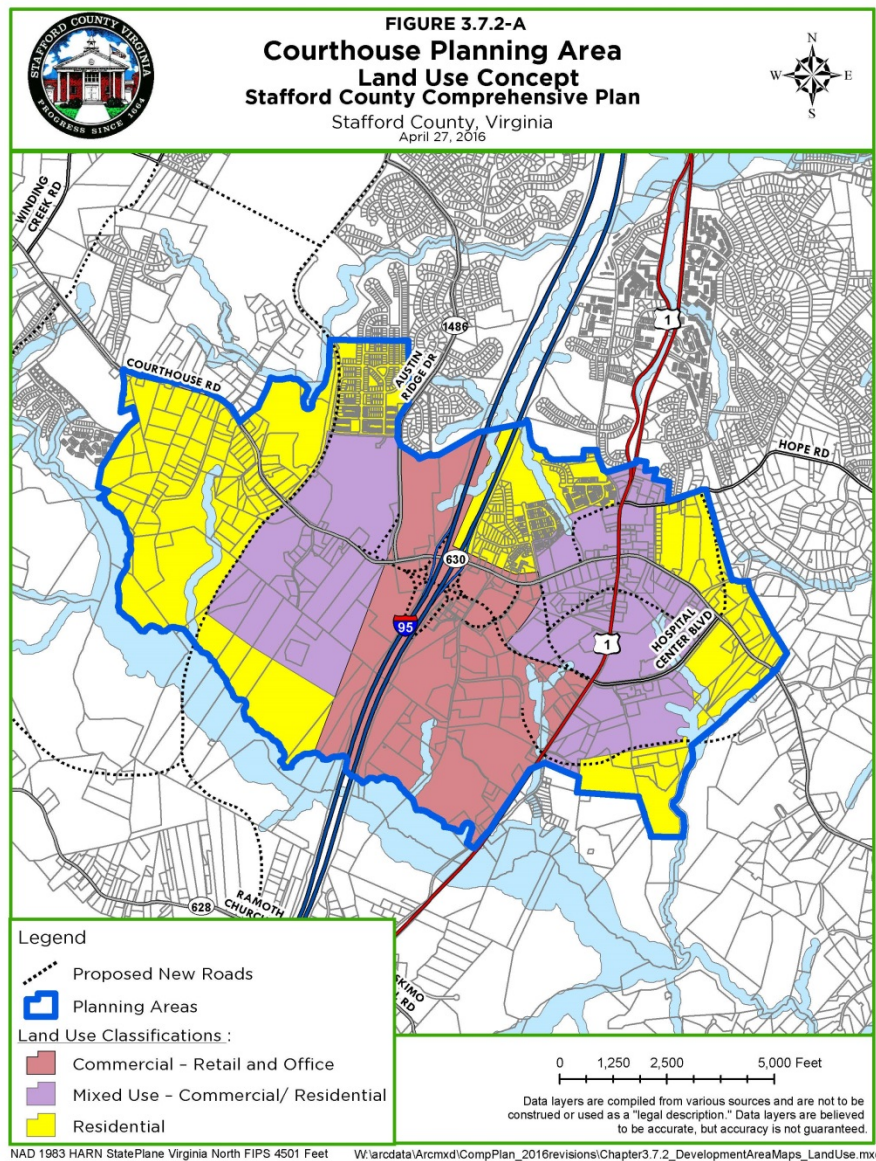
#### *Chapter 2 The Foundation for the Future:*

- Amends all objectives and policies, replacing the term UDAs with TGAs;
- Adds language highlighting the importance of planning adequate public facilities commensurate with future development; and
- Amends several policies to recognize the state-mandated need to plan for sea level rise.

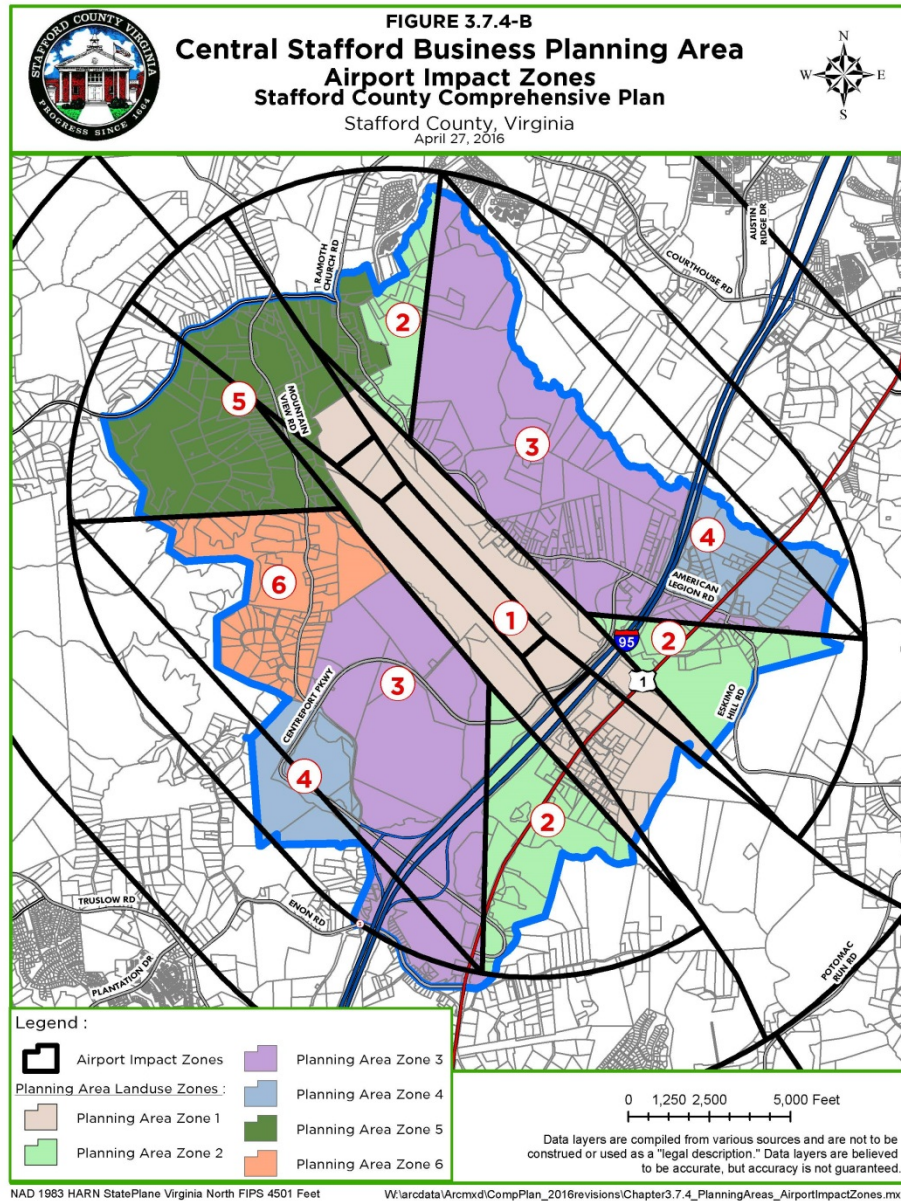
#### *Chapter 3 The Land Use Plan:*

- Removes references to UDAs;
- Establishes a new Planning Area to simplify overlapping planning recommendations, for TGAs and/or Economic Development Priority Focus Areas (PFAs), including Redevelopment Areas (RDAs);
- Within the new Planning Areas, establishes TGAs as areas of concentrated development, similar to that of the prior UDA growth construct;
- Identifies six TGAs as the future land use districts, replacing the previously designated seven UDAs (the Eskimo Hill UDA would be removed in its entirety);
- Establishes a goal for the TGAs to accommodate 50% of the projected population growth over the next 20 years, equivalent to 10,420 dwelling units;
- Establishes development criteria for each TGA, recommending the number and type of dwelling units, and the amount of commercial space. Recommends phasing for the development of the TGAs, in near-term, mid-term, and long-term time horizons;

- Recommends that TGAs develop in a fiscally responsible manner;
- Adds descriptions for the new Planning Area land use districts;
- Adds land use concept plans to define a potential future land use pattern in each Planning Area. Provided below is an example of the land use concept plan for the Courthouse Area;



- Amends Military Facility Impacts, including mapping and land use compatibility recommendations to reflect the recently completed Joint Land Use Study (JLUS);
- Adds a section recognizing areas influenced by aircraft operations from the Stafford Regional Airport (Airport), and in these areas, identifies uses that might otherwise be permitted in the underlying land use district that would be considered incompatible or need additional review, and would be consistent with a Regional Airport Land Use Compatibility Study (prepared jointly by the Planning Commission and Stafford Regional Airport Authority). The following is one of the sub-area maps that highlight sectors of the County within the Airport Impact Area. The Plan text identifies uses in each zone that may be in conflict with the Airport;



- Amends the future land use map to expand the Urban Services Area (USA) and amend the land use designation from Agricultural/Rural to Suburban in the following locations as shown on the previous maps:
  - Along both sides of Ramoth Church Road to the south side of Courthouse Road; and
  - Along both sides of Rocky Run Road, approximately 650 feet west of Country Manor Drive.
- Amends the Future Land Use Map to reduce the USA, and amends the land use designation from Business and Industry to Agricultural/Rural on the north side of Kings Highway, and east side of Forest Lane Road as shown on the map on the previous page;
- Amends the Future Land Use Map to remove mining uses from the south side of Kings Highway east of Little Falls and designates that area for agricultural use due to conservation easements that preclude mining activities;
- Incorporates the latest population projections, as developed by the Planning and Zoning Department, to account for the amount of growth over the next 20 years; and
- Updates the format of the map figures for consistency with other County maps.

*Chapter 4 The Transportation Plan:*

- Provides the latest data on car pool, van pool, park and ride lots, and commuter rail usage;
- Adds the Airport's pursuit of a 6,000 foot extension to a runway;
- Removes references to UDAs, replacing them with TGAs, where appropriate; and
- Adds five additional road improvement projects to map Figure 4.2, Road Improvement Projects in Approved Funding Programs, and associated Table 4.1, as identified in the FAMPO Constrained Long Range Plan.

*Chapter 5 The Public Costs of Growth and Development:*

- Clarifies that public facility projects are informative and any Capital Improvement Program (CIP) planning should be done in accordance with the County's debt limitation policies;
- Updates data for public facilities, including schools, libraries, fire and rescue, law enforcement, and utilities;
- Updates references to Transportation Impact Fees, to be consistent with the current program; and
- Updates the future public facility needs based on the latest population demographics.

*Chapter 6 The People and the Place:*

- Updates existing land use and zoning information, including future build-out potential under current zoning;
- Updates existing demographic data, including population, housing, and employment characteristics;
- Updates public facility, infrastructure, and natural resource inventories and findings; and
- Updates the format of the map figures for consistency with other County maps.

*Chapter 7: Implementation Plan:*

- Adjusts the recommended years to reflect the new approval date; and
- Deletes implementation tasks that have either been completed or removed from the current Goals, Objectives, and Policies.

*Appendix:*

- Updates the future public facility needs based on the latest population demographics; and
- Adds the Regional Airport Land Use Compatibility Study as Appendix H.

**RECOMMENDATION:**

Staff supports the adoption of the proposed 2016–2036 Plan” as an amendment to the current Plan, pursuant to proposed Resolution R16-175. The proposed 2016–2036 Plan meets the criteria specified in Virginia Code §§ 15.2-2223 and -2223.1 and meets the five year update requirement.

At its meeting on May 25, 2016, the Planning Commission voted 5-2 (Mr. Boswell and Mr. Rhodes voted no) to recommend approval of the proposed 2016-2036 Plan.

Please note that changes to the proposed 2016-2036 Plan may be permitted provided that they do not increase the intensity of development or use, and are within the scope of the public hearing advertisement.

On June 21<sup>st</sup>, staff briefed the Board and the public on the proposed 2016-2036 Plan. During the presentation, the Board had several questions. Attachment 4 includes the answers to the Board's questions from that meeting. The questions highlight the following possible modifications to the 2016-2036 Plan text, for the Board's consideration:

- Consider referencing GWRC's Affordable Housing Committee in the 2016-2036 Plan. This could be accomplished by modifying the following:
  - Chapter 2, Policy 5.1.1. ~~Establish an~~ Provide ongoing support to GWRC's Affordable Housing Committee Task Force with community stakeholders.
  - Chapter 7, Implementation Plan – Action List. H1)(a) ~~Establish an~~ Provide ongoing support to GWRC's Affordable Housing Task Force (5.1.1)
  - Chapter 7, Implementation Plan – Action List Timeline, identify Action Item H1)(a) listed above as an Ongoing Task.
- Action Item FR2)(a) and (b) refers to proffer guidelines, which have been repealed. Given the repeal of proffer guidelines, and pursuant to recent state legislation, staff recommends the action be modified along with a new policy in Chapter 2 to provide future flexibility, as described below:
  - Policy 2.7.6. Consider the need to develop, amend, or repeal proffer guidelines pursuant to the latest State Code directives.
  - Chapter 7, Implementation Plan – Action List. FR2)(a) ~~Evaluate the need to modify monetary proffer methodology.~~ Develop, amend, or repeal proffer guidelines pursuant to the latest State Code legislation (2.7.6) and FR2)(b) ~~Recalculate proffer guidelines on a regular basis (2.7.5).~~
  - Chapter 7, Implementation Plan – Action List Timeline, modify Action Item FR2)(a) as listed above as an Ongoing Task and delete Action Item FR2)(b).
- Consider adding the Noise Impact Study map identified in Attachment 4 to Section 3.4, Military Facility Impacts, of Chapter 3 of the 2016-2036 Plan. This section already includes Military Influence Area mapping, but does not highlight the noise contours, identifying the highest area of noise impact.

If the Board desires to adopt the above-referenced changes into the proposed 2016-2036 Plan, it should be incorporated into the motion to approve proposed Resolution R16-175.

Pursuant to Virginia Code § 15.2-2226, the Board must act on the proposed 2016-2036 Plan within 90 days of the Commission's recommendation. The Commission recommended approval of the proposed 2016-2036 Plan at its meeting on May 25, 2016, therefore, the Board has a deadline of August 25, 2016 to take action.

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 6<sup>th</sup> day of July, 2016:

MEMBERS:

Robert “Bob” Thomas, Jr., Chairman  
Laura A. Sellers, Vice Chairman  
Meg Bohmke  
Jack R. Cavalier  
Wendy E. Maurer  
Paul V. Milde, III  
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN PURSUANT TO VIRGINIA CODE §§ 15.2-2229 AND 15.2-2230, BY ADOPTING THE PROPOSED TEXTUAL DOCUMENT ENTITLED “STAFFORD COUNTY, VIRGINIA COMPREHENSIVE PLAN, 2016-2036,” DATED APRIL 27, 2016, INCLUDING A NEW FUTURE LAND USE MAP, DATED APRIL 27, 2016

WHEREAS, the Board requested that the Planning Commission draft amendments to the Comprehensive Plan (Plan) to respond to amendments to the Virginia Code that no longer made Urban Development Areas (UDAs) mandatory and to conduct a five-year update to the Plan; and

WHEREAS, Virginia Code § 15.2-2229 authorizes the Board to amend the Plan; and

WHEREAS, pursuant to Virginia Code §§ 15.2-2229 and 15.2-2230, the Planning Commission may prepare and recommend amendments to the Plan; and

WHEREAS, the Plan amendments replace the current “Stafford County, Virginia, Comprehensive Plan 2010-2030” document with the “Stafford County, Virginia, Comprehensive Plan 2016-2036” document (2016-2036 Plan), serving as the five-year update to the Plan; and

WHEREAS, the Planning Commission conducted a public hearing on the 2016-2036 Plan and provided its recommendations to the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the adoption of the 2016-2036 Plan will guide and accomplish a coordinated, adjusted, and harmonious development in Stafford County, which will, in accordance with the present and probable future needs and resources of the County, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the County and its citizens; and

WHEREAS, the Board finds that the 2016-2036 Plan is consistent with good planning practices; and

WHEREAS, the Board finds that the 2016-2036 Plan should be adopted;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6<sup>th</sup> day of July, 2016, that it be and it hereby does amend the Stafford County, Virginia Comprehensive Plan by adopting the new textual document entitled "Stafford County, Virginia, Comprehensive Plan 2016-2036," dated April 27, 2016, including a new Future Land Use Map, dated April 27, 2016.

AJR:JAH:mz

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 6<sup>th</sup> day of July, 2016:

MEMBERS:

Robert “Bob” Thomas, Jr., Chairman  
Laura A. Sellers, Vice Chairman  
Meg Bohmke  
Jack R. Cavalier  
Wendy E. Maurer  
Paul V. Milde, III  
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO DENY PROPOSED AMENDMENTS TO  
THE STAFFORD COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board requested the Planning Commission to draft amendments to the Comprehensive Plan (Plan) to respond to amendments to the Virginia Code that no longer made Urban Development Areas (UDAs) mandatory to conduct a five-year update to the Plan; and

WHEREAS, Virginia Code § 15.2-2229 authorizes the Board to amend the Plan; and

WHEREAS, pursuant to Virginia Code §§ 15.2-2229 and 15.2-2230, the Planning Commission may prepare and recommend amendments to the Plan; and

WHEREAS, the Planning Commission drafted a document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036” (proposed Plan Amendments); and

WHEREAS, the Planning Commission conducted a public hearing on the proposed Plan Amendments and provided its recommendations to the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board does not desire to adopt the proposed Plan Amendments;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6<sup>th</sup> day of July, 2016, that it be and it hereby does deny the proposed Comprehensive Plan amendments provided in the document entitled, "Stafford County, Virginia, Comprehensive Plan 2016-2036, dated April 27, 2016, including the Future Land Use Map, dated April 27, 2016."

AJR:JAH:mz

## Answers to Questions from the Board of Supervisors Comprehensive Plan Discussion of June 21, 2016

Paul Milde

- What are the black hatched shown on the maps as well as the blue circles surrounding areas around Hope Springs Marina? **The black hatch is used to identify the Targeted Grow Areas (TGAs). The blue circle areas identified one of the Planning Areas as a Priority Focus Areas (PFA). The PFAs are identified in the Economic Development Strategic Plan as opportunity areas due to their proximity to the Potomac River and its tributaries and the Rappahannock River. These areas are identified as potential locations where the County can promote access to the County's water resources through appropriate commercial development.**
- Are we still encouraging large lot development through PDR, TDR etc. in Rural areas? **Yes. Objective 1.6 includes 5 policies supporting this goal.**
- Is the Courthouse Planning Area smaller than previous area? **No. It actually is expanded to the west, and incorporates portions of the GW Village UDA. Unfortunately, the display maps in the power point presentation were at different scales and gave the illusion of the area shrinking.**

Laura Sellers

- The Courthouse area shows areas of Targeted Growth. How can we put residential density here if we are condensing the area, and some of it includes commercial? What is the number we are planning for, and don't we want more than half of the growth to occur in these (TGA) areas? How many by-right lots exist in the County?

**The current Courthouse UDA area is not being reduced in size. The area is expanding to the west and incorporating portions of the GW Village UDA. The TGAs will include residential, commercial and mixed use areas to accommodate future growth. Each TGA has a map in chapter 3 that notionally shows how the land uses could be allocated.**

**20,840 future dwelling units are projected for the next 20 years. Charts on pages 3-108 and 3-109 show how the projected dwelling units are distributed.**

**As of March, the County's active subdivision listing that is updated twice a year <http://staffordcountyva.gov/index.aspx?NID=1605> shows the following:**

**11,273 approved units  
5,491 recorded lots  
2,835 built  
284 active permits  
8,154 to be built**

**The 8,154 units would be part of the projected 20,840 dwelling units to be built in the next 20 years. This means that approximately 8 years of the 20 year projected growth has already been accounted for with approved developments.**

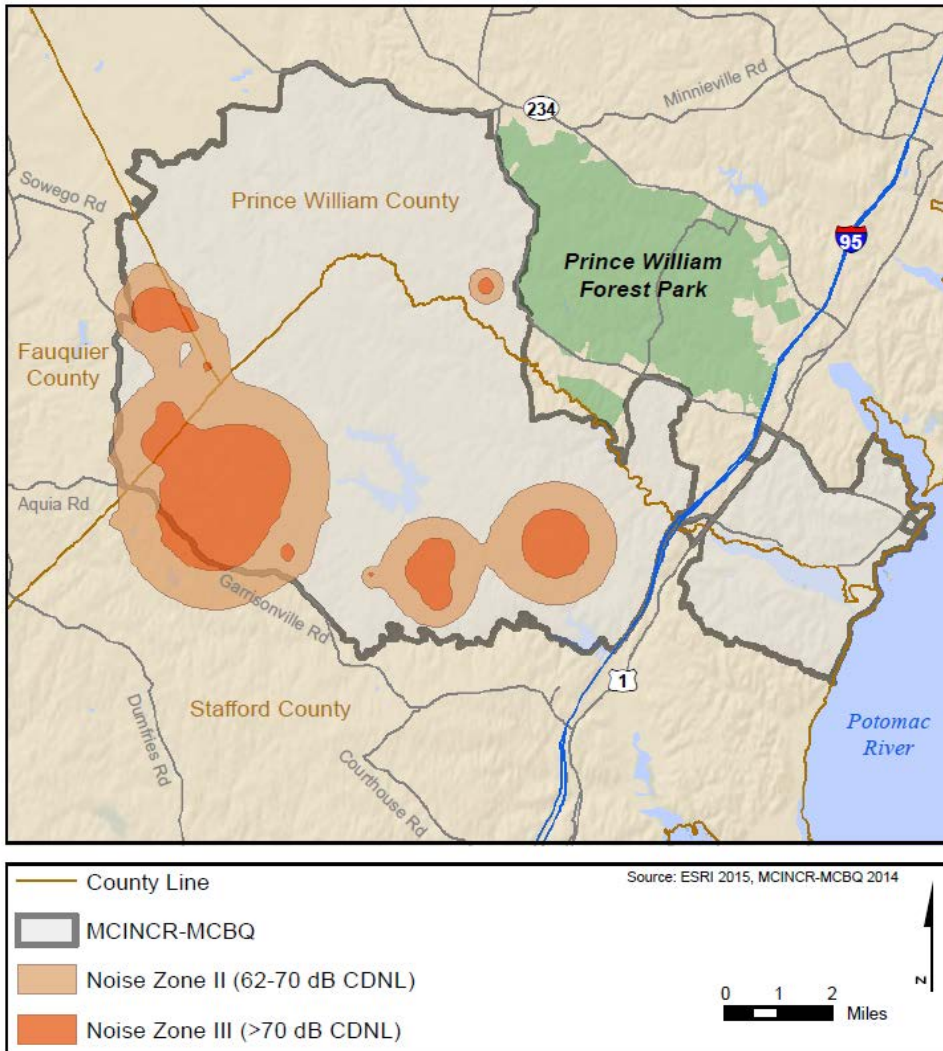
- Chapter 7, Implementation - Affordable housing committee has been established through GWRC. Can we amend this to say this is ongoing through GWRC? **Yes, at the public hearing, the Board could suggest adding... Support Regional Affordable Housing Committee efforts. (identify as an Ongoing task) PAGES: 2-24 (Policy 5.1.1); 7-5; 7-13**

- Where are other plans such as the Bike/Ped plan? **The Comprehensive Plan has multiple plan elements. They are listed on Page 1-4. Combined, they are too large to include into a single document. The Comprehensive Plan is considered to be the primary document that provides goals, objectives and policies for the plan elements. The individual plan elements contain much more detailed regarding background materials and engineering.**
- Shouldn't the modified proffer guidelines be removed from Chapter 7? **Yes, staff suggests new language: Consider the need to develop, amend, or repeal proffer guidelines pursuant to the latest State Code legislation.**

Wendy Maurer

- Is this the most current JLUS map as seen on the slide show? It doesn't coincide with the noise study map that we saw previously. Didn't the noise consideration just occur in my district? **Yes, that map was the latest general map of Military Impact Areas and Zones identified in the 2014 JLUS plan. The JLUS includes a series of maps and recommendations that are both general and zone-specific. With regard to the Noise Impact study, that was a follow-up study conducted in 2015 based on implementation recommendations in the JLUS plan. If the Board desires and requests it at the public hearing, staff can add language in the new Comp Plan referencing this noise study. A map can also be added that further shows the specific noise zones identified in the study (see attached map) if that is the Board's desire. These noise zones identify the highest areas of noise impact.**

Figure 1



1. AMENDMENTS TO THE STAFFORD COUNTY COMPREHENSIVE PLAN (the “Comprehensive Plan”) - A proposal to consider amendments to the Comprehensive Plan, in accordance with Virginia Code Sections 15.2-2229 and 15.2-2230. The proposed amendments include a new textual document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036,” dated April 27, 2016 (“2016–2036 Plan”). The 2016–2036 Plan also includes a new Future Land Use map, dated April 27, 2016. **(Time Limit: June 30, 2016)**

Mr. Harvey: Thank you Mr. Chairman. For the first item under Public Hearings, please recognize Mike Zuraf for the presentation.

Mr. Zuraf: If I could have the floor computer please. Good evening Mr. Chairman, members of the Planning Commission. I’m Mike Zuraf with the Planning and Zoning Department. I’m before you tonight to present amendments to the Comprehensive Plan. These are updates to our main Comprehensive Plan document. The issue before you is to consider the proposed Stafford County Comprehensive Plan 2016 - 2036 document, which includes the Future Land Use Map as an amendment to the existing Comprehensive Plan. The amendments would serve as a 5-year update to the existing Stafford County Comprehensive Plan which is dated 2010 - 2030. This Plan has been updated several times though since that time. The format of the Plan remains unchanged with these amendments. The amendments would not amend other elements of the Comprehensive Plan that are referenced in this document. Looking at some of the background of the Comprehensive Plan, regarding the purpose: the purpose of the Comprehensive Plan is to serve as a guide upon which development proposals are evaluated to ensure conformance with the desires of the community; goals, objectives, and policies that shape the future direction of a community as it relates to the physical development of its land. Regarding the history of this current Plan, which dates back from 2010, it was adopted in December of 2010 and amended several times to meet state code mandates regarding Urban Development Areas, to address policy recommendations in the Plan, and modify land use recommendations and establish additional growth management tools. And also, this effort to amend the Comp Plan is consistent with the state code requirements for Comprehensive Plans in the State of Virginia. Regarding the process and how we got here, the process began when the County was looking to amend... when the process to amend Urban Development Areas was initiated in 2012 as part of the Comp Plan amendment. At the time, there was flexibility provided in the state code regarding Urban Development Areas, specifically, the Urban Development Areas were, at that time, no longer a mandatory requirement in the Comprehensive Plan. Before then, the County based its Plan on the Urban Development Area requirements that were in place and applied to Stafford County. Also, I will note as a side note, the state code does prioritize projects associated with an Urban Development Area or UDA-like areas. Although they took away the mandate, there are still some benefits in having Urban Development Areas. On the second point, the Board and Planning Commission have been considering the issue since that time in 2012, sharing information along the way. There have been several series of regular Commission and Board meetings where this issue has been discussed. There have been community surveys. Several different subcommittees have formed, and special meetings held to discuss the issue. On the third point on common themes that were developed during all the meetings and back and forth discussion between the Board and Planning Commission, certain issues arose that kind of carried through the whole process. This include a desire to remove Urban Development Areas as a future land use term and retain the higher density growth concept that was in place with UDAs. Also, the UDAs would be replaced with new terminology known as Targeted Growth Areas. The latest iteration of the Plan before you today incorporates Targeted Growth Areas into a new land use designation known as Planning Areas, just general Planning Areas. These combine the Targeted Growth Areas with areas of special interest that have been identified in the Economic Development Strategic Plan. Also, on the fourth point, with the latest draft of the Plan, the development of the Plan began back in early fall of 2015 following the work of a subcommittee of the Planning Commission that developed the amendments. During this time, there were two community outreach meetings held with a

preferred growth mapping exercise. The results of those two meetings guided the subcommittee in their work. In addition, the subcommittee conducted several other regular meetings where public comment was received and accepted. And staff would note that the public input received during this process had a significant impact on the current draft Plan as being proposed to you. With the framework of the amendments, during the committee's work, a general framework of the amendments were developed. And then those points were forwarded to the Board of Supervisors at an annual planning meeting that they held in February. The Board provided some concurrence on points and then also additional guidance back to the Planning Commission. With that information back from the Board, the amendments were developed to be responsive to the Board guidance. And through the next several slides, I'll provide a summary of the amendments based on the framework that was presented to the Board. One of the main points was that the amount of new growth in the Comprehensive Plan would be designated... that would be designated in Urban Development Areas or the new Targeted Growth Areas would be retained at 50%. So 50% of all the planned future growth over the next 20 years would be located within these now proposed Targeted Growth Areas. And that's consistent with the current level that we have in our current Plan. Second point, to determine the amount of growth, staff developed a new series of growth projections that were utilized in determining the build-out of the Plan. In the past, the County has utilized growth estimates from FAMPO, the Fredericksburg Area Metropolitan Planning Organization. During the review, there were some concerns about the amount of projected population and so the Board and Commission had requested staff look into some alternatives. The Planning Commission asked staff to develop some growth projections based on our best information. And so we did that, and you see before you two tables that provide and compare our projected growth population over the next 20 years, compared to FAMPO. The top few lines are the projected... is the projected population increase. And then the bottom table reflects that population increase to dwelling units. So you can see that there's a significant amount of lower projection with the Planning Department... resulting from the Planning Department's projection. The Planning Department based these projections on the latest population estimates that we had from Weldon Cooper Center and occupancy permit trends that we collect on a regular basis. Also, staff notes that the projections can be re-evaluated at time goes on and the Plan can be modified if it's determined that the estimates vary greatly from the prior projections that we utilized. Another aspect of the Plan is a recommendation that a phasing plan be included and applied to the Targeted Growth Areas. There are six Targeted Growth Areas and they are different sizes and different forms, and the phasing plan provides a recommended timing as to when these areas should develop for the purpose of maximizing the use of public facilities and utilities in the area where these Targeted Growth Areas are located. And that phasing plan is provided in Chapter 3 of the Plan. Also, several modifications to the Urban Services Area are proposed. The Urban Services Area is the location where generally higher density development would be recommended, where public utilities and public facilities are more typically would be located, and where more road improvements may occur as well. So that Urban Service Area is proposed to be changed in three locations; the two maps you see reflect a proposed change to the Urban Service Area and expansion along Ramoth Church Road just south of Courthouse Road. The area circled in blue. The map on the left is the current version of the Future Land Use Map. Right now the area circled is designated as agriculture and rural. Under the proposed change, on the right, the area would change and the Urban Service Area would be expanded and that would be designated suburban, consistent with the surrounding development to the north and south of this site. The next change would be an expansion to the Urban Service Area along Holly Corner Road, just to the west of Stafford Lakes Village. This... you can see, again, the current version of the plan on the left and the area circled in blue on the right under the proposed plan. This would expand to include some additional properties just to the west of Stafford Lakes Village. Some of this property includes streets that stub from Stafford Lakes Village into these properties in this location. And the third modification would be a reduction to the Urban Service Area on the north side of Kings Highway. And this is just to the east of Forest Lane Road. This change includes the area that represents the Sherwood Farm property and also the former Renaissance Faire site. The area is currently designated Business and Industry; that's the gray

shading and within the Urban Service Area. Under the change, the area would be outside the Urban Service Area and designated as agricultural/rural. The next aspect of the amendments, the locations of the Targeted Growth Areas generally follow the same location as previously proposed; although now, as mentioned, the Targeted Growth Areas are within a new Planning Area designation. The Land Use Map clarifies what Planning Areas include Targeted Growth Areas with cross-hatching to better illustrate that point. Also, no new Targeted Growth Areas are proposed as it relates to general areas. There are shifts in name and what areas are kind of... there are some combination of Targeted Growth Areas that differ from the previous version, but I'll go over that in a moment. Also, the simplified planning area concept is incorporated into the Plan. This includes the seven prior Urban Development Areas being replaced with six Targeted Growth Areas, and the Targeted Growth Area limits modified in some areas combined and the amount and type of growth modified as well. Here's just an image that provides a view of one of the Planning Areas. This is the Courthouse Planning Area with the cross-hatching surrounded with blue. This is a Planning Area that includes targeted residential growth. You can see just to the south there's another Planning Area, the Central Stafford Planning Area, where not a lot of that area is recommended to include targeted residential growth other than a small portion in that location. So, you can see how the Planning Areas are illustrated. This image includes two charts; the chart on the top is the recommended amount of growth in the current Urban Development Areas. There are currently seven Urban Development Areas in total. These areas reflected a recommended amount of residential growth that included 14,661 dwelling units. And these designations include a different mix of multi-family, townhouse, single-family units, and then also a certain amount of commercial square footage for each area. The bottom table would be the new build-out projections for the new Targeted Growth Areas. And now you have six Targeted Growth Areas resulting from the amendments. And also the total residential growth would be only 10,420 dwelling units. This is mainly due to the reduced population projection that we worked on and developed during the update process. Also, another aspect of these changes, the Airport Compatible Land Use recommendations are incorporated into Chapter 3, the Chapter 3 Land Use Plan chapter, and the recommendations within that chapter are in a more simplified format. As you may be aware, last year the Planning Commission worked on an Airport Compatible Land Use Study. That was proposed to be adopted as an element of the Comprehensive Plan; that was not approved and the Board did send it back to the Planning Commission. They liked some of the details of that study but asked that it be reworked to be more user friendly. So we feel that what we did was incorporate the main features of the study into Chapter 3 into the Land Use recommendations without overcomplicating the effort. The image you see shows how the study area might be applied. This Planning Area is divided into different sub-areas and the Plan identifies what uses might be considered not compatible or need additional review based on their location and proximity to the airport. And just for reference, the airport runway is within Area 1 in the center of this map. And then, as part of this amendment, the entire original study is added to the Appendix of the Plan if somebody wants to delve into the details of the study. Also, a new feature is the Central Stafford Business Planning Area was added to the Plan. This Central Stafford Area includes area around the Stafford Regional Airport, and extends from Accokeek Creek to the north and south to the Centreport Parkway interchange. The Future Land Uses in this area include mainly Business and Industry Land Uses with two smaller... relatively smaller mixed use areas. This Planning Area was formerly included three Urban Development Areas, or a portion of three Urban Development Areas, including George Washington Village, Eskimo Hill, and Centerport Urban Development Areas. Also, the last planned framework item in this presentation is that more flexibility is being added to support other residential types in the Suburban Land Use Area where appropriate. This includes expanding the criteria to allow more townhouse and multi-family units. New language states if the other existing criteria in the Plan is not met then development with multi-family and townhouse units might be permitted but cannot exceed three dwelling units per acre, consistent with the current Suburban density recommendation. And also, emphasis is added into the Suburban Land Use description to encourage infill development along commercial corridors such as Garrisonville Road and Route 1. This slide just provides a full view of the current Land Use Plan and the proposed Land Use Plan. These maps are

included in Chapter 3 of the Plan. Some of the other amendments associated with this that may fall under the 5-year update category -- the Plan updates references to the state code and planning requirements, and the basis for the changes. This is within Chapter 1, the introduction. In Chapter 2, there are modified policies to highlight the importance of adequate public facilities as we're planning and considering new development projects. Also, in Chapter 2, some policy amendments address the need to plan for sea level rise. That was a new requirement that localities have to, in their Comprehensive Plan, identify the need to plan for sea level rise. In Chapter 3, in the Land Use Plan chapter, there are updates to the military facility impact section. This is a section we've already had in the Plan, but it does make updates to be consistent with the recent JLUS effort that was completed between the County, Quantico Marine Corps Base, and Prince William County and Fauquier. And JLUS stands for the Joint Land Use Study that applies and considers activities on the base and what uses might not be appropriate. Also, updates the transit and carpool data in Chapter 4; Chapter 4 is the Transportation Plan section of the Plan. It adds projects to the funded road improvements map and list in that same Chapter 4. Some additional amendments, it adds a statement that public facility recommendations are informative and capital improvement project planning should be in accordance with debt limit policies. This is in Chapter 5 of the Plan. It also updates land use and zoning data, demographics, public facility and infrastructure inventories and associated maps in Chapter 6. Chapter 6 is the existing conditions chapter, so all the background data is updated. Chapter 7 is our Implementation Plan. There were adjustments made to task completion dates to reflect the new approval year, so basically pushing out tasks 5-6 years for tasks that have not been completed yet. And then deletes complete or outdated implementation tasks in that same chapter. Also, a general... a simple change. The format of the mapping has been updated to reflect standard County mapping design across the board. And staff would also like to note an additional issue to consider as part of the recommendation. There are certain water and sewer utility policies in Chapter 2 of the Plan, and staff would recommend consideration of additional criteria for the extensions of water and sewer lines, public water and sewer lines outside of the Urban Service Area. This is in Policy 1.4.2. This came about following the review of recent Comprehensive Plan Compliance Review requests and site specific situations on existing lots where we found that some modifications might be appropriate to the extension of existing water and sewer policies. The additional criteria that staff would ask the Commission consider is for sewer, to add some language that would state it would be appropriate for an extension of sewer outside of the Urban Service Area when there is limited potential for future extensions and where there are known failures to septic systems, such that extension of that sewer line would help correct failing drainfield situations. And for water lines, additional language to state water line extensions that complete loops to improve water quality should be considered. Also, it's suggested to consider deleting policies regarding private connections to existing water and sewer lines outside of the Urban Service Area. This would be if there are existing water and sewer lines already outside of the Urban Service Area, which there are those situations that are out there. Staff would note the Utilities Ordinance, Chapter 25 of the County Code, already requires connections to existing water and sewer utilities, so the existing ordinance requirements are already consistent with this policy. So the policy itself is kind of redundant. And the staff report includes these specific recommended text modifications. With the recommendation, staff supports the amendments to the Comprehensive Plan, including the new 2016 - 2036 Comp Plan document. Staff notes that the Plan meets the criteria specified in Section 15.2-2223 and 2223.1 of the State Code, and meets the 5-year update requirement. And we will take any questions at this time.

Mr. Apicella: Thank you Mr. Zuraf. Questions for staff? Mr. Coen?

Mr. Coen: Just one quick question... well, two. I sent you... somebody had forwarded to me an idiosyncrasy that they had noticed on the maps. Dr. Crisp had found something. Was that addressed? I think your email back to me said that you noticed it and corrected it (inaudible).

Mr. Zuraf: With the Future Land Use Map?

Mr. Coen: Right.

Mr. Zuraf: Yes, yeah that was corrected.

Mr. Coen: Okay. And then secondly, if memory serve me that there's a parcel out on Route 3 that's zoned for mining but it has a conservation easement on it.

Mr. Zuraf: Yes. I understand... I'm not certain about the conservation easement but it's planned for mining and it's an area that is just outside of the Urban Service Area on Route 3, on the south side of Route 3, between Route 3 and the Rappahannock River.

Mr. Coen: Okay. Am I correct, Mr. Harvey, that it has an easement on it already?

Mr. Harvey: Mr. Coen, that is correct.

Mr. Coen: Okay. And this just goes back from days and years of Ag Commission work, but aren't most easements on A-1 properties?

Mr. Zuraf: If it's a...

Mr. Coen: A conservation easement.

Mr. Zuraf: ... conservation easement, typically.

Mr. Coen: Okay, thank you sir.

Mr. Apicella: Anyone else? Mr. Rhodes?

Mr. Rhodes: Thank you Mr. Chairman. Mr. Zuraf, just one quick question on Chapter 5.3, the introductory paragraph, 5.3.1, it says Capital Cost per Residential Unit. The table there, those were a little different numbers than I think I noticed before, so I just want to make sure I understand it correctly. Are you there yet?

Mr. Apicella: Mr. Rhodes, what page were we on?

Mr. Rhodes: Oh, I'm sorry; I'm in the track changes mode. In that version it's page 5-13; it's Chapter 5, or section 5.3, Capital Costs per Residential Unit, and it's the introductory paragraph. And there's a table there, table 5.1.

Mr. Zuraf: Yes.

Mr. Rhodes: Okay. I just want to make sure I'm understanding it. So, as we had previously done proffer guidelines, for example, is this representing that type of information so that if we, under the old process when we (inaudible) proffer guidelines -- I don't know how they may be modified -- but under the most recent approach that we tried to do, if I were using this information we would take out transportation because that's now got a countywide one that's already been established, and then for a single-family home after that on our most recent proffer guidelines, I would have used the number about 31,000. Is that what this is representing, that same type of information? Or is this a different calculation?

Mr. Zuraf: This is a little bit different calculation in the (inaudible).

Mr. Rhodes: Yeah, it looks a little different. Are you able to summarize that or is that...?

Mr. Zuraf: No, not without looking into it.

Mr. Rhodes: Okay. I just... I hadn't seen those numbers to the far right before and so I was just trying to figure out what this was representing. I didn't quite understand it. When I was rereading it, it kind of stood out to me.

Mr. Apicella: Are these sort of actual impact kinds of costs versus proposed proffer contributions?

Mr. Harvey: Mr. Chairman, that is correct. As Mr. Rhodes pointed out, when we were looking at proffer guidelines the last several years, there was discussion about the transportation methodology and how to calculate it. This table uses an old methodology; it doesn't match the current impact fees, so that number would be drastically changed.

Mr. Rhodes: Right, right, right.

Mr. Harvey: Also, this doesn't account for credits and other things that were discussed with the proffer guidelines previously. This is just an estimation of costs.

Mr. Rhodes: But, is it... I don't want to oversimplify too much, but is it somewhat or fairly similar -- I'm going from the old proffer guideline methodology that we used. In the most recent version that we recommended, which was full cost and then you could have made adjustments for credits, and we talked about the pros and cons of that. So if I took out transportation which we did in the last version because we had the new countywide 20- or whatever the heck that was, if I took that out then are the rest of these somewhat similar to what those numbers would have been?

Mr. Harvey: Yes (inaudible).

Mr. Rhodes: Fairly similar methodology?

Mr. Harvey: We would look at it per capita or per dwelling unit basis and get to a per dwelling unit number.

Mr. Rhodes: Okay. The others were kind of around there. Transportation was odd but I just was wondering if that's what this was representing or (inaudible). Okay, thank you Mr. Chairman.

Mr. Apicella: Thank you Mr. Rhodes. Anyone else? Okay, seeing no one else, I'll now open up the public hearing on this matter. This is an opportunity for the public to comment on this item. Please direct your comments to the Planning Commission as a whole, not to any specific member. You have 3 minutes to speak. Please state your name and address when the green light comes on. The yellow light indicates you have 1 minute left. And the red light means you need to quickly wrap up your comments. So, if anyone would like to come forward, please do so now.

Mr. Crisp: Good evening ladies and gentlemen of the Planning Commission. My name is Harry Crisp. First I would like to thank you for your public service. I know that what you do is not easy; it's very demanding and you don't get many thanks for it either. I do particularly appreciate the effort you have

put into preparing this draft update to the Comprehensive Plan. I participated in one of the public input sessions that provided the citizens an opportunity to indicate those areas in the County where residential and commercial growth should be targeted. I think the draft update to the Comp Plan does generally incorporate the public input into the areas designated for growth, as indicated by Figure 3-6, the proposed Future Land Use Map. It is particularly important also to note those areas in the County where the draft new Comp Plan indicates high density development is not desirable or intended. In that regard, I am very pleased to see that the southern boundary of the Urban Services Area is proposed to be set at Forest Lane Road. The land east of Forest Lane Road is predominantly rural and agricultural. Much of it has been continuously farmed since early Colonial times. In particular, Sherwood Forest Farm, just east of Forest Lane Road, has a very rich Native American, Colonial, and Civil War history. It is part of an original 1,600-acre land grant made in 1667 to Mary Ball Washington's grandfather, William Ball. George Washington, for many years, managed and paid the taxes on the 400 acres that his mother inherited from her father. Mary Ball Washington's half-brother, Joseph Ball, also owned 400 acres there. Interesting to note that he was a major influence in convincing George not to join the Royal Navy when he was a young man; how different history might have been. Burgess Ball, Mary Ball Washington's cousin, owned the remaining 800 acres. He was quite a patriot himself. He raised a regiment and fought in the Revolutionary War. He was at Valley Forge. So you can see that the Ball family, including George, and this tract of land has had a great impact on forging our country's existence. The land east of Forest Lane Road should never come under intense high-density development for a number of reasons besides the historical legacy. Such development would require a very significant investment in infrastructure and services, including schools, roads, water and sewer, and public safety. It would totally destroy the rural characteristic of this part of the County. Setting the USA boundary at Forest Lane Road would help ensure that this does not happen. Thank you very much.

Mr. Apicella: Thank you sir. Anyone else?

Ms. Clifton: Good evening. My name is Irma Clifton. I'm here today to address the possible encroachment of water and sewer lines that could permit commercial and residential development in the area of Sherwood Manor in south Stafford County, and could have resulted from this recently proposed Comprehensive Plan change. Stafford County has a rich historical and cultural history. And if the citizens do not rise up to protect those resources, who will? There are numerous sites and structures in Stafford County that belong on the State and National Register of Historic Places, and cry out to be nominated. Although listing would provide limited protection, it would at the least bring attention to these historic resources and open a dialogue when Plan changes such as this one are proposed, and would help ensure a proper setting so that these sites can remain in context. In the future when plans for changes are submitted, please take into consideration what effect these changes could have on our threatened and endangered cultural and historic resources. We are the ones who can ensure that our history and culture is preserved to be studied and interpreted in future generations. Also, while I'm at it, I would like to encourage members of the Planning Commission to think about supporting funding for a full-time Historic Preservation Planner to become part of the Planning and Zoning staff. There are many other jurisdictions in the Commonwealth with not nearly the history that Stafford County possesses that have a full-time staff person assigned to oversee and protect potential and actual historic sites. Thank you very much.

Mr. Apicella: Thank you.

Ms. Henderson: I have a hand-out; I don't know if I can give that to you or in what way. My name is Sue Henderson. Thank you very much for having this public hearing and for your service; we greatly appreciate it. I come here today in support of maintaining the Urban Service Area at Forest Lane Road to protect everything east of there, including the Sherwood Forest property. I specifically call your attention

to a very newly placed, as of yesterday and I've passed out the marker, the Virginia State Department of Historic Resources approved this marker in 2013 as part of their Civil War Sesquicentennial series and was therefore designed to focus on Sherwood Forest Civil War History. DHR initiated this, wrote the text, used grant funds to manufacture it and install it, and they notified the County about it. County staff did not know it had been placed when I contacted them yesterday... well, it was put up yesterday. Sherwood Forest -- this is the text -- Sherwood Forest, also known as the Fitzhugh House, was built just northeast of here on the first half of the 19<sup>th</sup> century. During the Civil War, Union forces used the property as a communication center and observation post, most notably in April through May, 1863. From here the aeronautical corps launched balloons to monitor Confederate movement south of the Rappahannock River. When the Union Army of the Potomac's First Corps advanced across the Rappahannock on 29 April 1863 during the Chancellorsville Campaign, Sherwood Forest served as a staging ground and the property became a hospital for wounded Union soldiers. I point this out to you because I believe it's a recognition that the State has also recognized the value of that property and maintaining it as a Historic Resource and I appreciate that your Plan includes that protection as it goes along. Thank you very much.

Mr. Apicella: Thank you. Anyone else?

Ms. Warren: Good evening. My name is Margaret Warren. I'm speaking here today in support of having the Urban Service Area boundary set at Forest Lane Road. Our home is just off State Road 3 and is only a couple miles from the Sherwood Forest property. When we decided to move to this area some 11 years ago from Arlington, Virginia, the urban nature... the rural nature of the area was one of the primary reasons we selected the home that we did. We believe that any zoning and policies that would alter the rural characteristic of this part of the County should not be allowed. Furthermore, the historical significance of the area, with its ties to American Indian, Colonial, and Civil War history, should be considered and preserved as other speakers have addressed. A multi-use high density development in Sherwood Forest would negatively impact the quality of life for those of us who are living in southern Stafford County. We definitely are not interested in the significant capital investments that would need to be made, sewers, schools, public safety, road improvements, that would need to support any proposed development of this area. Please vote to have the border set at Forest Lane Road. And thank you for the opportunity to address this Commission meeting.

Mr. Apicella: Thank you.

Ms. Calender: Good evening. I'm Alane Calender. And I want to congratulate you on getting to the point of holding this public hearing on your Comp Plan revision. I know how hard you've been working on it. There are a couple of things I'd like to mention right off. You should indicate all historic sites on your Land Use Maps and regulations should require buffers around them. That would send a strong message to builders and developers that we value our history. In fact, it's our unique Native American, Colonial, and Civil War history that makes Stafford stand out as a place worth visiting. Building another characterless suburban community leaves Stafford in the same boat as all other characterless suburban communities. I particularly want to mention to you again that Old Falmouth should be preserved as the quaint village it once was. I don't think Business zoning is what we need there. Also, it glaringly stood out to me that the County, in its online report, stated that the Transportation Plan provides the latest data on carpools, vanpools, park and ride lots, and commuter rail usage, but there's no mention of bus transportation. The lack of mention of bus transportation just reinforces my observation that the leadership of this County does not understand its importance. In reading the background for the Comp Plan revision, I noted that the Plan is supposed to address cultural and natural resources. Those two items are most important to me. I want to be sure we value and protect our land and water bodies and that we preserve our history. I'm glad that the current Plan protects the eastern part of Route 1 from massive

development. We are told that policies typically identify what the community's vision is for anticipated growth. Well, I remember the 20/20 report, Valued Open Space and Maintenance of Rural Character. In 2016, that is still important to me. Let's make sure you don't have to travel far in Stafford to see beautiful trees and meadows. We can control our own destiny. If we want less than the projected population in order to protect our quality of life, we should do what we have to do. One last note: I think we need to refrain from planning for too much commercial space. We should carefully consider what types of businesses are actually needed and desired. We don't need any more empty storefronts. Thank you.

Mr. Apicella: Thank you. Is there anyone else who would like to speak, please come forward.

Ms. Reed: Good evening. My name is Becky Reed. Thank you very much for your work. I know it takes a long, long time and sometimes it seems it's going to never end. Please set the southern boundary of the Urban Services Area at Forest Lane Road. This area of Stafford County is rural and beautiful. There are few areas like it left in the County and few have the history that this area does. We have sections of the County that are suitable for high-intensity development, but this area is not one of them. Please protect our history and our agricultural land. Thank you.

Mr. Apicella: Thank you.

Mrs. Carlone: Still Ruth Carlone. I'm going to very quickly go through this. On page 3-131, Business and Industry area should also include hours of operation. Under agricultural and rural areas, second bullet on page 3-131, same page, should read greater than 25% resource protected areas; it has 35. Two other locations it says 25. I just went through 149 pages of this document so I'm trying to hurry as quick. Cluster development should be encouraged no way in heck -- at least I said heck -- cluster subdivisions should be discouraged outside of... I'm sorry, I've changed this a couple of times. Let me go onto another one. Still under cluster, on page 2-6, it goes into minimum side yard setback on clusters. It should read, first paragraph, first bullet rather, setbacks for each residential lot should be at least 10 feet apart and a fire suppression should be provided with each dwelling. We have no water lines. We have no hydrants. According to Utilities, it'll be at least 5 or 6 years that they could get lines out to us. There's... we're completely lost in case of a fire. We did have a ground one that they finally got a tank truck out. Okay. Sorry. I was running through this real quick. Okay, on page 2-5, 1.2.9, my question is, how? When you read that you'll know what I mean. We need desperately to have a groundwater aquifer study. The last one was in about 2005. It was never used. It was wasted effort, wasted dollars. But at least there's a basis to do a comparison. We need it desperately to see where we are. Right now three neighbors were having brown water and, you know, hey, we don't want to have to lower our pump again. It's dropping -- all of our levels are. And three homes down the road had to go to 600 and something feet, two new homes and one had to go to 1,800 and only has three-quarters of a gallon flow. I have a question about 1.6.5 on 2.8; that's questionable about the cluster... oh, times up. Okay, I'll send these to you in writing because I have a lot more. Okay, thank you.

Mr. Apicella: Thank you. Is there anyone else?

Mrs. Crisp: Good evening ladies and gentlemen of the Planning Commission. My name is Bobbi Barrett Crisp. I live on the farm that I grew up in the George Washington District of Kings Highway, about two miles east of this Forest Lane Road. For more, and right many more, than 60 years I have enjoyed the rural characteristics of this part of the County. We who live there love the open fields and the beautiful forest lands. We also greatly appreciate and treasure the historical legacy of this land. The Ball family connection to Sherwood Forest, especially Mary Ball Washington and her son George, is especially noteworthy. This parcel was part of a 1,600-acre tract granted to Mary Ball Washington's grandfather. It remained in the hands of the Ball family until 1860. During the Civil War, Union Army troops were

posted at Sherwood on the alert for General Stonewall Jackson's army across the Rappahannock River. In recent years, large lot subdivisions have begun to encroach on some of these lands. However, the area still remains largely agricultural. It would be an abomination for the beautiful part of this County to be subjected to high-density development. I'm very happy to see the proposed update to the Comprehensive Plan sets the southern boundary of this Urban Service Area at Forest Lane Road. This will help assure that the land east of this boundary will remain largely rural in character. And thank you all for your service.

Mr. Apicella: Thank you.

Mr. Payne: Mr. Chairman, other members of the Planning Commission, my name is Charlie Payne with the law firm Hirschler Fleischer. Also, just for the record, born and raised in Falmouth Bottom. So I was happy to hear that Falmouth is well represented here tonight. But I won't speak about Falmouth this afternoon, or this evening. I want to first thank you for your commitment and your efforts in this process. As someone stated earlier, this is not easy. And also staff, they carry a lot of the water as well. I want to thank them for this process. We represent two of the larger property owners in Stafford County, including Walton, which owns the Sherwood site which is about 1,200 acres, and also Augustine South Associates, which owns what is today the George Washington Village UDA and that's about 1,200 acres. I just want to cover just a few issues from a macro prospective and not drill into any specific project that do give us concern regarding this draft Comprehensive Plan. One, I applaud you in focusing on economic development perspective, but we do have some concerns and issues we think we should bring to your attention. Those areas include the shrinkage, if you will, the shrinking of the USA off Route 3, the shrinking of the George Washington Village Area, the lack of mixed uses south of Accokeek Creek, and then comments regarding the Overlay District. I'm sorry, the Airport Overlay District. Very quickly, in regards to the Sherwood site and to the Route 3 site, obviously we would encourage you to keep the USA in its current location. This area does have, as you know, water... 12-inch water line and also an 8-inch main force sewer line at this location. They also have parcels there that are zoned industrial. It's also part of the County's eastern gateway, if you will, or gateway into the County from the eastern part of our County off Route 3. We have competitors just down the road to the east. We're very aggressive in attracting industry, including energy industry, to their location and on the same side of Route 3 that Sherwood is located. Shrinking, in my opinion, of the USA in this particular area harms the County from an economic development perspective; it makes it less competitive. I like the idea of concentrating businesses in certain areas, but the more flexible you are in location of businesses throughout your County, the more competitive you can be. The County, as you probably know, does not have an audited shovel-ready site which would help attract national businesses to... and investors to the County, and this location could be one of those. And also let's not forget, this is along the Route 3 corridor, a major road artery that can be expanded to 6 lanes. And if an investor is looking to avoid the congestion zones of I-95, this is a great location to go east, west, or south from our area. Shrinking of the George Washington Village UDA could have a comparative impact on the County, including the need for concentrating businesses and residents in one location. Also, let's not forget that private investors do contribute significantly to the infrastructure investment in our County, including roads, water and sewer. I know I'm running out of time, Mr. Chairman. I'll be real quick in finishing up. And, as you guys have passed under COM15150549 encouraging mixed uses south of Accokeek Creek, I'd encourage you to do that. With this Comprehensive Plan it will ensure two things: one, that infrastructure will be paid by the private sector including the extension of Mine Road, and public utilities and private utilities will be brought to that location, which will help your Central Stafford Business Area. Airport Overlay, real quick, Mr. Chairman -- I apologize for being over -- we believe is overly broad and we would encourage you to continue to analyze that including from an economic development perspective. Thank you Mr. Chairman.

Mr. Apicella: Thank you. Is there anyone else who would like to speak?

Mr. Crown: Good evening ladies and gentlemen of the Planning Commission. For the record, my name is Kevin Crown; I'm with Walton Development and Management, and I represent Walton Virginia, LLC who are the owners of the Sherwood property. Before I begin my comments, let me join the chorus of accolades to you all for your hard work, as well as that of the staff. It is a very difficult job and we certainly appreciate your hard work involved with it. Certainly, your efforts are being recognized tonight with a lot of the comments that have been made. Without being redundant and reflecting what Mr. Payne has already said, we would urge you to keep the Urban Services boundary in the Kings Highway area where it is currently located, as well as the underlying future land use designation. We agree that we think that this offers a lot of opportunity to the County for economic development activities given the fact that there's already a 4-lane divided roadway there, as well as current water and sewer infrastructure that's nearby. On another note, I'd like to talk about the historical aspects of the property. I don't need to go through again what's already correctly been mentioned this evening about the history of the property. It was in fact a land grant from the King back in the 1600's to Mary Ball's grandfather. And it witnessed a lot of Civil War activity, a hospital on the property, as well as a large dairy farm operation that John Lee Pratt help put together back in the early 1920's. Our firm recognizes the historical value of this property and, in fact, has spent the last several years developing plans to incorporate that very area of the property into our overall development plans and incorporate for future use those historic assets that are on the property. We spent a fair amount of money actually on studies, on cultural resource studies. We've had a study done on the stabilization of the 1840's manor house and its companion brick kitchen and exterior slave quarter that's on the property. We have spent over \$200,000 stabilizing those two structures from further deterioration with the hopes that we can incorporate those and ultimately restore them to adaptive reuse for future generations here in the County. I would also point out that we have also, over the last 2 years, worked very closely with the Historic Preservation Department at the University of Mary Washington helping to sponsor their summer field school in archaeology. Last year they had a very good turnout of about 15 students or so. It's a new program that I think the University's trying to implement within that department. And they uncovered quite a few artifacts in and around the area of the house. We, again, this year happily sponsored that same event and we hope to continue that relationship moving forward. I would also be remiss if I didn't point out that last week our firm received one of the four Historic Preservation Annual Awards for our efforts on the stabilization efforts out at Sherwood. And of course we're very humbled and honored to have received that award. Moving forward, we would like to impress upon you keeping this this way. A by-right development pattern I don't think is going to preserve and restore those historic assets that not only the community in Stafford County out in the George Washington Village Area finds very, very unique. Certainly we do as well and we would hope that you would leave the door open for the opportunity for that to occur. I want to thank you for your time and your commitment, and thank you very much.

Mr. Apicella: Thank you. Is there anyone else who would like to speak?

Mr. White: Good evening Planning Commission. Thank you for your hard work. My name's John White. I was born in the George Washington District. My family's been there for over 150 years. In fact, my great-grandfather saw the body of John Wilkes Booth as it was transported from Caroline County back to Washington, D.C. I commend you for setting the Urban Utilities District at Forest Lane. But what I'm wondering right now is what would stop someone from the Sherwood Forest Farm or from the Springfields Farm, which is at the corner of Caisson Road and Forest Lane, there's a large area, from tying into it if it's at Forest Lane? I don't think that... I don't know what limits that will stop that. We would like to see the area to remain as agriculture. We worked that... I can tell you all kinds of stories about my family and what they have done there, and how long they've been there. Just one I will tell you. Back in 1865, some of my distant cousins were... two ladies were raped by Union soldiers. And the

Union soldiers were convicted. It was probably the first time that a white man had been convicted in the south for raping a black woman. Even though they were convicted, subsequently Abraham Lincoln pardoned them. But, I just want you to know that we've been there, we like it being agriculture, and we'd like to keep it that way. Thank you.

Mr. Apicella: Thank you sir. Anyone else?

Mr. Weingast: Good evening, my name is Shawn Weingast and I really want to thank you for this opportunity to speak. I'm with Best Industries and we own the Renaissance Faire site which is about 162 acres. It's separate and distinct from the Sherwood site. Again, as we discussed here, it has a 4-lane divided highway; it has two crossovers. The County spent millions of dollars bringing water lines to the property for the Renaissance Faire site. We've spent another million or so bringing a sewer line to the site after the Renaissance Faire has left in order to bring in an industrial park there. The reason why we did that is obviously this was an area of M-2 zoning; it's one of the very few in the County and it's a valuable gem. And if you look at the M-2 zoning, it is for a place that has good sewer, water, and roadway infrastructure to that site. And the plan at the time, and still does today, make sense. Also, what has not been talked about here tonight is another valuable asset of that area, is the river line. As we know that this is the area closest to Dahlgren and, as we speak now, the Virginia Department of Rail and Public Transportation is doing a study on improving that railroad line for greater transportation and industrial needs. So, I'm a little confused here when we're talking about a part of the County which is the closest to 301, the closest to Dahlgren, has 4-way highway that could be a 6-way highway, and we have a 162-acre site with all the infrastructures. You know, most recently this site was a finalist for the Aldi distribution warehouse. If you talk to our friends here at Economic Development, this is one of six sites as being shown for a data farm site, and it's also one of four sites being used for distribution. We unfortunately lost that opportunity because of our friends down in Spotsylvania County give greater incentives to move the site there. So, I'm just kind of curious and confused why the County would want to disincentivize, if that's a word, this location? Because by taking this out of the Urban Services District and by changing it, there's a question whether in the future that this might be part of a comprehensive rezoning. There is a question whether we have the ability to have future sewer and water taps on the property. There's also question whether there's going to need to be a Comprehensive Plan amendment to any work that's being done here. This County is more than I-95. We have a lot of other assets than I-95. And I really don't believe that we should lose this economic opportunity here. As I already wrote the Commission, I support the existing Plan. I support the infrastructure that you've already invested. I mean, we already have the sewer, water, and rail there. I'm not asking for any extensions. I'm not asking for any new capital investment which was talked about here today. I would also welcome, given that my time's expiring, any opportunity again to work with the Commission and staff to protect the value of the existing infrastructure here, and to protect this valuable opportunity that this County needs.

Mr. Apicella: Thank you sir. Anyone else would like to speak?

Mr. Hornung: Good evening Mr. Chairman and Commissioners. My name is Phil Hornung. I wanted to also compliment you on the hard work that you have done in putting this draft Plan together. I think it's an excellent plan and it's going to serve the County well. In his Director of Planning and Zoning's May 25, 2016 memorandum to you, Mr. Jeff Harvey stated that "a Comprehensive Plan is arguably the single most important document in a locality besides the County code." According to Go Virginia, which is an initiative put forth by the House, Senate, and the Governor, suggesting how they're going to fund economic development projects and support those around the Commonwealth with certain criteria, the Governor reports that Virginia ranks, sadly, 48<sup>th</sup> out of 50 states in business growth. It appears that Stafford's business growth has not fared all that much better since 2008 according to the chart on page 26 of the Stafford County Economic Development Strategic Plan. While the great recession and

sequestration have taken a terrible toll on the Commonwealth, our economy is improving. Arguably, a locality's Comprehensive Plan is one of the first documents a prospective business or industry will review in its search for a new location or expansion. The three Central Stafford Planning Areas you and your citizen group have created are absolutely remarkable. Could you put that...?

Mr. Harvey: Computer please.

Mr. Hornung: Pardon some of... I pasted this together, pardon me. Okay. I would like to direct your attention to the Central Stafford Business community map depicting your Central Stafford Business Planning Area, the Courthouse Planning Area, and the West Claiborne Run Planning Area. If you examine closely, each of their unique features are addressed. I've juxtaposed them here for you for a purpose, although the maps are in different scale so I couldn't put them together all in one. Look what happens when they are juxtaposed as I have put them here in a rough form. Here, the whole is greater than some of its parts. Few business communities are able to provide a place where there employees can work, play, shop, access higher education, medical service, etcetera, within minutes of their residences. What you have provided us in a once in a lifetime opportunity is to create a Central Stafford Business community with such opportunities if these planning areas are integrated together for economic development purposes. Not that they're dismantled, but the conceivable whole. If you look at that, there's probably no place in the Commonwealth or on the east coast that provides that type of living and working opportunity anywhere. And that's what I hope that this plan will add something to address. In conclusion, somewhere in the Comp Plan this unique business community needs to be highlighted in a prominent location for prospective businesses and industry leaders to see what Central Stafford can offer them. I can go on for much more detail as you are aware, but my time has ended. But I really think that we need to add something like that to bring that together so that people see it's not just the Courthouse, it's not just the Business Area, or Claiborne Run. But the whole thing as a cohesive whole creates a huge and remarkable opportunity for our future. Thank you so very much and for all of your efforts.

Mr. Apicella: Thank you sir.

Mr. Hornung: I have an outline here if you'd like it.

Mr. Apicella: Okay, last call. Would anyone else like to speak? Okay, seeing no one else, I'm going to close the public hearing and bring it back to the Commission. But before I do, I'm going to ask Mr. Zuraf if there's anything that came up that you feel like you might want to respond to? Any technical issues? No? Okay. What is the will of the Commission?

Mr. Coen: Mr. Chairman, if I may, I'd like to move that we accept... I think we have to do this, accept the new language on the water and sewer policies. I believe staff proposed it but we technically have to approve to actually put it in the Plan, am I correct Mr. Harvey? Yeah...

Mr. Rhodes: Second.

Mr. Coen: ... so I would make a motion that we accept that.

Mr. Apicella: Okay, so it's the language that's on page 10 and 11 of the staff report, am I correct? Mr. Harvey? Okay.

Mr. Harvey: That is correct Mr. Chairman.

Mr. Apicella: Okay, there's been a motion that's been seconded to adopt the language that's been provided or recommended by staff on pages 10 and 11 of the staff report. Any further comments Mr. Coen?

Mr. Coen: Just very quickly. As we saw two weeks ago, sometimes the language was a little vague and it would be helpful to make it a little bit more clear to help everyone in their deliberations. And I think staff did an excellent job in trying to put that together to make it clearer for the land owners and for the public and for everyone.

Mr. Apicella: Thank you Mr. Coen. Mr. Rhodes?

Mr. Rhodes: Nothing further.

Mr. Apicella: Anyone else? Okay, all those in favor of the motion signify by saying aye.

Mr. Rhodes: Aye.

Mrs. Bailey: Aye.

Mr. Coen: Aye.

Mr. English: Aye.

Mr. Boswell: Aye.

Mrs. Vanuch: Aye.

Mr. Apicella: Aye. Opposed? The motion passes 7-0.

Mr. Coen: Okay, Mr. Chairman, I would like to make a motion to take the parcel that's on Route 3 that's zoned for mining and change it to A-1, so that way it's in sync with our concept of conservation easements being on agricultural land.

Mr. Apicella: To check, is that permissible Ms. McClendon, Mr. Harvey?

Mr. Harvey: Mr. Chairman, I believe that is permissible. It is reducing the intensity of the land use that would be ultimately on that property. Staff would consider mining a more intensive use than agriculture.

Mr. Apicella: Okay, is there a second?

Mr. English: Second.

Mr. Apicella: Alright. Could you just repeat that motion one more time?

Mr. Coen: Yes, and I'm not sure if Mr. Zuraf has the actual tax map parcel, but there is along Route 3 an area that's zoned currently for mining that has a conservation easement on it. And my motion is to make it... put it under A-1.

Mr. Rhodes: Is that the property west of the (inaudible)?

Mr. Harvey: May we have the computer please?

Mr. Rhodes: Yeah, between Michael Scott Lane and Duff McDuff Green Memorial Park.

Mrs. Vanuch: It's 146 acres.

Mr. Zuraf: It's below the hand there on the screen.

Mr. Apicella: Below the hand?

Mr. Zuraf: Yeah, below the hand.

Mr. Apicella: I think we get the idea.

Mr. Rhodes: Right where the 3 is.

Mr. Zuraf: Actually probably in that lighter shaded area. Within that planning area there's a more detailed land use concept map. It designates that area as mining and that's where that would be.

Mr. Coen: Right. And Mr. Chairman, if I may, it would be logical that if the owner has put a conservation easement on the property, they don't intend to mine it because you can't generally do if... I'm sure I'll be corrected on this... but if you do a conservation easement, usually mining is not one of the permissible things that you're allowed to do in it. So they've already committed to leaving it in a more agricultural state and it just makes sense to have it match up.

Mr. Apicella: Okay, so there's a motion to designate the identified property from mining to agricultural; it's been motioned by Mr. Coen, seconded by Mr. English. Any further comments Mr. Coen?

Mr. Coen: No sir.

Mr. Apicella: Any further comments Mr. English? Anyone else? Okay, all those in favor of the motion signify by saying aye.

Mr. Rhodes: Aye.

Mrs. Bailey: Aye.

Mr. Coen: Aye.

Mr. English: Aye.

Mr. Boswell: Aye.

Mrs. Vanuch: Aye.

Mr. Apicella: Aye. Opposed? The motion carries 7-0. Mr. Coen.

Mr. Coen: I do have a question. Mrs. Carlone raised different items and some of them were relating to, for example, if memory serves me and my notes serve me, 3-131 about the agricultural... something not being matching in other areas. Is that something that staff can adjust or is that something that we need to halt everything go... if there are idiosyncrasies; sort of like the one that we forwarded over earlier about

there being something about the map or that a month ago I think Mr. Rhodes and Mr. Apicella found things that weren't in sync.

Mr. Harvey: Well, Mr. Chairman, Mr. Coen, we apologize if there are some typos or inconsistencies still left in the document. Those type of clerical changes normally are things that we can correct as a matter of course. So if they're brought to our attention, we can adjust those.

Mr. Coen: Thank you sir.

Mr. Apicella: Anything else Mr. Coen?

Mr. Coen: No sir.

Mr. Apicella: Okay, one thing that did come up that I thought was interesting, as a recommendation -- maybe it's in the Plan and it's fairly lengthy so I might have forgotten it -- was the identification of historical resources in a particular map or inventory. Is that something... I'm not suggesting we do it now, but is that something that the...?

Mr. Zuraf: Yeah, the suggestion was to actually have it on the land use plan map. We don't have it on the land use plan map; but we do have, in Chapter 6, we have mapping of cultural resource inventories. So it's provided there if, you know, if we felt if we started adding all the different layers onto the land use map it would be quite overwhelming and busy. But we do have it within the Plan.

Mr. Apicella: Yeah, I thought we did, I just wanted to make sure. Any other questions, comments?

Mr. Rhodes: Yes, Mr. Chairman?

Mr. Apicella: Mr. Rhodes?

Mr. Rhodes: I just wanted to pose the question; one of the last speakers was talking about the property where the Renaissance property used to be and now it's Best. Now that they've brought sewer out there and water, would the changing of the USA preclude them from connecting? I just wanted to understand that.

Mr. Apicella: Mr. Harvey?

Mr. Harvey: Mr. Chairman and Mr. Rhodes, the state code stipulates that the only public infrastructure that's allowed to be constructed in the County are things that are identified in the Comprehensive Plan and/or as part of a zoning approval by the Board of Supervisors or part of a subdivision plan that's approved by the Planning Commission or administratively. In the case of the situation where there's an existing waterline or sewer line, there are certain County Code requirements that if you're within 300 feet you may be required to connect. However, that may have some limitations as far as the further extension of ultimate public sewer and water lines. So it may be that properties are allowed to connect for specific uses, but extending the lines further into a broader network may require additional review by the Planning Commission.

Mr. Rhodes: I was curious from the perspective of almost a grandfathering, if you will. It was built and extended out there during the time that it was a USA, so I wasn't sure what the ramifications... or implications would be.

Mr. Apicella: Mr. Coen.

Mr. Coen: And Mr. Harvey, is it my understanding, and I've spoken to a couple Supervisors and whatnot on this, that I mean they already have the lines out there. So that were they to come in with something that is equatable to those lines, it's almost that they could tie in because it's there. And if they wanted to do something larger, they would just... I think if your language was correct, they would just go to the Supervisors with a proposal and the Supervisors would then either move it along to us or act upon it. I mean, it doesn't preclude anybody from doing anything, it's just it might add a little bit more communication with the Supervisors.

Mr. Apicella: Can I add to that? If I understand our process, the County's process, if someone had a particular proposal and they wanted to extend water and sewer as part of that proposal, they could propose a Comp Plan amendment in conjunction with a rezoning if that were required, as a way to get something changed.

Mr. Rhodes: Well, if it's already zoned, it would be a Comp Plan Compliance Review, wouldn't it?

Mr. Apicella: I don't know if it would be a Comp Plan Compliance Review.

Mr. Harvey: Mr. Chairman, as you mentioned, if someone's proposing a project that's not pursuant to the current zoning, that is an option for that property owner to propose a Comprehensive Plan amendment which could designate a different land use for the property, as well as put it in the Urban Services Area or some other designation. In the case of existing zoning, it may require a Comprehensive Plan Compliance Review to extend sewer and water lines in an expanded network, because those are not features shown on the Comprehensive Plan. As the current draft shows, that's an area where we don't anticipate extending those utilities.

Mr. Apicella: Okay, thank you. Again, is there any particular direction the Commission would like to go through tonight?

Mr. Coen: Seeing none, I would like to move for approval for R16-176, which basically would be to approve this Plan with the amendments that we voted on tonight to go to the Board of Supervisors.

Mrs. Vanuch: I'll second.

Mr. Apicella: Okay, there's been a motion to approve the revised Comp Plan pursuant to the Ordinance, and it's been seconded by Mrs. Vanuch. Any further comments Mr. Coen?

Mr. Coen: Yes, if I could... and several -- because that's what I do. First of all, on the Comp Plan in general, first let me praise staff for their excellent work. In particular, Mr. Zuraf, who has been shouldering a lot of this particularly and has done a tremendous job on this. This has been a long process. Also, let me praise the members of our official subcommittee, Mrs. Bailey, Mrs. Vanuch, and then prior to that Mr. Gibbons, for their work on this, as well as we had an interesting process where we had at our subcommittee we kept it that other members could come and we tried to do things by consensus. And I believe every member of the Commission came at least to one meeting to give input so that, as we moved forward, it was not just a handful of people; it was a strong consensus document. It is really impressive what we have done on this. We have eliminated the UDAs with all those wonderful State requirements and (inaudible); however, by switching to TGAs, what we have done is make it clear to people that we want growth in certain areas and we want to preserve the rural character of our County, which, as we've seen, is something that the public is very strong in their support of. Also, by doing the TGAs, it allows us to continue to receive money from the State under House Bill 2 for transportation. So,

it's a win-win. We preserve our rural area but we still qualify under what the State requires. The adjustments to the USAs are sound; we received a couple of those from the Supervisors. Let me just... and since it was a large statement by the public tonight... say that the moving of the USA over to Forest Lane makes a great deal of sense. We had public information sessions as Mrs. Vanuch pointed out a month ago because she attended both of them. People on the maps, in verbal comments, in written comments, in emails, and then again tonight, came out to say that they believe that the line should be at Forest Lane. And so if we're going to ask for public input, it's good to respect their input. The Board of Supervisors indicated that they wanted the line at Forest Lane. So, at their work session they said that they came back to us. This committee and the subcommittee voted for having the line at Forest Lane. Historically, there was a lot said about this parcel. I'll just say that as someone who is a descendent of someone who responded to the call at Lexington and Concord, and then went to serve under Washington at Dorchester Heights when he drove the British out of Boston, I have a strong affinity and my family has a strong affinity to Mr. Washington in preserving his heritage and this land is rather special. Protecting our agricultural nature is really good and I think we need to do that as well. The argument that it being on a four-lane road, well, if we use that argument then we would have extended the USA all the way out to the King George Line and then all along 17 out to Fauquier. But we didn't do that. And, in fact, this was made, if staff will let me know and I'm sure they'll let me know if I'm incorrect, but this was made a four-lane road in 1979-1980. And it's hard to believe that 36 years ago the Commonwealth of Virginia was thinking that we should widen this road so that it can be in the USA. As far as this being, you know, a gateway for retail and etcetera, it has been in our USA since 1998, so nearly 20 years, and we have not had a major proposal brought forward to us for it to be used in this way. And in fact, not too far down the road from this, you have a shopping plaza which had a Food Lion and a Rite Aid in it which closed in October and has nothing in it. And then farther along in Chatham, Lifestyles Furniture left a retail mall and doesn't have anything in that either. So, there are plenty of opportunities in this gateway for us to have retail or commercial. And then lastly, with the Renaissance property, with the water and sewer already there, should somebody come in with a proposal it already has the water and sewer; there is a strong case that we made should they come in with a specific plan. Going back to the Comp Plan as a whole, the Airport Overlay which was another great work by staff along with our subcommittee of Mr. Apicella and Mr. English, continuing alphabetical behavior, is terrific. It lets the landowners, it lets people who want to come into the area to develop, it lets our airport know what is going on, and it brings us in sync with many other communities across the country in having something like this. And by us doing it the way we did, we have listened to the Board of Supervisors. There has been a concern about what growth numbers we use and I know there's some division here. But I was very heartened in the fact that Mr. Zuraf, I believe it was a month ago, said that now FAMPO is looking at the Zuraf method for doing calculations of growth. And we may be the driving force at looking at the new way of looking at growth in this area. We listened to a member of our public, Mr. Hornung, with his idea of a Business District. We took his advice. We talked to other entities and we tweaked it and made it into something that really give Stafford County an opportunity to create jobs that people don't have to go up and down 95 or ride trains to get to DC for. It also could diversify our tax base. So it gives an opportunity not just for this Comp Plan, but many, many Comp Plans to come. Lastly, the one element and it was touched on by Mr. Zuraf tonight, but we talked about in the language was adequate public facilities. And so the idea that we touch into the CIP, we touch into what we actually can afford to build to handle our growth and take that into consideration in our Comp Plan; all issues that people up on this body and people out in the public have raised for many years. So I think this document may well need tweaks, but the Comp Plan always gets tweaks, as we saw two weeks ago. But it is ready to go to the Board of Supervisors and it is ready to move forward and I'm very proud of the work that we have done.

Mr. Apicella: Thank you Mr. Coen. Mrs. Vanuch?

Mrs. Vanuch: I don't know what I could possibly add to that, but I'm going to try to just make a couple of points. First, I'd like to thank the staff. I think many of you guys know I'm new to the Planning

Commission this year and I've been able to participate in a lot of the public meetings and in coordinating with the staff, the Chairman, Vice-Chairman, on the Comprehensive Plan, so first I'd like to thank the staff and also my fellow Planning Commission members and the subcommittee members. I also really want to thank the public because in attending the public meetings, I was able to get a very good grasp of what was important to the constituents in Stafford County. And we're here to represent each and every one of you. And I think your engagement, even in your talks tonight, it was very, very impactful on some of the decisions that were made. I share the sentiments of protecting the rural properties of some of these A-1 agricultural areas. I grew up in Stafford County. I was born here. And it's changed a lot. But I think that if we look at the Comprehensive Plan, we put the growth in the appropriate TGAs and in the appropriate places, we can still also protect some of the agricultural areas that, you know, people who farm and people who ride horses, which I do, you know, have the ability to still do that in the area. I also want to personally thank Mr. Hornung. I think he was at every single public meeting that we held, almost every meeting that we had on a Saturday. I kind of joke that we should have probably named the Airport Business Planning Area to Hornung Business Planning Area; maybe one day that'll happen. But those are my comments and I thank you guys so much for coming out tonight.

Mr. Apicella: Thank you Mrs. Vanuch. Anyone else? Mr. Rhodes?

Mr. Rhodes: Well, I've kind of been the annoying one here so, I have to raise I continue to try and get comfortable with the fundamental underlying tenant which is the growth projections. It is probably the most important document. It sets the construct in plan from the bases of this document. We then try and determine the best way to absorb to have the least implications on the County. I have yet to get myself resolved and comfortable with the fact that we have never had a 20-year period where we've not had... the smallest amount of growth in any 20-year has been 108%. The FAMPO projections were about 70%, and we are now adopting a plan that will plan for about 40% growth in that 20-year period. And that just... I can't get over the challenge inside on that construct. Because we are then developing Targeted Growth Areas which I strongly believe in, a strong proponent for, but we're developing and sizing and scoping them to absorb that. If you over-plan them and they could handle 30 years versus 20, you're good because you've still got those concentrated areas that have the least amount of impact on our infrastructure in our County to absorb. But if you under-plan them, that's the one shortcoming we can have in our Plan. And then we add to it some of our policies, I mean we've got one in there about ensuring that our infrastructure improvements are required components before approval of rezoning and then we cite the Stafford Parkway, the extension of Mine Road and other things that are much larger plans that aren't in our road plans as being some of the cited requirements. I'm worried about the combination, particularly the under-planning, forcing by-right which is the last thing we want that all the growth goes out and spreads out further and complicates our infrastructure. So, I'm, even at this moment, I like so many components of this Plan. I will probably, I'm still debating, vote to recommend approval for the many good things in there, but I do believe we are under-planning and that is our fundamental responsibility that we have. Yes, we can adjust it in 5 years. Yes, we can adjust it as we go. But we set the scope and scale to absorb this smallest growth by orders of magnitude that we've ever experienced in this County, and I'm afraid we are under-preparing in our planning construct with that and that troubles me. Thank you Mr. Chairman.

Mr. Apicella: Thank you Mr. Rhodes. Mrs. Bailey?

Mrs. Bailey: Yes, Mr. Apicella. First of all, thank you so much to the citizens that are here this evening, and to all of those that came out to the public input sessions that we had. You can't imagine the information that you provided to us that allows us to think in different ways and to look at things from a perspective of everyone. I wish we could have had more participation; it would have been nice to have had the school facilities filled up on the times that we were out there. But, be that as it may, we do

appreciate all of that. The thoroughness of staff and, in particular, Mr. Zuraf, Mr. Harvey, and I'm so sorry that Erica's not here with us because I know that she put a lot of work into that as well. But it is a tremendous amount of effort and a lot of, I'm sure, late nights and weekends that you've put into this. And while you're also doing your daily job with the Planning Department, so I can't tell you how much we do appreciate that, really do appreciate that. Mr. Coen, I appreciate your leadership throughout this process as well. You've been a great leader in getting us through this arduous task. And for newcomers coming on, Mrs. Vanuch, myself -- this is just my third year -- it is a lot of information to comprehend and digest and try to figure out which way to go. So thank you so much. And to all the other, you know, members that have helped us along the way as well. We received the direction from the Board of Supervisors to take a look at the Comprehensive Plan, and I believe that we've been as thorough as we possibly can. And even though I served on the committee, I'm generally in acceptance with the majority of the things that we have produced here. And I think overall the Plan, you know, we will move it forward. And I do have to keep in mind that the Comp Plan is a guide and it is the framework for which we build the future on. And as we move forward, there will be a lot of instances where we'll have to take a look at certain things and make changes as they come along. And I agree with Mr. Rhodes specifically when it comes to projecting and the numbers that we use for the future growth of the County. If we under-project, then we're going to be under-prepared. And that's never a good thing when we count on so many items such as people moving into the County, having jobs, making sure that we balance home ownership with the services that need to be provided to those homeowners; have that balance for commercial and industry. We have an airport that is in the center of our County. Unfortunately, I don't believe it's placed in the right place, but it's a resource that we have to work with. It definitely has caused some issues concerning impact and the future of the airport and the future of the surrounding properties. I do appreciate Mr. Hornung stepping up to the plate and bringing us an idea that we can implement into a plan so that we can move forward in some direction. I don't agree 100% with total utilization of that particular area for... what is the word that I'm looking for... I mean, I do believe that we need to have a good mixed use there. I do believe that we've got to make sure that the infrastructure is in place. Some of the land surrounding the airport is just not going to be developed. The land is... the terrain and the soils and what have you... it'll probably be way down the road and I may not even be here by the time all this comes into fruition. But it is worthy to take a look at and have something, a base to start with so that we can at least move forward. Other than that, I just again want to thank everyone and I'll be voting to move it forward.

Mr. Apicella: Thank you Mrs. Bailey. Mr. English?

Mr. English: Yeah, I just want to reiterate what everybody else has said. I just thank Mike for the phone calls and stuff that I've had to email him and the questions and stuff and coming up with the answers, and working on this hard Comp Plan, Mr. Harvey and his staff, that they did a great job. And also all the emails that we've gotten and a good turnout that we had tonight, I really appreciate it. And I feel comfortable with the numbers that Mr. Zuraf had come up with instead of FAMPO. I feel like he's put enough work in it and I feel very comfortable with those numbers that he's done and provided with us. Again, I thank staff and the public for coming out. And also Mr. Coen for your hard work.

Mr. Apicella: Thank you Mr. English. Mr. Boswell?

Mr. Boswell: Thanks Mr. Chairman. I do have some concerns mainly with the property at the Renaissance Faire. I believe I heard the gentleman say they spent up to a million dollars getting the facilities out there. And so can someone clear up for me? Maybe Ms. McClendon? Are they still going... are they going to be able to hook up to this with this going through like it is? I wasn't real clear on that.

Ms. McClendon: Commissioner Boswell, I'm not clear on all the facts of the situation. I think it's a very factual determination and decision, so we'd have to look into it more to give you a specific answer (inaudible) of that property.

Mr. Boswell: Okay. Well, based on that then I'm going to vote against it tonight. You all have enough votes to move it forward but based on that comment, that's where I'm at.

Mr. Apicella: Thank you Mr. Boswell. I'd like to echo the comments of my fellow Commissioners and add or reiterate a few things. First of all, I think this has been a well-informed effort. It solicited comments and input from the public at numerous meetings in the update process. And, like everyone else, I thank the many folks who came out tonight and offered your additional thoughts. I also want to thank Mr. Hornung for suggesting the Central Stafford Business District. It was a great idea. It may not have ended up exactly the way that he had proposed it, but I think it's going to go a long way towards the future of Stafford and incentivizing business in a place where I think it's appropriate. Second, I believe this revised Plan comports with the guidance and the direction, specific direction that we got from the Board of Supervisors on a number of elements, and I think the staff report kind of details every single item the Board gave us direction on and how we addressed those specific items. And even if everyone didn't agree with what the Board recommended, again, they're the ones in charge and ultimately they're the ones who are going to make the decision on what this final product looks like. Third, like anything that we do, it's not perfect, it never will be perfect, and never can be perfect. And not everyone is going to rally around every aspect of the Plan or all the changes that we made or didn't make. I believe this Plan, as it is presented tonight with additional changes that have been made, I think it will smartly help guide the future of Stafford in both the short and long term. I too want to thank everyone who's participated in this effort over the past 3+ years. It's taken us over 3 years to do a 5-year update of a Plan; a lot of hard work by a lot of folks who are dedicated to seeing this thing through. I especially want to thank Mrs. Bailey and Mrs. Vanuch who served on the subcommittee, and its Chairman, Mr. Coen, who has been involved with the Comp Plan I think in many various rolls, as I think has Mr. Rhodes, for almost a decade -- and we're only 29 years old so I don't know how that could be. I want to thank our great Planning Director and our Planning staff and County Attorney representative who brought us to this point. This process has been a very collaborative effort involving a lot of County employees from a lot of various departments who've really stepped up to the plate and delivered I think again a very good product. They all deserve our kudos, but I really want to give a shout out to Mr. Zuraf. Mike, in my time on this Commission I've learned that you are truly a talented planner and in my view you're a hero of the republic if, for nothing else, herding the various cats involved in this process. But you provided expert guidance, wisdom, and support during this very long and windy journey. I think if Stafford provides a special act or service award, Mike deserves it. If nothing else, I think you ought to give Mike the day off on Monday -- I hope you're good with that Jeff. Seriously, I do appreciate your valiant efforts in getting us to this point. So, with that in mind, I'd like to take...

Mr. Rhodes: Mr. Chairman?

Mr. Apicella: Yes.

Mr. Rhodes: Just to add to that point, I apologize for belaboring this; two points that just jumped out at me while everybody was talking. First off, talk about a person who's been with this since we starting rewriting the 1988 Plan, it's that gentleman right over there. He was with it in the '05 start of this process. But secondly, I think if you could figuratively or symbolically put the 1988 Plan next to the torturously developed 2010 Plan that took 5-ish years and then the current Plan that took a few years to get to the rewrite, you would look at this last product as an amazingly comprehensive, complete, detailed, thoughtful Plan, when you set them up together. I mean, the subcommittee that was involved and the staff

and all the others I think can be very proud of the approach and the tact and the product and the aggregate in that regard. Thank you Mr. Chairman.

Mr. Apicella: Thanks for those additional comments Mr. Rhodes. Okay, all those in favor of the motion signify by saying aye.

Mrs. Bailey: Aye.

Mr. Coen: Aye.

Mr. English: Aye.

Mrs. Vanuch: Aye.

Mr. Apicella: Aye. All opposed?

Mr. Rhodes: No.

Mr. Boswell: No.

Mr. Apicella: Okay, the motion carries 5-2. Thank you everyone.