

STANDING COMMITTEE MEETINGS

1. **12:00 P.M.** PUBLIC SAFETY COMMITTEE – (A/B/C Conference Room)
 2. **12:30 P.M.** FINANCE, AUDIT, AND BUDGET COMMITTEE (A/B/C Conference Room)
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**AGENDA
REGULAR MEETING
BOARD OF SUPERVISORS**

March 21, 2017

- 3:00 P.M.** CALL TO ORDER / ROLL CALL OF MEMBERS
- TRI-COUNTY/CITY SOIL & WATER CONSERVATION DISTRICT PRESENTATION
- VIRGINIA DEPARTMENT OF TRANSPORTATION QUARTERLY REPORT
- PRESENTATION OF THE SCHOOLS' PROPOSED FY2018 BUDGET
- PRESENTATIONS BY THE PUBLIC – I 3 minutes each
- COMMITTEE REPORTS BY BOARD MEMBERS
- REPORT OF THE COUNTY ATTORNEY
3. REPORT OF THE COUNTY ADMINISTRATOR
- Monthly Report

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

CONSENT AGENDA: (ITEMS 4 THRU 16)

4. LEGISLATIVE; APPROVE MINUTES OF THE March 7, 2017 BOARD MEETING
5. FINANCE AND BUDGET; APPROVE EXPENDITURE LISTING
Proposed Resolution R17-83
BACKGROUND SUMMARY: Authorizes payments over \$100,000.
6. FINANCE AND BUDGET; AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE
A PUBLIC HEARING ON CY2017 TAX RATES; FY2018 PROPOSED BUDGETS; AND
PROPOSED FY2018-27 CAPITAL IMPROVEMENT PROGRAM
Proposed Resolution R17-74
BACKGROUND SUMMARY: Publicizes hearing.
7. FINANCE AND BUDGET; AUTHORIZE THE COUNTY ADMINISTRATOR TO BUDGET
AND APPROPRIATE CAPITAL PROJECT RESERVE FUNDS FOR RENOVATIONS TO
THE ECONOMIC DEVELOPMENT OFFICE
Proposed Resolution R17-90
BACKGROUND SUMMARY: Approves renovation funds.

8. PLANNING AND ZONING/PIO; A PROCLAMATION RECOGNIZING MS. GAIL CLARK FOR HER CONTRIBUTIONS TO AGRICULTURE IN STAFFORD COUNTY
Proposed Proclamation P17-10
BACKGROUND SUMMARY: Recognizes individual.
9. PLANNING AND ZONING; REFER TO THE PLANNING COMMISSION A ZONING TEXT AMENDMENT ON PROHIBITED USES IN THE FALMOUTH REDEVELOPMENT OVERLAY DISTRICT
Proposed Resolution R17-94 **Falmouth/George Washington**
BACKGROUND SUMMARY: PC Referral re. the Falmouth Overlay District.
10. PLANNING AND ZONING; REFER TO THE PLANNING COMMISSION PROPOSED CHANGES TO TRANSFER OF DEVELOPMENT RIGHTS RECEIVING AREAS
Proposed Resolution R17-92
BACKGROUND SUMMARY: PC referral re. changes to TDR receiving areas.
11. PUBLIC WORKS; AUTHORIZE APPOINTMENT OF MR. CHRIS HOPPE TO THE HIDDEN LAKE SERVICE DISTRICT BOARD OF DIRECTORS
BACKGROUND SUMMARY: Approves appointment. **Rock Hill**
12. PUBLIC WORKS; AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO CONSIDER FUNDING FOR THE FY2018-FY2023 SECONDARY SIX YEAR PROGRAM
Proposed Resolution R17-91
BACKGROUND SUMMARY: Publicizes hearing.
13. PUBLIC WORKS; AUTHORIZE THE COUNTY ADMINISTRATOR TO PETITION VDOT TO INCLUDE BLIZZARD COURT, SEYMOUR COURT, SPARKY COURT, AND ABRAHMS COURT WITHIN LAKE ARROWHEAD, SECTION G, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS
Proposed Resolution R17-95 **Rock Hill**
BACKGROUND SUMMARY: Requests VDOT street acceptance in Lake Arrowhead.
14. COUNTY ATTORNEY; AUTHORIZE THE COUNTY ATTORNEY TO EXECUTE A SETTLEMENT AGREEMENT IN *STONEHILL V. COUNTY OF STAFFORD, VIRGINIA*, CL15-1537
Proposed Resolution R17-87
BACKGROUND SUMMARY: Approves settlement agreement.
15. COUNTY ATTORNEY; AUTHORIZE THE COUNTY ATTORNEY TO EXECUTE A SETTLEMENT AGREEMENT IN *POPLAR CORNER FARM LLC V. COUNTY OF STAFFORD, VIRGINIA*, CL15-1538
Proposed Resolution R17-88
BACKGROUND SUMMARY: Approves settlement agreement.
16. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO SUBMIT A VIRGINIA DAM SAFETY, FLOOD PREVENTION AND PROTECTION ASSISTANCE FUND GRANT APPLICATION FOR ENGINEERING AND DESIGN OF THE STATE-MANDATED IMPROVEMENTS FOR THE ABEL LAKE DAM
Proposed Resolution R17-99
BACKGROUND SUMMARY: Approves grant application.

END OF CONSENT AGENDA

UNFINISHED BUSINESS

17. COUNTY ADMINISTRATION; SCHOOL CAPACITY PROJECTIONS

END OF UNFINISHED BUSINESS

NEW BUSINESS

18. PLANNING AND ZONING; PROFFER ADMINISTRATION BRIEFING
19. PLANNING AND ZONING; REFER TO THE PLANNING COMMISSION A CONSIDERATION OF REPEALING ORDINANCE 016-10 REGARDING SINGLE-FAMILY LOT SIZES IN THE PD-2 ZONING DISTRICT
Proposed Resolution R17-96
BACKGROUND SUMMARY: PC Referral re. repealing Ordinance 016-10.

END OF NEW BUSINESS

CLOSED MEETING - Section 2.2-3711 (A)

7:00 P.M. CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE
EAGLE SCOUT RECOGNITION, TYLER DANZIG - TROOP 850
PURCHASE OF DEVELOPMENT RIGHTS PRESENTATION AND PRESENTATION OF A PROCLAMATION RECOGNIZING MS. GAIL CLARK FOR HER CONTRIBUTION TO AGRICULTURE IN STAFFORD COUNTY

PRESENTATIONS BY THE PUBLIC - II 3 minutes each

PUBLIC HEARINGS

20. PUBLIC WORKS; CONSIDER AMENDING THE FEE ORDINANCE TO PERMANENTLY EXTEND THE 2.75% TECHNOLOGY FEE FOR SOFTWARE IMPROVEMENT AND MAINTENANCE
Proposed Ordinance 017-14
BACKGROUND SUMMARY: Approves technology fee.
21. PLANNING AND ZONING; CONSIDER A TEXT AMENDMENT TO EXTEND TRASH COMPLIANCE FROM 10 TO 14 DAYS; AND CONSIDER AMENDING THE COUNTY'S TRASH ENFORCEMENT POLICY
Proposed Ordinance 017-11
BACKGROUND SUMMARY: Approves text amendment and amends trash policy.
22. PLANNING AND ZONING; CONSIDER THE FALMOUTH REDEVELOPMENT OVERLAY DISTRICT REZONING OF 81 PARCELS IN HISTORIC FALMOUTH
Proposed Ordinance 017-16 **Falmouth/George Washington**
BACKGROUND SUMMARY: Approves rezoning.

END OF PUBLIC HEARINGS

DEFERRED/REFERRED

ADJOURNMENT

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

Thomas C. Foley
County Administrator

Public Safety Committee Meeting AGENDA

March 21, 2017 - Time: 12:00 N
Conference Room ABC - second floor

Committee Members: Chairman Laura Sellers, Meg Bohmke and Jack Cavalier

Agenda Item	
1.	Fire and Rescue Apparatus <ul style="list-style-type: none">▪ One Tower ladder truck replacement for Mt. View Fire Station▪ Two engines (replacing one at White Oak Fire Engine 7 (1988 Pierce); replacing one at Hartwood Fire & Rescue Engine 6 (2004 Pierce)

PSC03212017



Board of Supervisors
 Paul V. Milde, III, Chairman
 Meg Bohmke, Vice Chairman
 Jack R. Cavalier
 Wendy E. Maurer
 Laura A. Sellers
 Gary F. Snellings
 Robert "Bob" Thomas, Jr.
 Thomas C. Foley
 County Administrator

Finance, Audit & Budget Committee Meeting Agenda

March 21, 2017 - 12:30 PM
 Conference Room A/B/C - Second Floor

Committee Members: Chairman Wendy Maurer, Jack Cavalier, and Bob Thomas

Agenda Item	
1.	Authorize public hearings <ul style="list-style-type: none"> a. CY2017 tax rates b. FY2018 budgets c. FY2018-2027 CIP
2.	Ups/downs
3.	CSA
4.	Merchant's Capital
5.	PDR and the changes to Financial Policies <ul style="list-style-type: none"> a. All roll back taxes set aside for PDR b. A portion of the Year-end set aside designated for PDR
6.	Fire & Rescue overtime
7.	Other items <ul style="list-style-type: none"> ▪ Cash Reconciliation Summary Report ▪ North Stafford High School locker bay discussion

FAB03212017



BOARD OF SUPERVISORS MONTHLY STATISTICAL REPORT



Ground was broken for the new Armed Services Memorial on Saturday, March 4, 2017.



Progress Report — March 2017

Priorities

Fiscal Responsibility

Education

Public Safety

Infrastructure

Economic Development

Service Excellence

Stafford's IT Department completed running fiber to the Berea and Falmouth fire stations and expects to have the fiber lit and connected to the County network within the next few weeks.

IT also developed an RFEI (request for expression of interest) that will be issued in the middle of March to gauge the level of interest among telecommunications providers to partner with the County to offer broadband services to our unserved and underserved residents and businesses within the County. The Board of Supervisors and Stafford County continue to look for innovative ways to serve our citizens, especially students who rely on internet to submit homework.

For more information
www.staffordcountyva.gov

Accomplishments

Stafford held the groundbreaking for its \$838,000 Armed Services Memorial on Saturday, March 4, 2017. Members of NJROTC Honor Guards participated from Brooke, North Stafford and Stafford highs. Lt. Gen. Mark Brilakis attended the event representing the Commandant of the Marine Corps Gen. Robert Neller. Colonel Murray, Commander of Marine Corps Base Quantico, was there as well. Mabel Sullivan and her grandson, Russell Sullivan, were there to represent the Russell Sullivan Estate and their generous donation of \$50,000. Adam Fried came on behalf of Atlantic Builders, who donated \$25,000. Members of the Sgt. Donald Lamar, II, family attended. Members of the Mountain View High School chorus sang. 1st Lt. Talia Bastien of the Marine Corps sang the National Anthem. The dedication and ribbon cutting for the memorial is scheduled for Saturday, July 15, 2017.



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Animal Shelter Groundbreaking

Stafford County broke ground last month for a \$5.7 million animal shelter that will triple the space of the current animal shelter. The shelter will be able to handle more dogs and cats, allowing more to be adopted. There will be a dedicated veterinarian area, to help minimize the spread of disease. There will be a viewing area for potential owners to interact with the pets. Adding a newer shelter, with a more humane setting for homeless animals, also benefits Stafford County by providing the types of quality of life amenities looked for by businesses looking for new locations.



To: Board of Supervisors

From: Shannon Howell
Public Information Officer

Subject: Monthly Statistical Report

Date: March 17, 2016

A few notes about this month's report:

- Stafford held the groundbreaking for its new Armed Services Memorial. Turn to page 1.
- Stafford also held a groundbreaking for a new Animal Shelter. See page 3
- Interested in economic development news? See pages 14-16.
- For a comprehensive public safety report, turn to pages 38 – 44.

Please let me know if you have any questions.



Stafford County Government Social Media January 1 - 31, 2017



Facebook

Likes: **4,798**– 77 new likes
 Monthly Total Impressions: 4,237,010
 Monthly Total Engaged: 118,784

Date	Top Posts	Impressions	Reach
2/21/17	Stafford County is celebrating the groundbreaking for its new \$5.7 million Animal Shelter off Wyche Road.	48,524	29,130
2/22/17	Help us honor the best and brave at the groundbreaking for our new \$838,000 Armed Services Memorial...	10,502	6,632
2/24/17	Big congrats to all of Stafford's high school students who helped make VA sixth in the nation in qualifying AP scores.	6,724	4,003

*Impressions: The number of impressions seen of any content associated with your page.
 Engaged: The number of people who engaged with a page. Engagement includes any click or story created.*



Twitter

Followers: 4,709 - 59 **new followers** Retweets: 29
 Total impressions earned: **32,400**
 Engagement rate: **0.8 %**

Date	Top Tweets	Impressions	Retweets
2/25/17	Exciting news – the two beagles from our Animal Shelter groundbreaking were adopted two days later!	1,775	6
2/19/17	Black History Celebration Infographic.	1,319	1
2/16/17	Wintering in the Woods Infographic.	1,277	1

*Tweet - A message posted via Twitter containing 140 characters or less
 Retweet – When a Twitter user shares another Twitter user's tweet*



Service Excellence

What Our Customers Are Saying About Us

Utilities

Jason Towery, Director of Utilities, received a call this week from a citizen, Ms. Christopher, who lives in Falmouth, complimenting staff on a job well done on the Butler Road force main repair. She also reached out to supervisors Meg Bohmke and Bob Thomas with praise for staff. Utilities staff Christopher Conners, Ray Loving, Dennis Tate, Frank Bennett, James Henderson and Larry Johnson made a great impression.

PRCF

Lisa Wortman emailed PRCF to relate a story of how PRCF staff member Dan McCary helped her. She was returning to her home in Annapolis via Route 3 east when her tire went flat. Dan was leaving work and offered his assistance. They tried to access the spare tire but did not have the proper tools. Dan left and retrieved a floor jack and tools needed to access the tire. Unfortunately, her car did not come with a spare tire. Dan removed the tire, took her to a tire store in Fredericksburg to get a new one and brought her back to her car to replace it. He spoke to her fondly of his job with PRCF. She works in local government and said she wished she could clone Dan and have him on her staff.

The Board of Supervisors has set specific priorities for Stafford County geared toward making our community a high quality place for people to live, work and raise a family. The priorities are Education, Public Safety, Infrastructure, Economic Development and Service Excellence, all encompassed by an overall theme of Fiscal Responsibility and Reducing the Tax Burden.

The priority of Service Excellence is a reflection of the Board's commitment to providing the highest quality of customer service to our citizens, businesses, visitors and all other customers of Stafford County. Stafford employees pride ourselves in going above and beyond to take care of all of our customers. This section reflects examples of how our employees support Service Excellence.



Principles of Responsible and Accountable Government

*Maintain a balanced budget * Strive to maintain a AAA bond rating * Fully fund our pension liability including full implementation of the state's pension reform whereby employees pay approximately one-third of their pension costs * Borrow money only for capital projects and borrow under strict debt limitations * Maintain Reserves (12% undesignated fund balance; Reserve for capital projects; Rainy Day Reserve (for unforeseen circumstances); Stafford Opportunity Fund (for economic development projects) * Report to the Board on costs savings and efficiencies * Estimate revenues very conservatively * Spend less than adopted budgets * Maintain lowest per capita expenditures among peer localities * Monitor expenses and revenues weekly * Consistently use innovative practices to run government as efficiently as possible * Provide monthly financial report to the community*

Savings and Efficiencies

Stafford saves money on postage by emailing as many documents as possible, including invitations for events.

Sign of the Times

Economically derived revenue was up last year according to the FY2018 Proposed Budget, which is available on Stafford's website. Those revenues come from sales tax, meals tax and hotel tax – indicating that visitors to Stafford have a direct impact to the economy.

The Board approved the FY2017 Budget on April 19, 2016.

Key Facts

- Maintains lowest cost per capita compared to our six peer localities
- With reassessment, real estate tax lowered to 99 cents, personal property tax rate reduced to \$6.50
- Staffing levels lower than 2006 levels
- Reserves fully funded
- Fully funds SCPC Superintendent's budget and School Board's CIP
- Establishes career firefighter/EMT at every fire station in Stafford County



In the Pipeline... Projects Coming to You

2017

Warrenton Road Bike Route	Garrisonville Road/Onville Road Intersection Improvement
Sanford Drive Waterline Improvement	Belmont-Ferry Farm Trail, Phase 4, Pratt Park to the Chatham Bridge
Armed Services Memorial	Embrey Mill Park - Two Additional Full-Size Turf Fields
Poplar Road Improvements, Phase III	Celebrate Virginia Water Tank
Trailblazing Signs Phase II	

2018

Fire & Rescue Station 14	South Stafford Large Waterline Construction
New Anne E. Moncure Elementary School	Embrey Mill Fields Phase III
Courthouse Road/Route 1 Intersection Improvements	Ferry Road/Route 3 Intersection Improvements
Belmont-Ferry Farm Trail, Phase 6, Chatham Bridge to Ferry Farm	Courthouse Road Widening
Courthouse Area Water Tank	Garrisonville Road Widening
New Animal Shelter	

2019

Moncure Elementary Rebuild	Falls Run Force Main
Woodstock and Telegraph Lane safety Improvements	Lower Accokeek Pump Station and Gravity Improvements and Force Main

Projects Under Construction in
White

State Projects in Pink

Projects Under
Design in Yellow



Stafford County
General Fund Revenue
FY 2017 through January 31, 2017

Source	Adopted Budget	Adjusted Budget	Actual Amounts	Balance (Over) Under Budget	% Realized to Date	% of Year to Date	Comments
Property Tax							
Real Property	\$ 154,250,174	\$ 154,250,174	\$ 76,304,622	\$ 77,945,552	49.5%	58.3%	
Personal Property	45,613,435	45,613,435	26,183,255	19,430,180	57.4%	58.3%	Taxes due Dec & June
Public Service Corps	4,129,175	4,129,175	2,341,013	1,788,162	56.7%	58.3%	
Penalties and Interest	2,056,000	2,056,000	1,033,791	1,022,209	50.3%	58.3%	
Merchants' Capital	1,012,000	1,012,000	0	1,012,000	0.0%	58.3%	
Mobile Homes	163,000	163,000	0	163,000	0.0%	58.3%	
Real Property - Roll Back	80,000	80,000	117,405	(37,405)	146.8%	58.3%	Budget is \$ 80k, excess to PDR in fund balance
Machinery and Tools	0	0	0	0	0.0%	58.3%	
Total Property Taxes	207,303,784	207,303,784	105,980,086	101,323,698	51.1%	58.3%	
Other Revenue							
Service Charges and Other	7,308,890	8,616,949	5,691,069	2,925,880	66.0%	58.3%	Pool concessions; PRCF fees
Ambulance Cost Recovery	2,500,000	2,500,000	1,140,977	1,359,023	45.6%	58.3%	
Local Sales and Use Taxes	12,700,000	12,700,000	5,602,356	7,097,644	44.1%	58.3%	Two month lag receipt of State Funds
Utility Consumers' Taxes	10,317,957	10,317,957	4,187,646	6,130,311	40.6%	58.3%	Two month lag receipt of Funds
State/Fed - Social Services	5,237,803	5,237,803	2,640,676	2,597,127	50.4%	58.3%	Two month lag receipt of Funds
Local Meals Tax	7,525,000	7,525,000	3,941,835	3,583,165	52.4%	58.3%	One month lag receipt of Local Funds
State Shared Expenses	6,343,425	6,370,020	2,976,029	3,393,991	46.7%	58.3%	One month lag receipt of State Funds
Code Administration	2,977,619	2,977,619	2,383,257	594,362	80.0%	58.3%	Building and permit fees
Motor Vehicle Licenses	2,400,000	2,400,000	287,934	2,112,066	12.0%	58.3%	Vehicle license fees due with June pers prop taxes
Children's Services Act	2,376,378	3,036,378	338,157	2,698,221	11.1%	58.3%	1-month lag exp; 3-month lag in State reimbursement
Recordation Taxes	3,025,000	3,025,000	1,937,084	1,087,916	64.0%	58.3%	Trending higher than budget
Other State Sources	1,435,427	1,549,394	940,935	608,459	60.7%	58.3%	LEMPG and SRO grants
Planning Fees	1,877,500	1,877,500	1,044,963	832,537	55.7%	58.3%	
2% Transient Occupancy Tax	618,000	618,000	395,424	222,576	64.0%	58.3%	Trending higher than budget
Use of Money and Property	618,276	618,276	298,608	319,668	48.3%	58.3%	
Other Financing Sources	340,700	10,072,366	269,731	9,802,635	2.7%	58.3%	
Bank Stock Taxes	400,000	400,000	543	399,457	0.1%	58.3%	Rec'd May/June based on prior year local deposits held
Federal Revenue	5,400	12,192	(137,974)	150,166	-1131.7%	58.3%	FEMA Accrual reversed, receiving \$ 97k in Feb.
Total Other Revenue	68,007,375	79,854,454	33,939,250	45,915,204	42.5%	58.3%	



Stafford County
General Fund Expenditures
FY 2017 through January 31, 2017

Source	Adopted Budget	Adjusted Appropriation*	Expenditures	Encumbrances	Balance (Over) Under Budget	% Expenditures to Date	% of Year to Date	Comments
Fire and Rescue								
Personnel	\$ 12,843,857	\$ 12,730,112	\$ 7,670,107	\$ -	\$ 5,060,005	60.3%	58.3%	
Operating	5,010,638	4,878,423	2,209,780	709,676	1,958,967	45.3%	58.3%	
Total Fire and Rescue	17,854,495	17,608,535	9,879,887	709,676	7,018,972	56.1%	58.3%	
Sheriff								
Personnel	22,826,251	22,630,691	12,290,337	-	10,340,354	54.3%	58.3%	
Operating	3,545,198	4,573,151	2,542,053	941,327	1,089,771	55.6%	58.3%	
Total Sheriff	26,371,449	27,203,842	14,832,390	941,327	11,430,125	54.5%	58.3%	58.3% Rollover FY16 Pos plus additional grant funds
Total General Government Public Safety	44,225,944	44,812,377	24,712,277	1,651,003	18,449,097	55.1%	58.3%	
General Government Non-Public Safety								
Board of Supervisors								
Personnel	226,131	227,356	130,253	-	97,103	57.3%	58.3%	
Operating	410,836	418,488	218,376	88,055	112,057	52.2%	58.3%	
Total Board of Supervisors	636,967	645,844	348,629	88,055	209,160	54.0%	58.3%	58.3% Rollover FY16 PO
Commissioner of Revenue								
Personnel	2,420,578	2,390,423	1,250,395	-	1,140,028	52.3%	58.3%	
Operating	296,707	302,385	87,777	8,408	206,200	29.0%	58.3%	
Total Commissioner of Revenue	2,717,285	2,692,808	1,338,172	8,408	1,346,228	49.7%	58.3%	58.3% Rollover 2 FY16 POs
Commonwealth's Attorney								
Personnel	3,007,519	2,963,697	1,597,231	-	1,366,466	53.9%	58.3%	
Operating	141,255	152,359	76,300	5,488	70,571	50.1%	58.3%	
Total Commonwealth's Attorney	3,148,774	3,116,056	1,673,531	5,488	1,437,037	53.7%	58.3%	58.3% Rollover 2 FY16 POs for grants
County Administration								
Personnel	1,087,297	1,072,750	703,104	-	369,646	65.5%	58.3%	
Operating	60,532	72,206	22,555	8,873	40,778	31.2%	58.3%	
Total County Administration	1,147,829	1,144,956	725,659	8,873	410,424	63.4%	58.3%	58.3% Stafford Magazine
County Attorney								
Personnel	831,895	820,255	426,220	-	394,035	52.0%	58.3%	
Operating	265,990	685,786	(8,387)	411,827	282,346	-1.2%	58.3%	58.3% Negative due to internal billing
Total County Attorney	1,097,885	1,506,041	417,833	411,827	676,381	27.7%	58.3%	58.3% Rollover FY16 POs outside legal services
Clerk of the Circuit Court								
Personnel	1,214,555	1,227,740	653,158	-	574,582	53.2%	58.3%	
Operating	304,380	507,963	169,494	77,468	261,001	33.4%	58.3%	
Total Clerk of the Circuit Court	1,518,935	1,735,703	822,652	77,468	835,583	47.4%	58.3%	58.3% Rollover coin funds FY16 to FY17
Circuit Court								
Personnel	255,668	252,593	129,444	-	123,149	51.2%	58.3%	
Operating	27,138	27,138	14,606	1,833	10,699	53.8%	58.3%	
Total Clerk of the Circuit Court	282,806	279,731	144,050	1,833	133,848	51.5%	58.3%	
General District Court								
Operating	117,250	117,250	41,766	3,932	71,552	35.6%	58.3%	
Total General District Court	117,250	117,250	41,766	3,932	71,552	35.6%	58.3%	
Juvenile and Domestic Relations Court								
Operating	114,700	114,700	54,370	-	60,330	47.4%	58.3%	
Total Juvenile and Domestic Relations Court	114,700	114,700	54,370	-	60,330	47.4%	58.3%	



Stafford County
General Fund Expenditures
FY 2017 through January 31, 2017

Source	Adopted Budget	Adjusted Appropriation*	Expenditures	Encumbrances	Balance (Over) Under Budget	% Expenditures to Date	% of Year to Date	Comments
Magistrate								
Operating	8,830	8,830	3,970	823	4,037	45.0%	58.3%	
Total Magistrate	8,830	8,830	3,970	823	4,037	45.0%	58.3%	
15th District Court Services Unit								
Personnel	162,276	160,556	89,534	-	71,022	55.8%	58.3%	
Operating	203,850	203,850	58,951	-	144,899	28.9%	58.3%	
Total 15th District Court Services Unit	366,126	364,406	148,485	-	215,921	40.7%	58.3%	
Economic Development								
Personnel	591,312	583,107	224,617	-	358,490	38.5%	58.3%	
Operating	257,090	320,854	130,469	161,804	28,581	40.7%	58.3%	
Total Economic Development	848,402	903,961	355,086	161,804	387,071	39.3%	58.3%	Rollover FY16 POs
Finance and Budget								
Personnel	1,604,446	1,583,070	881,216	-	701,854	55.7%	58.3%	
Operating	104,870	116,781	33,066	40,187	43,528	28.3%	58.3%	
Total Finance and Budget	1,709,316	1,699,851	914,282	40,187	745,382	53.8%	58.3%	Rollover FY16 POs
Human Resources								
Personnel	382,496	377,791	224,952	-	152,839	59.5%	58.3%	
Operating	48,210	48,660	16,019	2,643	29,998	32.9%	58.3%	
Total Human Resources	430,706	426,451	240,971	2,643	182,837	56.5%	58.3%	
Human Services								
Personnel	286,607	283,627	145,064	-	138,563	51.1%	58.3%	
Operating	4,760,757	5,420,928	2,470,495	1,195	2,949,238	45.6%	58.3%	
Total Human Services	5,047,364	5,704,555	2,615,559	1,195	3,087,801	45.9%	58.3%	
Information Technology								
Personnel	1,795,605	1,766,460	932,070	-	834,390	52.8%	58.3%	
Operating	522,008	539,054	314,254	84,113	140,687	58.3%	58.3%	
Total Information Technology	2,317,613	2,305,514	1,246,324	84,113	975,077	54.1%	58.3%	Rollover FY16 POs
Parks, Recreation and Comm. Facilities								
Personnel	6,470,751	6,477,593	3,702,033	-	2,775,560	57.2%	58.3%	Summer programs increase PT personnel
Operating	5,432,591	5,710,555	2,824,421	1,323,468	1,562,666	49.5%	58.3%	
Total Parks, Recreation and Comm. Facilities	11,903,342	12,188,148	6,526,454	1,323,468	4,338,226	53.5%	58.3%	Rollover FY16 POs
Planning and Zoning								
Personnel	2,118,792	2,092,237	1,115,949	-	976,288	53.3%	58.3%	
Operating	388,453	424,993	86,349	57,742	280,902	20.3%	58.3%	
Total Planning and Zoning	2,507,245	2,517,230	1,202,298	57,742	1,257,190	47.8%	58.3%	Rollover FY16 POs
Public Works								
Personnel	3,166,678	3,142,595	1,639,110	-	1,503,485	52.2%	58.3%	
Operating	794,689	1,049,397	730,323	18,340	300,734	69.6%	58.3%	
Total Public Works	3,961,367	4,191,992	2,369,433	18,340	1,804,219	56.5%	58.3%	Defaulted Security, some Rollover FY16 POs
Public Works - Stormwater								
Personnel	257,732	254,230	146,914	-	107,316	57.8%	58.3%	
Operating	289,532	567,270	169,654	215,851	181,765	29.9%	58.3%	
Total Public Works - Stormwater	547,264	821,500	316,568	215,851	289,081	38.5%	58.3%	Brooks Park and Rollover FY16 POs
Registrar and Electoral Board								
Personnel	366,738	367,758	225,814	-	141,944	61.4%	58.3%	Presidential election
Operating	129,940	192,820	146,641	1,886	44,293	76.1%	58.3%	Presidential election
Total Registrar and Electoral Board	496,678	560,578	372,455	1,886	186,237	66.4%	58.3%	Election funds
Social Services								
Personnel	4,575,523	4,520,193	2,199,456	-	2,320,737	48.7%	58.3%	
Operating	2,487,485	2,487,485	1,102,239	-	1,385,246	44.3%	58.3%	
Total Social Services	7,063,008	7,007,678	3,301,695	-	3,705,983	47.1%	58.3%	
Treasurer								
Personnel	1,621,990	1,601,565	822,702	-	778,863	51.4%	58.3%	
Operating	406,656	406,890	223,148	85,407	98,335	54.8%	58.3%	
Total Treasurer	2,028,646	2,008,455	1,045,850	85,407	877,198	52.1%	58.3%	



Stafford County
General Fund Expenditures
FY 2017 through January 31, 2017

Source	Adopted Budget	Adjusted Appropriation*	Expenditures	Encumbrances	Balance (Over) Under Budget	% Expenditures to Date	% of Year to Date	Comments
Total General Government Non- Public Safety	50,018,338	52,062,238	26,226,092	2,599,343	-	52.1%	58.3%	
General Government Other Operating								
Non-Departmental	2,864,908	4,431,466	1,355,287	160,378	2,915,801	30.6%	58.3%	
Other Transfers	-	7,057,794	6,983,794	-	74,000	99.0%	58.3%	Proffer transfer to construction projects
Total General Government Other Operating	2,864,908	11,489,260	8,339,081	160,378	2,989,801	72.6%	58.3%	
General Government Other								
Debt Service County	13,649,195	13,649,195	7,874,261	-	5,774,934	57.7%	58.3%	
Capital Projects	3,992,185	4,585,404	1,231,516	639,299	2,714,589	26.9%	58.3%	Rollover FY16 POs
Total General Government Other	17,641,380	18,234,599	9,105,777	639,299	8,489,523	49.9%	58.3%	
Local School Funding								
Operating Budget Transfer	112,567,497	112,567,497	51,324,682	-	61,242,815	45.6%	58.3%	
Shared Services/Audit	115,307	115,307	-	-	115,307	0.0%	58.3%	
Public Day School	518,000	518,000	518,000	-	-	100.0%	58.3%	Transfer occurs in January
School Debt Service	31,362,759	31,362,759	29,494,065	-	1,868,694	94.0%	58.3%	Majority of principal payments due July 1
Total Local School Funding	144,563,563	144,563,563	81,336,747	-	63,226,816	56.3%	58.3%	
Other Agencies								
Central Rappahannock Regional Library	5,179,040	5,179,040	3,690,066	-	1,488,974	71.3%	58.3%	25% payments made July 1/October 1/Jan 1
Cooperative Extension	181,855	181,030	87,680	-	93,350	48.4%	58.3%	
Corrections	8,587,340	8,587,340	6,894,652	-	1,692,688	80.3%	58.3%	Quarterly/Annual appropriation
Partner Agencies	2,048,791	2,048,791	1,546,626	-	502,165	75.5%	58.3%	Partner agency appropriations, many 100%
Total Other Agencies	15,997,026	15,996,201	12,219,024	-	3,777,177	76.4%	58.3%	
Total All Expenditures	\$ 275,311,159	\$ 287,158,238	\$ 161,938,998	\$ 5,050,023	\$ 96,932,414	56.4%	58.3%	

* Adjusted appropriation amount includes encumbrances and commitments carried forward from FY2016, additional appropriations approved by the Board of Supervisors, and miscellaneous grants.



Proffers
Executive Report
FY 2017
3rd Quarter

Project	Schools	Roads	Parks	Libraries	General Gov.	Fire & Rescue	Gov. Center	Landfill	Total Available
Augustine No. Section 5A	3,247			82	119		280	140	3,868
Aquia Town Center Regional Transit		50,000							50,000
Brentsmill				5,732	2,017		4,738	533	13,020
Butler Estates - Blake Way				2,035		1,072			3,107
Celebrate Va No Retirement		578,211	109,658	116,174		58,785			862,827
Cranewood	3,085	2,617	86	194	950		464		7,397
Embrey Mill	177,205					27,400			204,605
Shelton Woods	53,997	57,733	199,768						311,499
Southgate	247,500	4,501	7,623	3,490		350,663			613,777
Stafford Nursing Home						36,734			36,734
The Town Center at Aquia	323,974	275,900	309,930	37,960	33,020	48,880			1,029,664
Westgate	193,513	181,777	82,071	11,416	9,989	14,270			493,035
West Hampton Village			1,094	9,899		2,304			13,297
Total active Projects	1,002,522	1,150,739	710,230	186,981	46,095	540,107	5,482	673	3,642,829



In the chart below, “Inputs” represent the interactions Economic Development staff have with citizens and businesses. “Outputs” reflect statistics regarding Stafford County that are reported by external agencies.

Quarterly Census of Establishments / Employment / Wages for Stafford County

Year Period	Average Establishments			Average Employment			
		Delta	% Growth			Delta	% Growth
2011 3rd Qtr	2,278			38,091			
2015 3rd Qtr	2,594	1 year	26	41,955	1 year	628	1.50%
2016 3rd Qtr	2,620	5 year	342	42,583	5 year	4,492	11.79%

Average Weekly Wage			
Year	Period	Delta	% Growth
	2011 3rd Qtr	\$892	
	2015 3rd Qtr	\$934	1 Year
	2016 3rd Qtr	\$966	5 Year

Monthly Unemployment	
Period	Unemployment Rate (%)*
Dec-11	5.9
Dec-15	3.9
Dec-16	3.6

Commercial Vacancy Rates - 4Q16			
	4Q16 **	1 yr trend	5 yr trend
Office	18.2%	↑	↑
Industrial	5.5%	↓	↓
Retail	4.6%	↓	↓

Source: VEC/Labor Market Statistics, Covered Employment and Wages Program (lags 2 Qrts behind)

*Source: LAUS Unit and Bureau of Labor Statistics

** Source: CoStar



On September 1, 2015, the Board of Supervisors adopted the 2015 Economic Development Strategic Plan update. This Plan replaced the 2006 Economic Development Strategic Plan and the Economic Development 10-Point Plan. This monthly report is based upon the goals and recommendations of the 2015 Plan. The selected examples of progress toward goals are below:

Goal 1: Continue to expand business growth and employment becoming a more progressive center of employment within the greater Washington DC Metropolitan Area.

- Worked with business to connect manufacturing workforce; possible expansion.
- Attended the Fredericksburg Regional Alliance Board of Directors meeting and the National Association of Industrial and Office Properties Annual Forecast meeting.
- Held first breweries and wineries meeting for Stafford.
- Held quarterly Stafford hoteliers meeting.

Goal 2: Accelerate infrastructure upgrades serving critical commercial and industrial sites.

- Consulted with prospect seeking I-95 exposure.
- Participated in the Patriots Crossing Community Meeting.
- Connected commercial property owner to medical office development prospect.

Goal 3: Continue to seek new and upscale retail and restaurants within the County both to attract new development and to enhance the quality of life of County residents.

- Met with existing business working through construction issues.
- Met with new restaurant coming to the Route 610 corridor, adding 30 new employees; construction is underway.
- Met with new restaurant coming to the Southern Gateway to discuss restaurant buildout.
- Participated at the International Council for Shopping Centers Conference in National Harbor; connected with 22 direct meetings and 350 booth prospects.

Goal 4: Continue to build and support technology and entrepreneurship growth and fully support the STRP Initiative to retain and grow high-tech jobs and businesses.

- Defense contracting company signed new lease in Stafford for business expansion.
- Working with the Small Business Administration and the University of Mary Washington Small Business Development Center to coordinate the Boots to Business Reboot quarterly roundtable event. The Stafford Economic Development Authority will be a sponsor of this event.



Goal 5: Continue Redevelopment Area programs focusing on creating a sense of place.

- Coordinated and attended the Highmark Brewery Ribbon Cutting Event.
- Coordinated and attended the JDOG Stafford Junk Removal and Hauling Ribbon Cutting Event.

Goal 6: Leverage and grow the medical/allied health care base.

- Provided business services review at the therapy services corporate headquarters and held retention meeting.
- Provided permit check and business services for new dental office.

Goal 7: Focus the County's objectives and continue to be more proactive in building an enviable community.

- Participated in the Telecommunications Commission meeting.

Goal 8: Promote economic development and business expansion while living the Comprehensive Plan's vision of preserving rural land outside of the growth area.

- Met with small organic farm business seeking permits and grant opportunities.

Goal 9: Consider available and appropriate riverfront areas in the County for compatible commercial development.

- There are no updates this month.

Goal 10: Continue progress improving the overall development review and permitting processes, keeping taxes low, in an effort to further our "business friendly community" goals.

- Attended Commercial Development Tracking, Career & Technical Education Advisory Committee (CTE), Technical Review Committee (TRC), Development Review Meeting (DRM), Planning Commission, EDA, Economic Development Authority (EDA), and Fredericksburg Regional Alliance (FRA).
- Met with business moving company from Fredericksburg to the Southern Gateway.



PROJECT	Poplar Road & Mountain View Road Intersection Safety Improvements Design Phase III
Description	Safety improvements on Poplar Road at the intersection of Mountain View Road and south of the intersection of Poplar Road (A 2008 Transportation Bond Referendum Project)
Budget Amount	\$1,500,000
Projected Completion Date	March 2018 (Delay due to redesign and utility relocations)
Recent Activity	Project split into two phases. VDOT has finished design plans for Phase 1. Bid documents are being prepared. NOVEC and Verizon have design plans and are scheduling relocations.
PROJECT	Brooke Road Safety Improvements
Description	Safety Improvements on Brooke Road Between Eskimo Hill Road and Stagecoach Road (A 2008 Transportation Bond Referendum Project)
Budget Amount	\$7,214,900
Projected Completion Date	December 2018
Recent Activities	Dominion Virginia Power has finished its relocation efforts. Verizon South utility relocation underway. The contract for fiber optic relocation has been awarded and the work is being scheduled. Met with VDOT to resolve final construction plan comments.




PROJECT	Wayfinding Signs System Phase II
Description	Working with Economic Development staff to place trailblazer signs throughout the County. (A 2008 Bond Referendum Project)
Budget Amount	\$296,000 for engineering (Phase 2A and 2B) \$99,998 for Fabrication/Installation (Phase 2B)
Projected Completion Date	Summer 2017 (Phase 2B)
Recent Activity	The contract was awarded for fabrication and installation of Phase 2B signs located around the Falmouth intersection and along Route 17. Staff is working on obtaining VDOT permits and locating underground utilities. The shop drawings for fabrication are finished and signs are being fabricated.

PROJECT	Garrisonville Road Widening
Description	Design and construction of project under the Public Private Transportation Act. The Garrisonville Road improvements are between Onville Road and Eustace Road. (A 2008 Transportation Bond Referendum Project)
Budget Amount	\$13,765,478
Projected Completion Date	October 2018 (delayed by utility relocations) Changed from July 2018
Recent Activity	VDOT approved the final construction plans. Dominion Power and Columbia Gas have completed utility relocations. Verizon is pulling and splicing their cables. Comcast relocations have not yet started. The clearing for storm water basin at Eustace Road has begun. The storm pipe installation under Garrisonville Road is underway.



Capital Project Update

PROJECT	Ferry Road
Description	Design and construction of intersection improvements on Ferry Road (Route 606) between Kings Highway (Route 3) and Mount Vernon Avenue. Includes turn lane and signal improvements. VDOT administered project.
Budget Amount	\$4,000,000
Projected Completion Date	Fall 2018
Recent Activity	The project is currently in right-of-way phase. The design is still underway. Columbia Gas will start relocations soon.
PROJECT	Mine Road Sidewalk
Description	Design and construction of pedestrian safety sidewalk on Mine Road between Cathedral Lane and Highpoint Boulevard (TAP Grant project)
Budget Amount	\$800,000
Projected Completion Date	Fall 2018
Recent Activity	Advertisement plans have been submitted to VDOT for approval. The Verizon cable relocation is underway.
	



PROJECT	Animal Shelter
Description	Design and construction of 15,300 S.F. animal shelter
Budget Amount	\$5,748,000 (CIP Amount)
Projected Completion Date	June 2018
Recent Activity	The early clearing, grading, retaining wall build and stabilization are complete. The Board approved the contract. The contract has been signed for the building and finished site work. The preconstruction meeting was held. The ground breaking event was held February 21. The contractor has mobilized.



PROJECT	Fire Station #14
Description	Design and construction of a new fire station on Shelton Shop Road near Garrisonville Road.
Budget Amount	\$7,713,000 (CIP Amount)
Projected Completion Date	Spring 2018
Recent Activity	The 35% design plans were received from the architect and distributed to Fire and Rescue. The plans are being reviewed. Staff is scheduling a review meeting with Fire and Rescue as well as the architect.



PROJECT	Embrey Mill Park Athletic Fields Phase 2
Description	Embrey Mill Park will be home to a multi-field, rectangular athletic field complex, which is funded by the 2009 Park Bond Referendum and proffers. Phase 2 includes two lighted synthetic turf fields, a restroom, and parking.
Project Budget Amount	\$5,114,082
Current Projected Completion Date	June 2017
Recent Activity	The retaining wall is complete. Storm drainage piping has been installed. The soccer fields are to subgrade elevation. Work is being done on the wet and soft areas of the athletic fields. The athletic field lights and net posts are installed. Restroom building roof is on. The topsoil is being distributed.



PROJECT	Belmont-Ferry Farm Trail Phase 4
Description	Trail from Pratt Park to Route 3 at the Chatham Bridge
Project Budget Amount	Estimated to be \$1,014,000
Completion Date of Design Phase	December 2016
Current Projected Completion Date of Project	September 2017
Recent Activity	Staff is negotiating with one owner of the private parcels for easements. The National Park Service has received for review an update of the draft agreement for access across park property.



PROJECT	Celebrate Virginia Water Tank
Description	Construction of a one million gallon elevated water tank on Greenbank Road in Celebrate Virginia near Banks Ford Parkway to replace the existing Berea Tank at Dominion Virginia Power.
Project Budget Amount	\$2.5M
Current Projected Completion Date of Project	Substantially Complete
Recent Activity	The tank was placed in service on January 30, 2017. The site work is complete and awaiting stabilization.



New Tank in Operation – Site work complete awaiting stabilization



PROJECT	Route 1 North Sewer Line
Description	Approximately 4,400 feet of 18-inch gravity sewer along and parallel to Route 1 will replace deteriorated gravity sewer This will provide additional wastewater capacity for the northern part of the county.
Project Budget	\$4.15M
Completion Status	September 2017
Recent Activity	Night work has begun and a bypass pumping system is in place. The gravity pipe installation from low tie-in has begun and work for microtunnel and bore has begun.



Microtunnelling/Boring Shaft Construction



PROJECT	Austin Run Sanitary Sewer & Pump Station Replacement
Description	The existing pump station is near capacity and has experienced several overflows over the past five years. The equipment in the pump station is antiquated and in disrepair. The pump station is scheduled to be replaced with a state of the art screw pump system with all the appropriate piping to position the pump station adjacent to Aquia Wastewater Treatment Facility. The close proximity of the pump station to the wastewater facility will save the county a considerable amount of energy and money.
Project Budget Amount	\$5.2M
Current Projected Completion Date of Project	March 31, 2017
Recent Activity	The contractor has completed the connection under Route 1 at Aquia Creek. Sewer is currently being installed on both sides of Route 1. The new pump station is in service and final gravity tie-ins are underway.



Final tie-in on west side of US 1 and final tie-in on east side of US 1 underway



PROJECT	Falls Run I-95 Interceptor Crossing
Description	The installation of approximately 650 linear feet of 36-inch gravity sewer line, 600 linear feet of 48-inch steel casing by bore, 25 linear feet of 30-inch gravity sewer line, 275 linear feet of 18-inch gravity sewer line and four manholes.
Project Budget Amount	\$1.5M
Current Projected Completion Date of Project	August 2017
Recent Activity	Notice to Proceed was February 6, 2017. Microtunnelling has begun.



Looking upstream at rear of Tunnel Boring Machine



Looking into bore pit as the casing pipe is installed



Capital Projects Update

PROJECT	Claiborne Run Sewer Interceptor Replacement Project
Description	Replace 2,500 feet of the existing Claiborne Run gravity sewer interceptor with a 42" line to accommodate future flows and replace a current line that is at the end of its useful life.
Project Budget Amount	\$2.8M
Current Projected Completion Date of Project	December 2017
Recent Activity	The project was advertised bids were opened on February 22, 2017. Bids are being evaluated and value engineering tasks are underway.
PROJECT	Centerport Sewer Extension Project
Description	Construct 4,800 feet of sewer line to connect the Centreport area to the existing system. This will allow development of the Centreport area.
Project Budget Amount	\$1.003M
Current Projected Completion Date of Project	November 2017
Recent Activity	The notice to Proceed was issued February 20, 2017. Staff expects to receive the grading permit by March 10, 2017.



Capital Projects Update

PROJECT	Courthouse Water Storage Tank
Description	Construction of a one million gallon water tank with approximately 750 linear feet of 16-inch waterline, approximately 300 linear feet of 12-inch waterline, 80 linear feet of steel casing pipe by bore, and waterline appurtenances
Project Budget Amount	\$3.8M
Current Projected Completion Date of Project	April 2018
Recent Activity	The notice to Proceed was issued February 6, 2017.
PROJECT	Lower Accokeek Pump Station, Force Main, and Gravity Lines
Description	Design and construction of a 3 MGD sewage pumping station and associated force main and gravity lines to serve the southern courthouse area.
Project Budget Amount	\$8,715,000
Current Projected Completion Date of Project	Fall 2018 – Spring 2019
Recent Activity	The design alignments have been determined and pump station sites are under analysis.



Capital Projects Update

Pump and Haul Report

Stafford County has a policy of providing pump and haul services to provide sewer service to existing residences when there are no feasible alternatives for repair or replacement of failed on-site sewage disposal systems and it is not cost-effective to extend public sewer. This allows the County to address potential public health problems caused by malfunctioning on-site disposal systems. This monthly report tracks the numbers of both subsidized and non-subsidized customers.

Pump and Haul Customers		
	February 2017	March 2017
Subsidized	21 (1 temporary)	21 (1 temporary)
Non-subsidized	20	20



PERMIT ACTIVITY REPORT

February 2017

Month

Year-to-Date

PERMIT ACTIVITY	Month			Year-to-Date		
	February 2017	February 2016	Percent Change	YTD 1/1/17-2/28/17	Previous YTD 1/1/16-2/29/16	Percent Change
PERMITS ISSUED	408	349	17	798	899	(11)
CONSTRUCTION VALUE	\$34,783,969	\$23,458,280	48	\$66,991,081	\$68,557,579	(2)
FEES	\$238,998	\$176,983	35	\$436,302	\$511,477	(15)

NEW CONSTRUCTION						
RESIDENTIAL						
SINGLE-FAMILY DWELLINGS	41	58	(29)	115	96	20
TOWNHOUSE/DUPLEX DWELLINGS	13	24	(46)	23	32	(28)
MULTI-FAMILY DWELLINGS (Apartments and Condominiums)	0	0	0	0	262	(100)
TOTAL HOUSING UNITS	54	82	(34)	138	390	(65)
CONSTRUCTION VALUE	\$12,341,625	\$18,563,561	(34)	\$36,904,038	\$42,555,347	(13)
COMMERCIAL						
COMMERCIAL	12	0	100	15	20	(25)
CONSTRUCTION VALUE	\$8,829,170	\$0	100	\$10,262,402	\$17,891,091	(43)

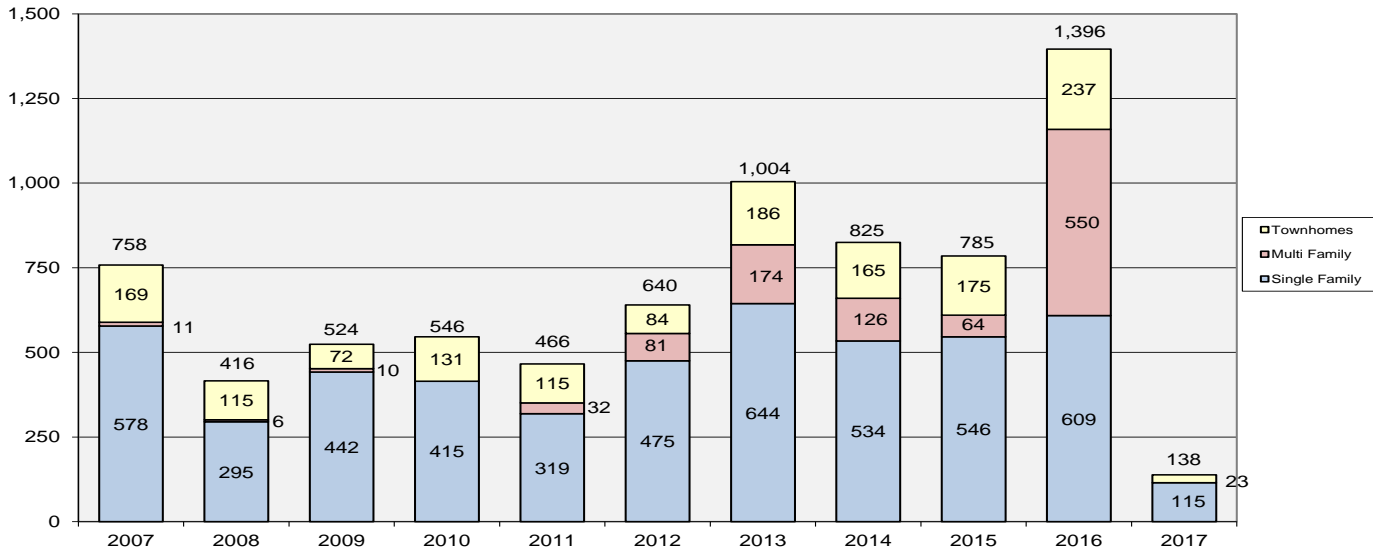
ADDITIONS/ALTERATIONS						
RESIDENTIAL	196	184	7	372	308	21
COMMERCIAL	146	83	76	273	181	51
CONSTRUCTION VALUE	\$13,613,174	\$4,894,719	178	\$19,824,641	\$8,111,141	144

CERTIFICATES OF OCCUPANCY						
SINGLE-FAMILY DWELLINGS	49	28	75	87	61	43
TOWNHOUSE/DUPLEX DWELLINGS	21	9	133	36	29	24
MULTI-FAMILY DWELLINGS (Apartments and Condominiums)	0	0	0	0	1	(100)
NEW COMMERCIAL	0	1	(100)	1	2	(50)
COMMERCIAL CHANGE	5	10	(50)	13	18	(28)



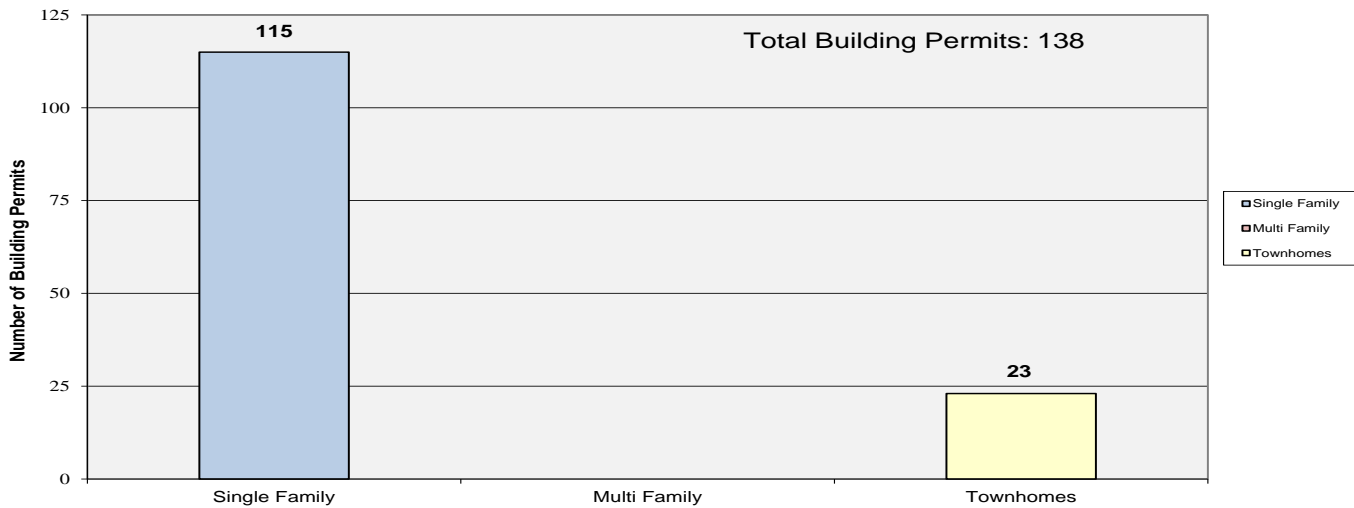
PERMITS

HISTORY OF BUILDING PERMITS ISSUED 2007 - 2017 Full-Year Statistics



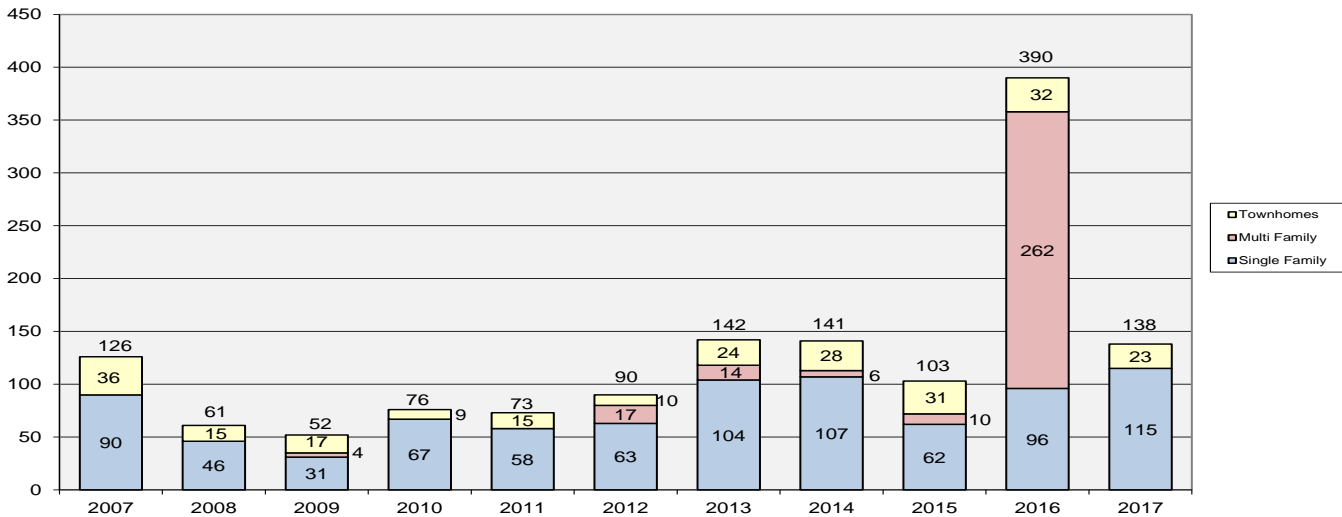
YEAR (2007 - 2016 are full-year statistics. 2017 statistics are for January - February)

BUILDING PERMITS ISSUED THROUGH FEBRUARY 2017



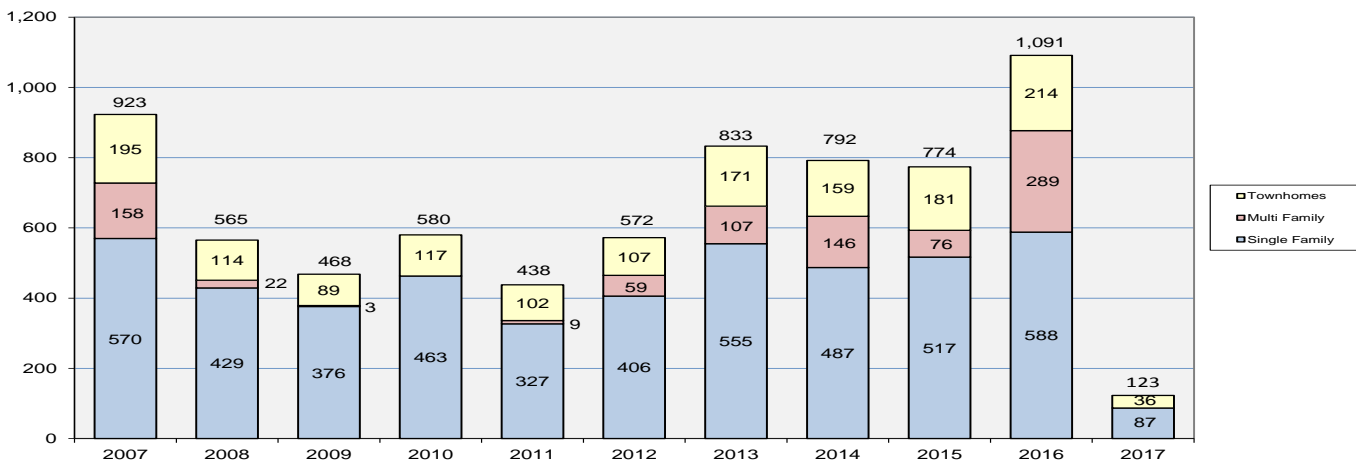
PERMITS

HISTORY OF BUILDING PERMITS ISSUED 2007 - 2017 January - February Each Year



YEAR (2007 - 2017 year statistics for January - February)

HISTORY OF OCCUPANCY PERMITS ISSUED 2007 - 2017 Full-Year Statistics

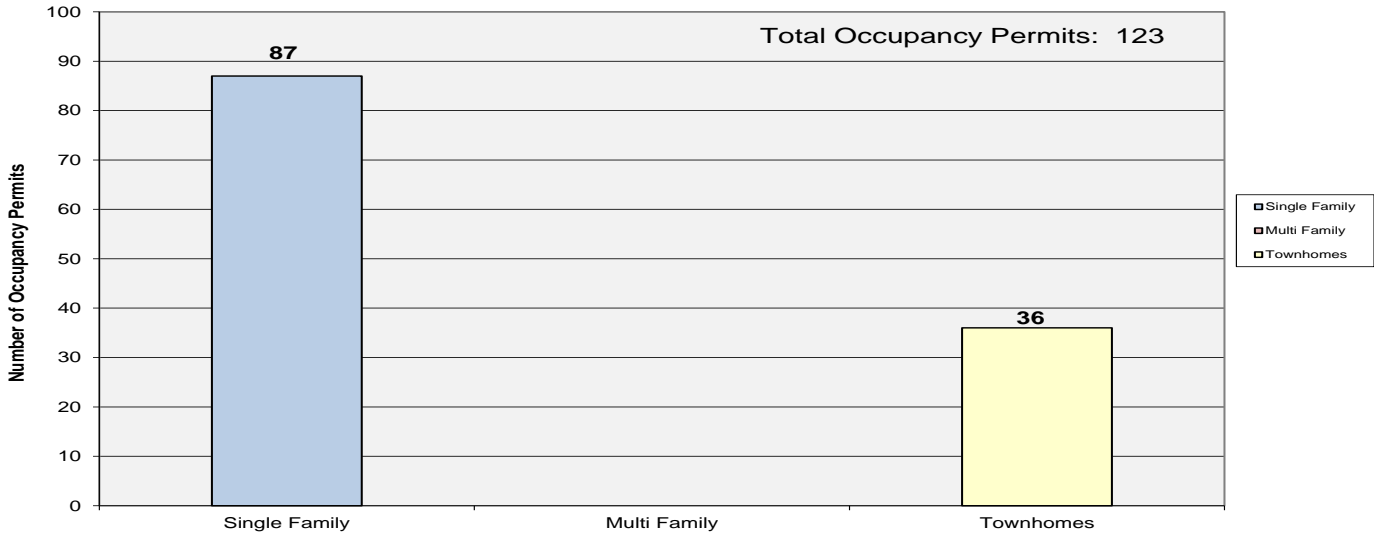


YEAR (2007 - 2016 are full-year statistics. 2017 statistics are for January - February)

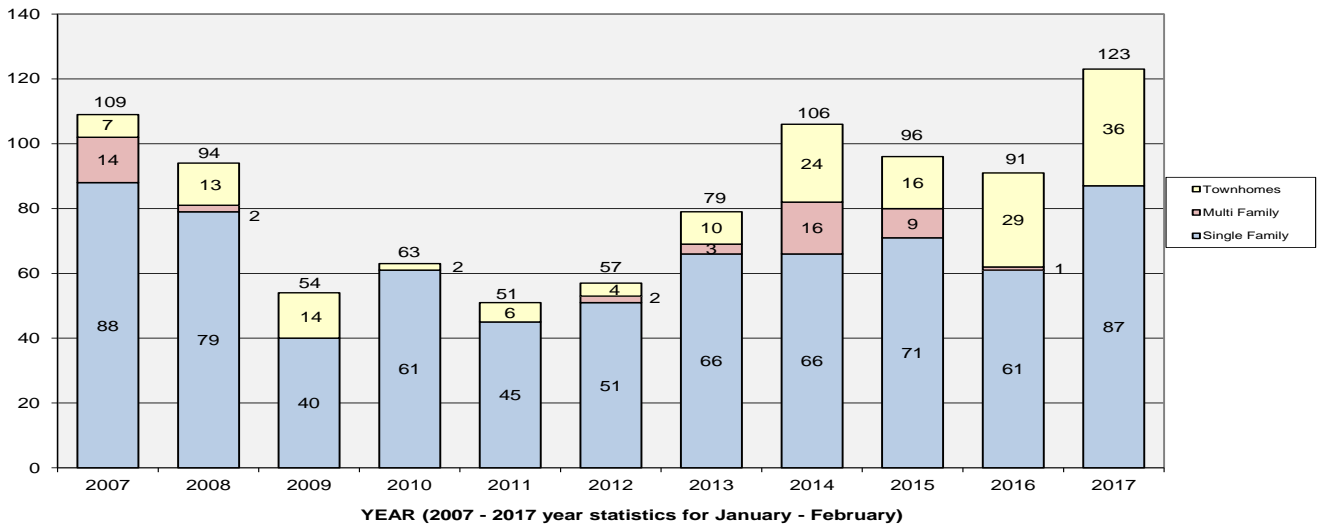


PERMITS

OCCUPANCY PERMITS ISSUED THROUGH FEBRUARY 2017



HISTORY OF OCCUPANCY PERMITS ISSUED 2007 - 2017 January - February Each Year



Planning and Zoning Update

PLANNING AND ZONING SUBMITTALS AND APPROVALS FEBRUARY 2017

SUBDIVISION PLANS			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Submittals			
EMBREY MILL PH I SEC 6	Construction plan for 166 single family residential lots on 53.72 acres zoned PD-2	2/21	Garrisonville
HULLS CHAPEL EST	Construction plan for a 38 single family residential lots on 141.13 acres zoned A-1	2/17	Hartwood
CELEBRATE VA OREILLY AUTO PARTS	Easement plat dedicating water and drainage easements on 1.07 acres zoned B-2	2/17	Hartwood
CELEBRATE VA NO RET SEC 7B	Easement plat dedicating water-sanitary sewer easements on 2.28 acres zoned RBC	2/16	Hartwood
HERITAGE COMMERCE CTR	Grading plan for a commercial center on 2.99 acres zoned M-2	2/10	Hartwood
STAFFORD CO SCHL MONCURE ES	Easement plat dedicating a water-sanitary easement on 24.51 acres zoned A-1	2/9	Griffis-Widewater
BEVERLY EST LOTS 2, 3 & 5	Boundary line adjustment between 3 single family residential lots on 3.65 acres zoned A-1	2/2	Hartwood
ESTATES AT ROCKY PEN	Construction plan revision for 15 single family residential lots on 51.56 acres zoned A-1	2/1	Hartwood
Approvals			
GLENS SEC 8B, 9 & 10	Construction plan revision for overlot grading on 32 single family residential lots on 163.29 acres zoned A-1	2/27	Rock Hill
ABBERLY AT STAFFORD COURTHOUSE	Plat dedicating various easements and street right-of-way on 54.25 acres zoned UD-4	2/24	Aquia
EAST CHATHAM HEIGHTS	Boundary line adjustment between 2 single family residential lots on 15673 sq. ft. zoned R-1	2/22	George Washington
ONVILLE ESTATES	Cluster subdivision creating 38 single family residential lots on 59.13 acres zoned A-2	2/15	Griffis-Widewater
AQUIA OVERLOOK LOT 54	Plat vacating and rededicating a portion of storm drainage easement on 3.01 acres zoned A-1	2/14	Griffis-Widewater
RESERVE AT HARTWOOD	Final subdivision plat creating 17 single family residential cluster lots on 70 acres zoned A-1	2/8	Hartwood
WOOD LANDING EST SEC 2	Final subdivision plat creating 19 single family residential lots on 59.30 acres zoned A-1	2/7	George Washington



Planning and Zoning Update

SITE PLANS			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Submittals/Approvals			
COURTYARDS AT COLONIAL FORGE	Major site plan to construct 49 unit townhome condominiums on 14.38 acres zoned R-3	Submitted 2/21	Hartwood
TELECOM TOWER AT DUFF MCDUFF GREEN MEMORIAL PARK	Major site plan constructing a 150' monopole telecommunication tower facility on 58.65 acres zoned A-1	Submitted 2/21	George Washington
CELEBRATE VA SILVER COLLECTION APTS	Minor site plan revision adding a 13R sprinkler system and a short fire lane with restrained lengths to building 7 on 24.36 acres zoned RBC	Submitted 2/10	Hartwood
SYDNEY HASTINGS COMMONS	Major site plan revision to building #4 for parking and infrastructure on 47.14 acres zoned B-2 and M-1	Submitted 2/8	Falmouth
DOCSTONE COMMONS CHICK-FIL-A	Minor site plan to construct a 180 sq. ft. building addition, reconfigure the existing entrance to a one way, adjust ADA parking, and perform minor utility reconfigurations on 1.23 acres zoned B-2	Submitted 2/8	Garrisonville
OTHER			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Submittals/Approvals			
HERITAGE COMMERCE CENTER	Perennial flow determination associated with Heritage Commerce Center on 6.17 acres zoned M-2	Approved 2/27	Hartwood
NANCE GARAGE	Chesapeake Bay compliance application to determine stream conditions on 2.9 acres zoned A-2	Submitted 2/22	George Washington
RIVER CREEK LOT 28 PIER	Wetlands application for the construction of a pier on 3.74 acres zoned A-1	Submitted 2/14	George Washington
LOT 27 PIER RIVER CREEK PROPERTIES	Wetlands application for the construction of a pier on 3.74 acres zoned A-1	Submitted 2/14	George Washington
BLANCO-ACOSTA	Waiver to the CRPA 100 ft. buffer requirement on 0.5 acres zoned A-2	Approved 2/13	Rock Hill
LOT 29 PIER RIVER CREEK PROPERTIES	Wetlands application for the construction of a pier on 3.33 acres zoned A-1	Submitted 2/10	George Washington
LOT 30 PIER RIVER CREEK PROPERTIES	Wetlands application for the construction of a pier on 3.29 acres zoned A-1	Submitted 2/9	George Washington
LOT 31 PIER RIVER CREEK PROPERTIES	Wetlands application for the construction of a pier on 3.25 acres zoned A-1	Submitted 2/9	George Washington
AQUIA CHURCH	Certificate of Appropriateness to replace existing cypress and cedar roof with a slate gray metal roof on 33.17 acres zoned R-1	Submitted 2/8	Aquia



Planning and Zoning Update

RECLASSIFICATIONS/CONDITIONAL USE PERMITS			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Submittals/Approvals			
THE GARRISON AT STAFFORD FINANCIAL INSTITUTION	Conditional use permit to allow a drive-thru within the HCOD on 0.84 acres zoned PTND	Approved 2/21	Garrisonville
COURTYARDS AT COLONIAL FORGE	Reclassification from A-1 to R-3 for the development of 49 townhome condominiums on 7.70 acres zoned A-1	Approved 2/7	Hartwood
ORDINANCES			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Submittals/Approvals			
WATER AND SEWER	Amend on-site sewage disposal to reflect a maximum standard versus a minimum standard within subdivision ordinance	Approved 2/21	N/A
DRAINFIELDS	Amending drainfield requirements to reflect minimum capacity versus minimum size requirements within subdivision ordinance	Approved 2/21	N/A
ZONING			
ITEM	DESCRIPTION	ACTION	ELECTION DISTRICT
Zoning Inspections			
Conducted		37 n/a	Various
Cited		15 n/a	Various
Other		29 n/a	Various
Zoning Permits			
Commercial New		11 n/a	Various
Commercial Change		29 n/a	Various
Residential New		104 n/a	Various
Residential Change		80 n/a	Various
Signs		10 n/a	Various
Daycare		2 n/a	Various
Home Occupancy Home Business		14 n/a	Various
Temporary Structure		2 n/a	Various
Demo		2 n/a	Various
Retaining Walls		5 n/a	Various
Zoning Verifications		5	
Zoning BZA		ACTION	ELECTION DISTRICT
HOME BUSINESS/ TACTICAL COUNTERMEASURES ARMORY	Special exception request to allow a home business for the sale of firearms and firearm accessories	Submitted 2/27	Rock Hill
FREE STANDING EMERGENCY DEPARTMENT	Appeal a zoning determination to confirm whether the use of a free standing emergency department is a by-right use	Submitted 2/17	Hartwood



Planning and Zoning Update

LOT GRADING PLANS			
Subdivision or Tax Id	Number of lots	Action	Election District
Poplar Estates, Sec 2	1 single family residential lot	2/28	Hartwood
Colonial Forge, Sec.4	1 single family residential lot	2/28	Hartwood
Embrey Mill, Sec. 2	7 single family residential lots	2/28, 27,13,3 & 1	Garrisonville
Embrey Mill, Sec.3	3 single family residential lots	2/28 & 2/6	Garrisonville
Colonial Forge, Sec.2C	1 single family residential lot	2/27	Hartwood
Leeland Station, Sec. 7A	1 single family residential lot	2/27	Falmouth
Celebrate Virginia, Sec. 3A2	4 single family residential lots	2/27	Hartwood
Embrey Mill, Sec. 4B	17 single family residential lots	2/24 & 2/21	Garrisonville
Stafford Heights, Sec. 3	1 single family residential lot	2/24	Aquia
Rappahannock Landing, Sec. 3	6 single family residential lots	2/23	George Washington
Bells Valley, Sec. 2	1 single family residential lot	2/21	Aquia
Poplar Manor	1 single family residential lot	2/21	Hartwood
Johnson Division at Hartwood	1 single family residential lot	2/21	Hartwood
TM: 37-52L	1 single family residential lot	2/21	Hartwood
Westgate at Stafford Courthouse	2 single family residential lots	2/17 & 2/2	Garrisonville
Hills of Aquia, Sec. 7	1 single family residential lot	2/17	Aquia
Embrey Mill, Sec. 4A	1 single family residential lot	2/16	Garrisonville
Bluffs at Cranes Corner	1 single family residential lot	2/16	Falmouth
Allen Subdivision	1 single family residential lot	2/14	Aquia
Celebrate Virginia, Sec. 7B	7 single family residential lots	2/13 & 2/7	Hartwood
Stafford Landing, Sec. 2	3 single family residential lots	2/14, 3 & 1	Falmouth
Colonial Forge, Sec. 5	1 single family residential lot	2/13	Hartwood
Shelton Woods, Sec. 2	1 single family residential lot	2/13	Rock Hill
Hidden Lake	1 single family residential lot	2/10	Rock Hill
Oaks at Highland Homes	1 single family residential lot	2/7	Falmouth
Hartwood Landing	1 single family residential lot	2/7	Hartwood
Retreat at Eagles Pointe	2 single family residential lots	2/6 & 2/3	Aquia
TM: 56-167	1 single family residential lot	2/6	George Washington
TM: 17E-4	1 single family residential lot	2/6	Hartwood
Richards Mill	1 single family residential lot	2/6	Hartwood
Lewis Knolls	1 single family residential lot	2/2	Falmouth
Colonial Forge, Sec. 2B	1 single family residential lot	2/2	Hartwood
Liberty Knolls	1 single family residential lot	2/2	Garrisonville
TOTAL	75 single family residential lots		



Rappahannock Regional Landfill

February 2017 Totals of Road-Side Trash Pick-Up	
Date	Weight (pounds)
Week of 1 – 4	9480
Week of 6 – 11	12,400
Week of 13 – 18	7960
Week of 21 – 25	10,280
Week of 27 – 28	5480
TOTAL	45,600

**Work is backed by scale tickets.
Total includes signage pickup.**





February's report, including the five year look back comparison includes data on all incidents where the final disposition of the incident was that the Department arrived on scene.

Summary Incident Statistics

	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Arrived on-scene calls	1,243	2,540	2,643	2,605	2,608	2,460
Responses in excess of eight minutes	427	859	927	845	765	620
Percentage of responses under eight minutes (All Responses)	66%	66%	65%	68%	71%	75%
Percentage of responses under eight minutes (Emergency – Priority 1 Only)	64%	64%	63%	64%	64%	70%

Incident by Nature

	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Emergency Medical Calls	709	1,509	1,695	1,437	1,435	1,374
Fire Calls	219	385	367	489	360	333
Vehicle Accident Calls	99	217	238	230	228	249
Technical Rescue Calls	6	10	8	5	9	7
Service Calls	210	419	335	408	576	497
Arrived on-scene calls (TOTAL)	1,243	2,540	2,643	2,605	2,608	2,460

Fire Marshal Activity

	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Fire Marshal Office Responses	37	55	35	49	29	36
Inspections	209	546	338	379	536	395
Plan Reviews	52	103	49	67	73	55
Fire Investigations	18	23	14	12	5	12



Fire and Rescue Department

Emergency Medical Services Summary

	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Total Encounters	671	1,457	1,690	1,476	1,435	1,459
Patients Dead at Scene	16	24	19	11	12	12
Patient Refusals Obtained	123	258	240	234	223	227
Transferred to another Unit/POV	2	5	4	0	1	2
Transports Provided	530	1,137	1,427	1,230	1,199	1,218
Destination MWH	292	619	818	677	655	672
Destination Stafford	232	500	597	533	529	528
Other Destination	6	18	12	20	15	18

Patient Transport by Type

Accounting Month	Total Transports	BLS	ALS
February 2017	724	281	443
January 2017	294	120	174
December 2016	731	307	424
November 2016	847	321	526
October 2016	835	324	511
September 2016	404	159	245
August 2016	674	254	420
July 2016	601	222	379
June 2016	597	238	359
May 2016	476	183	293
April 2016	696	274	422
March 2016	656	255	401
February 2016	999	398	601



Fire and Rescue Department

Volunteer Staffing By Station (FIRE)						
	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Zone 1: Falmouth	48%	50%	84%	81%	96%	98%
Zone 2: Stafford	65%	64%	76%	72%	66%	95%
Zone 3: Widewater	14%	13%	18%	6%	16%	16%
Zone 4: Mountain View	0%	0%	1%	0%	6%	0%
Zone 5: Brooke	10%	7%	10%	26%	12%	13%
Zone 6: Hartwood	10%	10%	35%	35%	30%	65%
Zone 7: White Oak	10%	7%	34%	8%	17%	23%
Zone 8: Rockhill	12%	26%	60%	89%	54%	24%
Zone 10: Potomac Hills	0%	0%	6%	7%	25%	34%

Volunteer Staffing By Station (EMS)						
	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Zone 1: Falmouth	0%	0%	0%	2%	6%	3%
Zone 2: Stafford	1%	1%	1%	7%	18%	23%
Zone 3: Widewater	0%	0%	4%	0%	1%	4%
Zone 4: Mountain View	7%	7%	12%	14%	15%	12%
Zone 5: Brooke	17%	11%	2%	3%	10%	1%
Zone 6: Hartwood	18%	16%	3%	2%	0%	0%
Zone 7: White Oak	3%	4%	6%	5%	5%	3%
Zone 8: Rockhill	26%	31%	29%	35%	35%	33%
Zone 9: Aquia	41%	43%	37%	20%	35%	30%
Zone 10: Potomac Hills	0%	0%	0%	0%	0%	0%
Zone 12: Berea	5%	9%	9%	5%	15%	89%

Response Times of Less Than Eight Minutes by First Due <i>Emergency – Priority 1 Calls</i>						
	Feb 2017	Jan – Feb 2017	Jan – Feb 2016	Jan – Feb 2015	Jan – Feb 2014	Jan –Feb 2013
Zone 1: Falmouth	66%	66%	71%	70%	68%	75%
Zone 2: Stafford	73%	72%	66%	71%	67%	81%
Zone 3: Widewater	8%	16%	20%	19%	21%	22%
Zone 4: Mountain View	61%	52%	50%	60%	59%	83%
Zone 5: Brooke	61%	57%	36%	64%	46%	52%
Zone 6: Hartwood	30%	30%	31%	31%	41%	56%
Zone 7: White Oak	61%	58%	60%	56%	55%	44%
Zone 8: Rockhill	30%	38%	47%	47%	32%	40%
Zone 9: Aquia	76%	70%	69%	69%	69%	78%
Zone 10: Potomac Hills	56%	68%	70%	74%	79%	76%
Zone 12: Berea	69%	70%	67%	65%	70%	69%
Zone 14: North Stafford	68%	65%	67%	72%	71%	75%
Mutual Aid Provided	35%	30%	27%	36%	41%	47%



Fire and Rescue Department

Mutual Aid				
	February 2017		Jan – February 2017	
	Stafford Provided Aid TO	Stafford Received Aid FROM	Stafford Provided Aid TO	Stafford Received Aid FROM
Fauquier	12	3	22	6
Fredericksburg	28	15	57	35
King George	5	0	6	0
Prince William	1	1	3	5
Quantico	1	35	3	67
Spotsylvania	0	0	0	0
Total	47	54	91	113

Non-Emergency Activity		
	February 2017	Jan – Feb2017
Training Hours	2,370	4,758
Pre-Plans of Business/Buildings	8/39	13/68
Public Education Hours/Students	13/125	18/171
Community Outreach Sessions	125	351
Special Project Hours	585	1,972





This report summarizes the year to date activities for five years of the Stafford Sheriff's Office from February 2013 through February 2017.

Crime Distribution

Crime	2017	2016	2015	2014	2013	Average
Property Crime	41.0%	36.0%	45.0%	49.4%	55.2%	45.3%
Narcotics Violations	30.2%	26.4%	23.7%	17.4%	20.1%	23.6%
Fraud Crimes	22.7%	27.6%	22.8%	26.0%	18.9%	23.6%
Crimes Against Persons	6.0%	10.0%	8.5%	7.2%	5.8%	7.5%

The above is a summary for all the crimes reported, YTD

Major Crimes Summary

Crime	2017	2016	2015	2014	2013	Average
All Reported Crimes	2,016	1,922	1,913	1,699	1,780	1,866
Major Crimes	827	681	684	696	668	711
% of All Reported Crimes That are Major Crimes	41.0%	35.4%	35.8%	41.0%	37.5%	38.1%

Crimes Against Persons

Crime	2017	2016	2015	2014	2013	Average
Kidnapping/Abduction	3	4	3	3	1	3
Robbery	6	7	5	7	4	6
Homicide	2	1	1	1	0	1
Rape	5	2	5	4	5	4
Aggravated Assault	20	37	26	20	15	24

Crimes Against Property

Crime	2017	2016	2015	2014	2013	Average
Motor Vehicle Theft	10	9	10	15	18	12
Burglary	36	25	21	29	21	26
Larceny	293	211	277	300	330	282
Fraud/Financial	188	188	156	181	126	168

Misc

Activity	2017	2016	2015	2014	2013	Average
Crime Rate per 100 Residents	0.81	0.72	0.80	0.77	0.75	0.61
Concealed Weapons Permits and Federal Licenses	418	528	359	438	952	455
Criminal Arrest	837	762	784	871	996	683
Deputies Assaulted	4	9	0	4	3	3
Calls for Service	10,388	10,543	9,993	9,789	10,201	8,105





This report summarizes the year to date activities for five years of the Stafford Sheriff's Office from February 2013 through February 2017.

Overdoses and Narcan Uses by the Sheriff's Office:

2017	Total Overdoses	Fatal Overdoses	Non-Fatal Overdoses	Narcan Administrations by Sheriff's Office	Narcan Saves by Sheriff's Office
January	10	2	8	2	1
February	3	0	3	1	1
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
CY17 Total	13	2	11	3	2

**Note – Narcan administrations are the total number of doses given.*





This report summarizes the year to date activities for five years of the Stafford Sheriff's Office from February 2013 through February 2017.

Traffic Incidents

Activity	2017	2016	2015	2014	2013	Average
Total Accidents*	696	0	0	0	0	139
Total Summonses/Citations Issued	1,819	1,329	1,502	1,643	1,497	1,194
Total DUI Arrests	65	55	76	44	66	48

Animal Control

Activity	2017	2016	2015	2014	2013	Average
Dogs Picked Up	78	75	64	99	98	83
Dogs Turned In	101	55	71	57	84	74
Dog Adoptions	97	47	38	45	64	58
Cats Turned In	128	110	82	64	85	94
Cat Adoptions	44	55	24	34	27	37
Dogs Euthanized	35	24	39	30	36	33
Cats Euthanized	41	26	44	35	59	41

Courts

Activity	2017	2016	2015	2014	2013	Average
Evictions	116	124	110	163	118	126
Out-of-State Prisoner Extraditions	20	25	22	22	17	21

Communications

Activity	2017	2016	2015	2014	2013	Average
ECC Call Volume	38,838	40,582	44,207	42,420	46,913	42,592
Total Law Enforcement CAD Incidents Processed	20,461	20,345	**21,632	22,112	22,683	21,447
Total Fire and Rescue CAD Incidents Processed	2,759	2,848	2,691	3,051	3,279	2,926
ECC Auxiliary/Support CAD Events - Utility	320	292	535	435	359	388
ECC Auxiliary/Support CAD Events - Animal Control	355	339	368	423	387	374
ECC Auxiliary/Support CAD Events - Control Burns	773	321	447	390	608	508

*Note – this is the first year of accident reporting, therefore comparison data from the previous years are not available.

**Note – corrected number.



February 2017			
Fund	Full-Time Funded Positions	Vacancies	Vacancy Rate
General Government Public Safety	409	15	3.7%
General Government Non Public Safety	348	19	5.5%
General Government Total	756	34	4.5%
Utilities	139	8	5.8%
Capital Projects Fund	3	2	66.7%
Total	899	44	4.9%

Annual Turnover Rate					
	2016-2017	2015-2016		2016-2017	2015-2016
February - January	12.8%	13.0%	August – July		13.2%
March – February	13.3%	13.1%	September – August		13.0%
April – March		13.1%	October – September		13.2%
May – April		13.4%	November – October		13.5%
June – May		13.7%	December – November		13.4%
July – June		14.0%	January – December		13.3%

The turnover rate measures the number of separations during a 12 month period. These separations include voluntary and involuntary terminations. The vacancy rate measures the percent of vacancies compared to the total number of full-time authorized positions.



Human Services

	FEBRUARY 2017	FEBRUARY 2016	FEBRUARY 2015	FEBRUARY 2014	FEBRUARY 2013	Average
Number of Child Protective Services (CPS) Complaints Investigated	52	67	40	37	37	46.6
Number of Children in Foster Care	37	30	34	55	53	41.8
Number of Children Receiving Child Day Care Assistance	455	432	419	413	314	406.6
Private Day School Placements	79	61	53	54	60	61.4
Public Day School Placements	29	22	28	30	27	27.2
Residential Placements Excluding Foster Care Children	15	21	8	13	15	14.4
Residential Placements Total	19	24	11	18	22	18.8
Number of Families Served by Family Assessment and Planning Team	14	9	5	12	16	11.2

Statistics not reported where VDSS Data is Unavailable



The Citizens Assistance and Volunteer Services Office provides a central in-house resource for customer service and information on County services and complaints. Staff recruits, trains and places volunteers in various departments to assist with a number of tasks.

February 2017 Customer Inquiries handled by Citizens Assistance Staff	
Total Number of Inbound Phone Calls	1,201
Live Help Chats*	47
Citizen Tracker Requests Handled via County Website/Mobile App.	12 Website/ 0 Mobile App.
Citizens Assisted at the Administration Center Desk in Lobby	1,188
Total Number of Visitors to Administration Center	4,174
Citizens Assisted at the Judicial Center Desk in the Courthouse	906
Total Number of Volunteer Hours**	946

* Live Help allows users to send an e-mail through the County's Web site and receive an immediate response from staff. Of the 47 Live Help requests, 16 were live chats in which the user and staff member exchanged information through instant messaging, and 31 were offline e-mails, which were received outside normal business hours (weekends or evenings) when staff is not online. Responses were provided as soon as possible or as soon as regular business hours resumed.

** This month's volunteer hours equates to a savings of **\$30,272** in full-time staff costs (with benefits. These figures are determined by taking the volunteer rate (\$32.00 with benefits) that is dictated by the state's Bureau of Labor statistics and multiplying that by the total number of hours that are volunteered.

Year to date hours: 14,426

Year to date value: \$461,632



Top 20 Most Visited Pages

This report summarizes the website, geographic information system map requests, scanning and project and help desk work orders performed by the IT Department. On this page, website statistics are detailed.

How are people looking at our website?

Via Desktop Computer	68%
Via Smartphone	24%
Via Tablet	7%
Unknown	1%

3 min 17 sec average visit duration
6,610 total searches
24,183 total downloads
3.4 actions per visit

Page Title	Pageviews
Home Page	59358
Search, View and Pay Taxes	15491
Jobs Available	7100
Utilities	5819
GIS	4285
Human Resources	4345
Water & Sewer (Utility) Bill	3081
Real Estate	2674
Treasurer	2417
Circuit Court	2146
Personal Property Tax	2166
Commissioner of the Revenue	2114
Jobs	2452
Personal Property	1812
Board of Supervisors	2477
Government	2204
Resident	1167
Social Services	1198
Planning & Zoning	1351
Education	805

Website Visits for February 2017 – This graph details the amount of visits per day to our website.



Information Technology

The IT Department is responsible for county-wide document management through the OnBase database. Staff scan in documents to make documents available online and to save space by storing documents digitally.

Project and Help Desk Work Orders Worked On In February 2017

Animal Control	1	0.23%
Board of Supervisors	1	0.23%
Public Works	39	9.03%
Circuit Court	4	0.93%
Commissioner of the Revenue	16	3.70%
Commonwealth's Attorney	18	4.17%
Cooperative Extension	1	0.23%
County Administration	35	8.10%
County Attorney	4	0.93%
Economic Development	7	1.62%
Finance/Budget/Purchasing	37	8.56%
Fire & Rescue	20	4.63%
Courts	3	0.69%
Human Resources	15	3.47%
Information Technology	72	16.67%
Regional Landfill	7	1.62%
Planning and Zoning	32	7.41%
Parks & Rec - Community Facilities	23	5.32%
Recycling	6	1.39%
Schools	1	0.23%
Sheriff	23	5.32%
Social Services	14	3.24%
Treasurer	12	2.78%
Utilites	36	8.33%
Voter Registration	5	1.16%
Totals	432	100%

Documents Scanned	
Circuit Court	0
Commonwealth's Attorney	112
Human Services	0
Planning	13
Public Works	1239
Purchasing	26
Sheriff	1107
Utilities	2080
Victim Witness	0

The IT Department prints maps for internal use and also for citizens.

GIS Map Requests	
Internal/External Map Request	86
Walk-Ins	15
Map Sales	5



BOARD OF SUPERVISORS

STAFFORD, VIRGINIA

DRAFT MINUTES

Regular Meeting

March 7, 2017

Call to Order A regular meeting of the Stafford County Board of Supervisors was called to order by Paul V. Milde, III, Chairman, at 3:00 p.m., on Tuesday, March 7, 2017, in the Board Chambers, at the George L. Gordon, Jr., Government Center, 1300 Courthouse Road, Stafford, VA.

Roll Call The following members were present: Paul V. Milde, III, Chairman; Meg Bohmke, Vice Chairman; Jack R. Cavalier; Wendy E. Maurer; Laura A. Sellers; Gary F. Snellings, and Robert “Bob” Thomas, Jr.

Also in attendance were: Thomas C. Foley, County Administrator; Rysheda McClendon, Deputy County Attorney; Marcia C. Hollenberger, Chief Deputy Clerk; Cheryl D. Giles, Deputy Clerk; associated staff and other interested parties.

Ms. Bohmke introduced Eagle Scout Jonathan N. Reynolds, Troop 199, and his mother, Kristina Reynolds. Jonathan was home from Virginia Tech on Spring Break and was recognized for completing his Eagle Scout project at Conway Elementary School where he organized its STEM materials.

Dr. Bruce Benson, Superintendent of Schools, gave a presentation to the Board and challenged Board members to join School Board members at the Stafford Hospital 5k race on April 8, 2017. He then talked about the Total Rewards Strategy. He said he had hoped to have the School Board’s budget ready but at a meeting later that night, the School Board would meet to have further budget discussions. Dr. Benson noted two years ago, Stafford schools were below other localities in its entry level salary for a teacher with a Bachelor’s Degree. He said that now, with an enhanced salary model and differential raises, the County was competitive with entry-level teacher salaries. The Schools Division did exit interviews and in the last school year, of the 270 teachers that left employment with Stafford County, only 3% reportedly left for economic reasons.

Ms. Holly Hazard, Chairman of the School Board, addressed the Board and spoke about the model incorporating maintenance and technical staff and working to get to the median salary level within three to four years.

Ms. Bohmke spoke about a conversation she had with a school bus driver that loved working for the County and was employed for 13 years. She (the bus driver) expressed concern about differential pay for newly hired employees v. those employees with years of experience.

Dr. Benson said that one benefit was an additional \$10.00/day pay for everyday that drivers did not call out. He spoke about pay banding with years of experience, the merit pay model, and the above-referenced attendance incentive. Ms. Bohmke asked about external cameras on buses and a recent hit-and-run accident involving a school bus. Dr. Benson said that all buses were equipped with interior cameras, which often picked up incidents outside the buses as well.

Mr. Milde told Dr. Benson that he and the Board looked forward to the Schools' budget presentation.

Ms. Martha Hutzel, Director of the Central Rappahannock Regional Library, gave a presentation on Library services and introduced Ms. Rebecca Purdy, Assistant Library Director. Ms. Hutzel thanked Board members that participated in the Dr. Seuss Birthday event. Supervisors Bohmke and Maurer participated and read Dr. Seuss books to children in the Library. The Library's new mission statement is, "To Inspire Lifelong Learning." She spoke about literacy and education, workforce development, lifelong learning and experiences, community outreach, and the Library's additional impact on Stafford County. Ms. Hutzel made special mention about John Kindred, with the Department of Parks, Recreation, and Community Facilities, and Mr. Kindred's efforts at Porter Library constructing MakerLabs. At the recent event featuring the author of the book Hidden Figures, she said the event was held at Dodd Auditorium on the University of Mary Washington Campus, and even with the added seating capacity, 200+ people were turned away. Two of the old buildings next to the downtown Library were demolished and additional parking was being provided and paid for by the City of Fredericksburg.

Presentations by the Public – The following individuals addressed the Board:

Bill Johnson	-	The dangers of coal ash at the Possum Point "dumping" location
Glenn Trimmer	-	Provided a map of the Civil War Park to Board members

Board Member Presentations Board members spoke on topics as identified:

Ms. Bohmke - Attended the Armed Services Memorial ground breaking event; it was a very special day and it is going to be a very special place for veterans and their families. Read Horton Hears a Who to children at England Run Library for Dr. Seuss Week. The Sign Ordinance Committee met and decided to look at square footage for multiple signs on properties rather than the number of signs; still trying to define the time period for temporary signs (60 or 90 days). Chesterfield County is the only other locality that passed a new sign ordinance. Susan Blackburn, the County's Zoning Administrator, along with members of the Board of Zoning Appeals (BZA) and Planning Commission (PC), will attend a seminar in Richmond regarding sign ordinances. The next meeting of the Sign Ordinance Committee is scheduled for Thursday, April 13th, at 3:00 p.m. Attended her first Military Affairs Council (MAC) meeting; it is no

longer a subset of the Chamber of Commerce and MAC members will meet to discuss its future structure.

Mr. Cavalier - Attended the Aquia Harbour Board of Directors meeting with Mr. Milde; attended the Quantico Innovations Center Board of Directors meeting; participated in a meeting about a potential data center in the Widewater area. Spoke about a delay in the opening road in the Embrey Mill development from the planned opening this April, to 2018. He also asked that at a future Board meeting, a reconsideration of the reduced lot sizes in Embrey Mill be discussed and that the County consider reverting back to the original ordinance prior to the reduction from 50' to 40' lot width.

Mrs. Maurer - Thanked the Rock Hill Volunteer Fire Department staff for attending the Windsor Forest meeting with her. The final Legislative Committee meeting was held; Julia and David from Eckert Seamans will be addressing the Board at a future meeting to provide a final update on all of the County's legislative priorities. Thanked Delegate Mark Dudenhefer for killing a bill regarding a change to availability fees that would have adversely affected the County. Read the Dr. Seuss book Mr. Brown Can Move, Can You? at the library in honor of Dr. Seuss' birthday. She bought a commemorative brick honoring her husband's 20 years of service in the Marine Corps. Attended several redistricting meetings and said it will not be an easy decision; one particularly eloquent speaker was an 8th grader at Rodney Thompson Middle School. Expressed concern about the sudden decision to not open Embrey Mill Road, but per the proffers it must be opened before the 500th permit is issued. Requested a briefing on how proffers are monitored.

Mr. Milde - Attended the Aquia Harbour Board of Directors meeting with Mr. Cavalier; attended the QuiC Board of Directors meeting; attended the Chamber of Commerce transportation meeting as well as FAMPO and GWRC with Ms. Sellers and Ms. Bohmke. Attended PRTC with Mr. Thomas; PRTC hired a new executive director to replace the retired Mr. Al Harf. Attended the C of C Roundtable at the Jeff Rouse Swim and Sport Center where enrollment has exceeded projections. In talking about the Embrey Mill Road, Mr. Milde said if once a road was built, how long it took to be accepted into the State System was only a few months, not years. Ms. Sellers said that school buses cannot go on private roads. Noted that 300+ people attended the Armed Services Memorial ground breaking; said that former Commonwealth's Attorney, Dan Chichester, was a great orator; the Memorial was first brought up to the Board by the family of Donald Lamar, who was killed in Afghanistan, leaving behind a 3-year old daughter; all three ROTC color guards were at the ground breaking as were members of the American Legion and the Mountain View High School Choir. The form to purchase a brick is available on the County's website.

Ms. Sellers - Attended a commuter lot sign meeting; they do not want to change the patterns, they want signs showing the current patterns of slug line destinations. In particular, a sign was needed for the DC Line at the McDonald's Lot by Lowe's. Attended the excellent ground breaking ceremony for the Armed Services Memorial, General Christmas did a fabulous job; thanked staff for working and the public for attending on such a cold day. Attended a Quantico Innovations Center (QuiC) Board of Directors meeting, the Silver Companies are donating office space to the Economic Development Authority (EDA) that QuiC will eventually rent out; the agreement will be taken to the County Attorney for review before anything transpires. Attended GWRC and FAMPO where none of the County's Smart Scale transportation projects scored well; at GWRC talked about the food table and where local food and produce was coming from, which was a very interesting discussion and concept. Spoke with Dominion about the coal ash situation, more meetings are to come – there was no vote taken by the Prince William Board of Supervisors as of today's date. The PWC Board was holding a work session on coal ash and Ms. Sellers will continue to monitor the situation, which she understands is a passionate subject for many residents.

Mr. Snellings - 200+ people attended the ground breaking for the Armed Services Memorial, excellent turn out on a very cold day. He explained how to purchase a brick, which would be preserved in perpetuity at the Memorial, honoring armed services personnel of all ages and times of service. Thanked the Marine Corps Band and visiting dignitaries that attended. Said that Embrey Mill has been on the books since March 6, 2001 and no subsequent Board can change it; the current Board had nothing to do with it.

Mr. Thomas - Gave an update on the Board's Community and Economic Development Committee (CEDC) meeting including the charter agreement for the Bay Consortium Act; an update on process review, a committee on which Mr. Snellings and Ms. Bohmke serve; an update on Pump and Haul where five more properties came off the program and are being served by alternate sewer systems; discussed calculating availability fees for apartments; Transfer of Development Rights (TDR) has had no participants but the Board will be asked to vote on expanding the Receiving Area in hopes of more interest in the program; looked at prohibited uses in the Falmouth Redevelopment Area for a send-down to the Planning Commission.

Report of the County Attorney Ms. McClendon deferred the report of the County Attorney.

Report of the County Administrator – Mr. Foley gave a presentation on the proposed FY2018 Budget. He noted that he was working with Stafford County for only five weeks and gave credit to the Finance and Budget staff for its hard work and effort to work with him on the budget presentation. Mr. Foley also thanked Deputy County Administrator, Mr. Michael Smith, and Public Information Officer, Ms. Shannon Howell, as well as Human Services Director, Ms. Donna Krauss. The total of the budget was \$544,245,000. The theme of the FY2018 budget was “Continued Progress with an Eye to the Future.”

The County earned its second AAA bond rating from Fitch; more than 43,000 jobs located in Stafford County; the Jeff Rouse Swim and Sport Center had the area's only 50 meter x 25 yard indoor competition swimming pool; on-line payment options were expanded; Lake Mooney Park opened to the public; trailblazing signs were located throughout the County making tourist sites more accessible; and an Economic Development Strategic Plan was adopted among many other accomplishments.

With an eye to the future, Mr. Foley said that the County was looking towards building a new courthouse; planning for high school #6; a joint Capital Improvement Program (CIP) and shared services with the Schools; an expanded Purchase of Development Rights (PDR) program; targeted growth area development; implementation of the Public Safety Staffing Plan; increased transportation funding; and an aggressive economic development program, with the newly hired ED Director, Mr. Bruce Register.

The FY2018 budget was based on the Board's priorities for the community and on the County's principles of responsible and accountable government. Highlights included no tax increase; addressing continuing mandates; meeting obligations for recent investments to enhance the quality of life for County residents; support for the Schools (the proposed budget exceeded the Superintendent's request, supported enrollment growth, manages local per pupil spending, presented a unified approach to compensation and benefits, provided the County's share of the High School Fire Training Program, and addressed mandated VRS contribution rate increases); employee market competitiveness; and an increase and commitment to the preservation of open space and growth management in the County.

Ms. Sellers asked about the separated Schools funding on a pie chart used to display percentages of the proposed budget. Mr. Snellings asked about Children's Services Act funding. Mr. Foley said that it was included in the County's General Fund. Mr. Snellings said it should be moved into the Schools' budget. He said that the County was always criticized about the percent it spent on its schools where, if all of the school-related budgeted amounts were included in the Schools' percentage, it would be more than 60% of the overall budget that was allocated to the Schools Division. Mr. Foley said that it could be considered in future budget conversations. Ms. Sellers noted that there was a meeting of the Day School Committee in the coming week.

Mr. Foley said that the proposed FY2018 budget included a continued enhancement of public safety including progress toward the implementation of the Public Safety Staffing Plan (two new deputy sheriff positions and a fire inspector); funded the County's share of the High School Fire Program (with a grant-funded fire instructor); technology upgrades to public safety radios; adjusted the 10-year CIP budget for a new Courthouse in 2021; building a new fire station (#14); cash capital for Sheriff's vehicles and ambulances; debt service to fund FRES apparatus and the radio system upgrade; a new Animal Shelter; battery replacement program; and an enhanced vehicle replacement program. Mr. Milde commented on the allocation for the PDR program and the number of acres that have already been taken into conservation under that program.

Mrs. Maurer asked when hard copy of the budget would be available to the Board. Mr. Foley responded that hard copy was available and it was handed out to the Board at that time. The budget public hearing was scheduled for Tuesday, April 4, 2017 and budget adoption would be on Tuesday, April 18, 2017.

Additions/Deletions to the Regular Agenda Ms. Sellers motioned, seconded by Ms. Bohmke to adopt the Agenda as presented with the addition of proposed Resolution R17-89, A Resolution to Authorize the County Administrator to Request that the George Washington Foundation Dedicate the Easements Necessary for Phase 6 of the Belmont to Ferry Farm Trail.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Approval of the Consent Agenda Mr. Thomas motioned, seconded by Mrs. Maurer to adopt the Consent Agenda, pulling Items 5 and 6 at the request of Ms. Bohmke.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Item 3. Legislative; Approve the Minutes of the February 21, 2017 Board Meeting

Item 4. Finance and Budget; Approve the Expenditure Listing

Resolution R17-81 reads as follows:

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL)
DATED FEBRUARY 21, 2017 THROUGH MARCH 06, 2017

WHEREAS, the Board appropriated funds to be expended for the purchase of goods and services in accordance with an approved budget; and

WHEREAS, the payments appearing on the above-referenced Listing of Expenditures represent payment of \$100,000 and greater for the purchase of goods and/or services which are within the appropriated amounts;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of March, 2017 that the above-mentioned EL be and hereby is approved.

Item 5. Finance and Budget; Authorize the County Administrator to Budget and Appropriate the Division of Motor Vehicles Select Revenue Ms. Bohmke inquired if these funds could be appropriated on a monthly basis, as they are received from the DVM. Mr. Foley said that the County Attorney's office would look into the legal aspect of appropriating the funds whether it

be monthly or once each fiscal year, or however was the legally viable way to accept the DMV funds into the Treasurer’s Office budget.

Ms. Bohmke motioned, seconded by Mr. Cavalier, to adopt proposed Resolution R17-70.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution R17-70 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE DIVISION OF MOTOR VEHICLES SELECT FUNDS FROM FY2014, 2015, AND 2016

WHEREAS, the Treasurer’s Office operated a Division of Motor Vehicles (DMV) Select office in FY2014, 2015, and 2016, and has identified revenue derived from this service in the amount of \$100,000; and

WHEREAS, the FY2016 audit has confirmed that these funds are available; and

WHEREAS, at its meeting on February 21, 2017, the Board’s Finance, Audit, and Budget Committee recommended that appropriation of the funds be brought to the full Board for approval;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the County Administrator be and he hereby is authorized to budget and appropriate Division of Motor Vehicles Select revenue, in the amount of One Hundred Thousand Dollars (\$100,000), to the Treasurer’s Office.

Item 6. Finance and Budget; Authorize the County Administrator to Budget and Appropriate Capital Project Reserve Funds Ms. Bohmke said that she wanted the public to be aware that the Board was good stewards of its money and the projects that were being budgeted with left over funds.

Ms. Bohmke motioned, seconded by Mr. Thomas, to adopt proposed Resolution R17-71.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution R17-71 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE CAPITAL PROJECTS RESERVE FUNDS AND FY2016 YEAR END SET-ASIDES

WHEREAS, the County identified one-time uses for its FY2016 year-end set aside funds in the amount of \$2,792,889; and

WHEREAS, the FY2016 audit has confirmed that these funds are available;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the County Administrator be and he hereby is authorized to amend the FY2017 Budget to budget and appropriate \$1,420,300 from the Capital Projects Reserve to the General Fund to be used as follows:

<u>Department</u>	<u>Projects</u>	<u>Amount</u>
Fire and Rescue	One-time operating costs for positions	\$225,000
Information Technology	Financial report module and expenses	\$120,300
Sheriff's Office	One-time operating costs for positions	\$352,000
Juvenile & Domestic Court	Safety improvements	\$300,000
Public Works	Chichester park, Civil War Park, Scoreboard	\$395,000
Treasurer	Document Imaging	\$28,000

; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to budget and appropriate \$548,000 from the Capital Projects Reserve Fund to the Lake Arrowhead Service District Fund to be used for dam safety improvements.

Item 7. Finance and Budget; Authorize the Issuance and Sale of VPSA Bonds

Resolution R17-72 reads as follows:

A RESOLUTION OF THE STAFFORD COUNTY BOARD OF SUPERVISORS AUTHORIZING THE ISSUANCE OF NOT TO EXCEED ELEVEN MILLION, SIX HUNDRED FORTY-NINE THOUSAND, SEVEN HUNDRED FIFTY DOLLARS (\$11,649,750) GENERAL OBLIGATION SCHOOL BOND OF STAFFORD COUNTY, VIRGINIA, TO BE SOLD TO THE VIRGINIA PUBLIC SCHOOL AUTHORITY AND PROVIDING FOR THE FORM AND DETAILS THEREOF

WHEREAS, on April 14, 2015, the Board held a public hearing, duly noticed, on the issuance of Stafford County, Virginia's (County) general obligation school bonds in accordance with the requirements of Section 15.2-2606, Code of Virginia 1950, as amended (Virginia Code) and on April 21, 2015, adopted a resolution identified as Resolution R15-117, approving the issuance and sale of general obligation school bonds in an amount not to exceed \$26,830,000 for the purpose of financing certain projects more particularly specified therein (Projects), subject to the adoption of a subsequent resolution authorizing and setting forth the terms of such bonds;

WHEREAS, the County has previously issued its general obligation school bonds pursuant to Resolution R15-117 in the approximate amount of \$22,905,726;

WHEREAS, on April 5, 2016, the Board held a public hearing, duly noticed, on the issuance of the County's general obligation school bonds in accordance with the requirements of Section 15.2-2606 of the Virginia Code, and on April 19, 2016, the Board adopted a resolution identified as Resolution R16-97 (Resolution R16-97 and together with Resolution R15-117, the Prior Resolutions), approving the issuance and sale of general obligation school bonds in an amount not to exceed \$32,000,000 for the purposes of financing certain projects more particularly specified therein (R16-97 Projects together with the R15-117 Project, the Projects), subject to the adoption of a subsequent resolution authorizing and setting forth the terms of such bonds;

WHEREAS, the County has previously issued its general obligation school bonds pursuant to Resolution R16-97 in the approximate amount of \$12,500,000;

WHEREAS, the Board has now determined that it is necessary and expedient to borrow an amount not to exceed the amount specified in paragraph 1 below and to issue from the authorization under the Prior Resolutions its general obligation school bond (as more specifically defined below, the Local School Bond) for the purpose of financing a portion of the Projects, and to authorize and set forth the details thereof, as required by the Prior Resolutions;

WHEREAS, the School Board of the County has, by resolution, requested the Board to authorize the issuance of the Local School Bond and consented to the issuance of the Local School Bond;

WHEREAS, the Virginia Public School Authority (VPSA) has offered to purchase the Local School Bond along with the local school bonds of certain other localities with a portion of the proceeds of certain bonds to be issued by VPSA in the spring of 2017 (the VPSA Bonds);

WHEREAS, the Bond Sale Agreement (as defined below) shall indicate that \$11,095,000 is the amount of proceeds requested by the County (Proceeds Requested) from VPSA in connection with the sale of the Local School Bond;

WHEREAS, VPSA's objective is to pay the County a purchase price for the Local School Bond which, in VPSA's judgment, reflects the Local School Bond's market value (VPSA Purchase Price Objective), taking into consideration of such factors as the amortization schedule the County has requested for the Local School Bond relative to the amortization schedules requested by other localities, the purchase price to be received by VPSA from the sale of the VPSA Bonds, and other market conditions relating to the sale of the VPSA Bonds; and

WHEREAS, such factors may result in the Local School Bond having a purchase price other than par and consequently (i) the County may have to issue the Local School Bond in a principal amount that is greater than or less than the Proceeds Requested in order to receive an amount of proceeds that is substantially equal to the Proceeds Requested, or (ii) if the maximum

authorized principal amount of the Local School Bond set forth in section 1 below does not exceed the Proceeds Requested by at least the amount of any discount, the purchase price to be paid to the County, given the VPSA Purchase Price Objective and market conditions, will be less than the Proceeds Requested.

NOW, THEREFORE, BE IT RESOLVED BY THE STAFFORD COUNTY BOARD OF SUPERVISORS:

1. Authorization of Local School Bond and Use of Proceeds. The Board hereby determines that it is advisable to contract a debt and issue and sell its general obligation school bond in an aggregate principal amount not to exceed Eleven Million, Six Hundred Forty-Nine Thousand, Seven Hundred Fifty Dollars (\$11,649,750) (Local School Bond) for the purpose of financing a portion of the Projects. The Board hereby authorizes the issuance and sale of the Local School Bond in the form and upon the terms established pursuant to this Resolution.

2. Sale of the Local School Bond. The sale of the Local School Bond, within the parameters set forth in paragraph 4 of this Resolution, to VPSA is authorized. Given the VPSA Purchase Price Objective and market conditions, the County acknowledges that the limitation on the maximum principal amount of the Local School Bond set forth in paragraph 1 of this Resolution restricts VPSA's ability to generate the Proceeds Requested, however, the Local School Bond may be sold for a purchase price not lower than 95% of the Proceeds Requested. The Chairman of the Board, the County Administrator, or either of them (each a Delegate), and such other officer or officers of the County as either may designate are hereby authorized and directed to enter into an agreement with VPSA providing for the sale of the Local School Bond to VPSA (Bond Sale Agreement). The Bond Sale Agreement shall be in substantially the form required by VPSA, which form is hereby approved, with such completions, insertions, omissions and changes not inconsistent with this Resolution as may be approved by the County officer executing the Bond Sale Agreement.

3. Details of the Local School Bond. The Local School Bond shall be dated 16 days prior to the date of its issuance and delivery or such other date designated by VPSA; shall be designated "General Obligation School Bond, Series 2017A"; shall bear interest from its dated date payable semi-annually on each January 15 and July 15 beginning January 15, 2018 (each an Interest Payment Date), at the rates established in accordance with paragraph 4 of this Resolution; and shall mature on July 15 in the years (each a Principal Payment Date) and in the amounts acceptable to a Delegate (Principal Installments), subject to the provisions of paragraph 4 of this Resolution.

4. Interest Rates and Principal Installments. Each Delegate is hereby authorized and directed to accept the interest rates on the Local School Bond established by VPSA, provided that each interest rate shall be five one-hundredths of one percent (0.05%) over the interest rate to be paid by VPSA for the corresponding principal payment date of the VPSA Bonds, a portion of the proceeds of which will be used to purchase the Local School Bond, and provided further that the true interest cost of the Local School Bond does not exceed five and fifty one-hundredths percent (5.50%) per annum. The Interest Payment Dates and the Principal Installments are subject to

change at the request of VPSA. Each Delegate is hereby authorized and directed to accept changes in the Interest Payment Dates and the Principal Installments at the request of VPSA based on the final term to maturity of the VPSA Bonds, requirements imposed on VPSA by the nationally-recognized rating agencies and the final principal amount of the Local School Bond; provided, however, that the principal amount of the Local School Bond shall not exceed the amount authorized by this Resolution and the final maturity of the Local School Bond shall not be later than the end of the fiscal year that is 21 years after the date of the issuance and delivery of the Local School Bond. The execution and delivery of the Local School Bond as described in paragraph 8 hereof shall conclusively evidence the approval and acceptance of all of the details of the Local School Bond by the Delegate as authorized by this Resolution.

5. Form of the Local School Bond. The Local School Bond shall be initially in the form of a single, temporary typewritten bond substantially in the form attached hereto as Exhibit A.

6. Payment; Paying Agent and Bond Registrar. The following provisions shall apply to the Local School Bond:

(a) For as long as VPSA is the registered owner of the Local School Bond, all payments of principal, premium, if any, and interest on the Local School Bond shall be made in immediately available funds to VPSA at, or before 11:00 a.m. on the applicable Interest Payment Date, Principal Payment Date or date fixed for prepayment or redemption, or if such date is not a business day for Virginia banks or for the Commonwealth of Virginia, then at or before 11:00 a.m. on the business day next succeeding such Interest Payment Date, Principal Payment Date or date fixed for prepayment or redemption.

(b) All overdue payments of principal and, to the extent permitted by law, interest shall bear interest at the applicable interest rate or rates on the Local School Bond.

(c) U.S. Bank National Association, Richmond, Virginia, is designated as Bond Registrar and Paying Agent for the Local School Bond. The County may, in its sole discretion, replace at any time the Bond Registrar with another qualified bank or trust company as successor Bond Registrar and Paying Agent for the Local School Bond. The County shall give prompt notice to VPSA of the appointment of any successor Bond Registrar and Paying Agent.

7. Prepayment or Redemption. The Principal Installments of the Local School Bond held by VPSA coming due on or before July 15, 2027, and the definitive bond for which the Local School Bond held by VPSA may be exchanged that mature on or before July 15, 2027, are not subject to prepayment or redemption prior to their stated maturities. The Principal Installments of the Local School Bond held by VPSA coming due on or after July 15, 2028, and the definitive bond(s) for which the Local School Bond held by VPSA may be exchanged that mature on or after July 15, 2028, are subject to prepayment or redemption at the option of the County prior to their stated maturities in whole or in part, on any date on or after July 15, 2027, upon payment of the prepayment or redemption prices (expressed as percentages of Principal Installments to be prepaid

or the principal amount of the Local School Bond to be redeemed) set forth below plus accrued interest to the date set for prepayment or redemption:

<u>Dates</u>	<u>Prices</u>
July 15, 2027 through July 14, 2028	101%
July 15, 2028 through July 14, 2029	100½
July 15, 2029 and thereafter	100

Provided, however, that the Principal Installments of the Local School Bond shall not be subject to prepayment or redemption prior to their stated maturities as described above without first obtaining the written consent of VPSA or other registered owner of the Local School Bond. Notice of any such prepayment or redemption shall be given by the Bond Registrar to VPSA or other registered owner by registered mail not more than ninety (90) and not less than sixty (60) days before the date fixed for prepayment or redemption.

If VPSA refunds the VPSA Bonds in the future and such refunding causes the Local School Bond to be deemed refunded, the prepayment or redemption of the Local School Bond will be subject to VPSA approval and subject to similar prepayment or redemption provisions as set forth above that correspond to the call period of the VPSA bonds issued in part to refund the Local School Bond.

8. Execution of the Local School Bond. The Chairman or Vice Chairman and the Clerk or any Deputy Clerk of the Board are authorized and directed to execute and deliver the Local School Bond and to affix the seal of the County thereto.

9. Pledge of Full Faith and Credit. For the prompt payment of the principal of, premium, if any, and the interest on the Local School Bond as the same shall become due, the full faith and credit of the County are hereby irrevocably pledged, and in each year while any portion of the Local School Bond shall be outstanding there shall be levied and collected in accordance with law an annual ad valorem tax upon all taxable property in the County subject to local taxation sufficient in amount to provide for the payment of the principal of and premium, if any, and the interest on the Local School Bond as such principal, premium, if any, and interest shall become due, which tax shall be without limitation as to rate or amount and in addition to all other taxes authorized to be levied in the County to the extent other funds of the County are not lawfully available and appropriated for such purpose.

10. Use of Proceeds Certificate and Tax Compliance Agreement. The Chairman of the Board, the County Administrator and such other officer or officers of the County or the School Board as either may designate are hereby authorized and directed to execute and deliver on behalf of the County a Use of Proceeds Certificate and Tax Compliance Agreement (the "Tax Compliance Agreement") setting forth the expected use and investment of the proceeds of the Local School Bond and containing such covenants as may be necessary in order to show compliance with the provisions of the Internal Revenue Code of 1986, as amended (Code), and applicable regulations relating to the exclusion from gross income of interest on the VPSA Bonds. The Board covenants

on behalf of the County that (i) the proceeds from the issuance and sale of the Local School Bond will be invested and expended as set forth in such Tax Compliance Agreement and that the County shall comply with the other covenants and representations contained therein and (ii) the County shall comply with the provisions of the Code so that interest on the VPSA Bonds will remain excludable from gross income for federal income tax purposes.

11. State Non-Arbitrage Program; Proceeds Agreement. The Board hereby determines that it is in the best interests of the County to authorize and direct the County Treasurer to participate in the State Non-Arbitrage Program in connection with the Local School Bond. The Chairman of the Board, the County Administrator and such officer or officers of the County as either may designate are hereby authorized and directed to execute and deliver a Proceeds Agreement with respect to the deposit and investment of proceeds of the Local School Bond by and among the County, the other participants in the sale of the VPSA Bonds, VPSA, the investment manager and the depository, substantially in the form submitted to the Board at this meeting, which form is hereby approved.

12. Continuing Disclosure Agreement. The Chairman of the Board, the County Administrator and such other officer or officers of the County as either may designate are hereby authorized and directed to execute a Continuing Disclosure Agreement, as set forth in Appendix D to the Bond Sale Agreement, setting forth the reports and notices to be filed by the County and containing such covenants as may be necessary in order to show compliance with the provisions of the Securities and Exchange Commission Rule 15c2-12, under the Securities Exchange Act of 1934, as amended, and directed to make all filings required by Section 3 of the Bond Sale Agreement should the County be determined by VPSA to be a MOP (as defined in the Bond Sale Agreement).

13. Refunding. The Board hereby acknowledges that VPSA may issue refunding bonds to refund any bonds previously issued by VPSA, including the VPSA Bonds issued to purchase the Local School Bond, and that the purpose of such refunding bonds would be to enable VPSA to pass on annual debt service savings to the local issuers, including the County. Each of the Delegates is authorized to execute and deliver to VPSA such allonge to the Local School Bond, revised debt service schedule, IRS Form 8038-G or such other documents reasonably deemed necessary by VPSA and VPSA's bond counsel to be necessary to reflect and facilitate the refunding of the Local School Bond and the allocation of the annual debt service savings to the County by VPSA. The Clerk to the Board is authorized to affix the County's seal on any such documents and attest or countersign the same.

14. Filing of Resolution. The appropriate officers or agents of the County are hereby authorized and directed to cause a certified copy of this Resolution to be filed with the Circuit Court of the County.

15. Election to Proceed under Public Finance Act. In accordance with Section 15.2-2601 of the Virginia Code, the Board elects to issue the Local School Bond pursuant to

the provisions of the Public Finance Act of 1991, Chapter 26 of Title 15.2 of the Virginia Code.

16. Further Actions. The members of the Board and all officers, employees and agents of the County are hereby authorized to take such action as they or any one of them may consider necessary or desirable in connection with the issuance and sale of the Local School Bond and otherwise in furtherance of this Resolution and any such action previously taken is hereby ratified and confirmed.

17. Effective Date. This Resolution shall take effect immediately.

The undersigned Clerk of the Stafford County Board of Supervisors hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the Board of Supervisors held on March 7, 2017, and of the whole thereof so far as applicable to the matters referred to in such extract. I hereby further certify that such meeting was a regularly scheduled meeting and that, during the consideration of the foregoing resolution, a quorum was present. Members present at the meeting were: Meg Bohmke, Jack Cavalier, Paul Milde, Laura Sellers, Gary Snellings, and Robert “Bob” Thomas, Jr. No Members absent from the meeting. Members voting in favor of the foregoing resolution were: unanimous. No Members voted against the foregoing resolution. And no Members abstained.

WITNESS MY HAND and the seal of the Stafford County Board of Supervisors, as of March 7, 2017.

EXHIBIT A

(FORM OF TEMPORARY BOND)

NO. TR-1

\$ _____

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
STAFFORD COUNTY, VIRGINIA
General Obligation School Bond
Series 2017A**

Dated Date: _____ [16 days prior to issuance], 2017

Issue Date: _____, 2017

STAFFORD COUNTY, VIRGINIA (County), for value received, hereby acknowledges itself indebted and promises to pay to the **VIRGINIA PUBLIC SCHOOL AUTHORITY** (VPSA) the principal amount of _____ DOLLARS (\$_____), in annual installments in the amounts set forth on Schedule I attached hereto payable on July 15, 20__ and annually on July 15 thereafter to and including July 15, 20__ (each a "Principal Payment Date"), together with interest from the dated date of this Bond on the unpaid installments, payable semi-annually on January 15 and July 15 of each year, commencing on January 15, 2017 (each an Interest Payment Date; together with any Principal Payment Date, a Payment Date), at the rates

per annum set forth on Schedule I attached hereto, subject to prepayment or redemption as hereinafter provided. Principal of and interest and premium, if any, on this Bond are payable in lawful money of the United States of America.

For as long as VPSA is the registered owner of this Bond, U.S. Bank National Association, as bond registrar and paying agent (Bond Registrar), shall make all payments of the principal of and interest and premium, if any, on this Bond, without the presentation or surrender hereof, to VPSA, in immediately available funds at or before 11:00 a.m. on the applicable Payment Date or date fixed for prepayment or redemption. If a Payment Date or date fixed for prepayment or redemption is not a business day for banks in the Commonwealth of Virginia or for the Commonwealth of Virginia, then the payment of the principal of and interest and premium, if any, on this Bond shall be made in immediately available funds at or before 11:00 a.m. on the business day next succeeding the scheduled Payment Date or date fixed for prepayment or redemption. Upon receipt by the registered owner of this Bond of said payments of principal, premium, if any, and interest, written acknowledgment of the receipt thereof shall be given promptly to the Bond Registrar, and the County shall be fully discharged of its obligation on this Bond to the extent of the payment so made. Upon final payment, this Bond shall be surrendered to the Bond Registrar for cancellation.

The full faith and credit of the County are irrevocably pledged for the payment of the principal of and the premium, if any, and interest on this Bond. The resolution adopted by the Board of Supervisors authorizing the issuance of this Bond provides, and Section 15.2-2624, Code of Virginia 1950, as amended (Virginia Code), requires, that there shall be levied and collected an annual tax upon all taxable property in the County subject to local taxation sufficient to provide for the payment of the principal of and interest and premium, if any, on this Bond as the same shall become due which tax shall be without limitation as to rate or amount and shall be in addition to all other taxes authorized to be levied in the County to the extent other funds of the County are not lawfully available and appropriated for such purpose.

This Bond is duly authorized and issued in compliance with and pursuant to the Constitution and laws of the Commonwealth of Virginia, including the Public Finance Act of 1991, Chapter 26, Title 15.2 of the Virginia Code, and resolutions duly adopted by the Board of Supervisors of the County and the School Board of the County to provide funds for capital projects for school purposes.

This Bond may be exchanged without cost, on twenty (20) days written notice from the VPSA, at the office of the Bond Registrar on one or more occasions for one or more temporary bonds or definitive bonds in marketable form and, in any case, in fully registered form, in denominations of \$5,000 and whole multiples thereof, and having an equal aggregate principal amount, having principal installments or maturities and bearing interest at rates corresponding to the maturities of and the interest rates on the installments of principal of this Bond then unpaid. This Bond is registered in the name of the VPSA on the books of the County kept by the Bond Registrar, and the transfer of this Bond may be effected by the registered owner of this Bond only upon due execution of an assignment by such registered owner. Upon receipt of such assignment and the surrender of this Bond, the Bond Registrar shall exchange this Bond for definitive bonds as

hereinabove provided, such definitive bonds to be registered on such registration books in the name of the assignee or assignees named in such assignment.

The principal installments of this Bond coming due on or before July 15, 2027, and the definitive bonds for which this Bond may be exchanged that mature on or before July 15, 2027, are not subject to prepayment or redemption prior to their stated maturities. The principal installments of this Bond coming due on or after July 15, 2028, and the definitive bonds for which this Bond may be exchanged that mature on or after July 15, 2028, are subject to prepayment or redemption at the option of the County prior to their stated maturities in whole or in part, on any date on or after July 15, 2027, upon payment of the prepayment or redemption prices (expressed as percentages of principal installments to be prepaid or the principal amount of this Bond to be redeemed) set forth below plus accrued interest to the date set for prepayment or redemption:

<u>Dates</u>	<u>Prices</u>
July 15, 2027 through July 14, 2028	101%
July 15, 2028 through July 14, 2029	100½
July 15, 2029 and thereafter	100

Provided, however, that the principal installments of this Bond shall not be subject to prepayment or redemption prior to their stated maturities as described above without the prior written consent of VPSA or other registered owner of this Bond. Notice of any such prepayment or redemption shall be given by the Bond Registrar to VPSA or other registered owner by registered mail not more than ninety (90) and not less than sixty (60) days before the date fixed for prepayment or redemption.

If VPSA refunds its bonds issued in part to purchase this Bond in the future and such refunding causes this Bond to be deemed refunded, the prepayment or redemption of this Bond will be subject to VPSA approval and subject to similar prepayment or redemption provisions as set forth above that correspond to the call period of the VPSA bonds issued in part to refund this Bond.

All acts, conditions and things required by the Constitution and laws of the Commonwealth of Virginia to happen, exist or be performed precedent to and in the issuance of this Bond have happened, exist and have been performed in due time, form and manner as so required, and this Bond, together with all other indebtedness of the County, is within every debt and other limit prescribed by the Constitution and laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the Stafford County Board of Supervisors has caused this Bond to be issued in the name of Stafford County, Virginia, to be signed by its Chairman or Vice-Chairman, its seal to be affixed hereto and attested by the signature of its Clerk or any of its Deputy Clerks, and this Bond to be dated [_____] __ [16 days prior to the closing date], 2017.

Item 8. Finance and Budget; Authorize Ratification of VRA Bond Issuance for Animal Shelter Financing

Resolution R17-84 reads as follows:

A RESOLUTION AUTHORIZING THE FINANCING OF A REPLACEMENT ANIMAL SHELTER FOR STAFFORD COUNTY, THE LEASING OF CERTAIN COUNTY-OWNED PROPERTY, THE EXECUTION AND DELIVERY OF FINANCING documents, AND OTHER RELATED ACTIONS

WHEREAS, the Board intends to finance the construction of a replacement Animal Shelter (Project); and

WHEREAS, the Board determined that it is in the best interest of Stafford County, Virginia (County) to enter into a lease arrangement in order to obtain funds to finance construction of the Project; and

WHEREAS, the Board is authorized, pursuant to § 15.2-1800 of the Code of Virginia of 1950, as amended, to lease any improved or unimproved real estate held by the County; and

WHEREAS, the Virginia Resources Authority (VRA) intends to issue one or more series of Infrastructure and State Moral Obligation Revenue Bonds (Virginia Pooled Financing Program) (VRA Bonds); and

WHEREAS, subject to VRA credit approval, VRA will provide a portion of the proceeds to the County to finance the Project pursuant to the terms of a Local Lease Acquisition Agreement and Financing Lease or such other agreement as VRA may require (Financing Lease) between the County and VRA; and

WHEREAS, the County will enter into a Prime Lease with VRA whereby the County will lease certain real estate owned by the County, which may include any or all of the real estate on which the Project is located and such other real estate as VRA may approve all as set forth in the Prime Lease (Real Estate) and the associated improvements and property located thereon (Improvements) to VRA; and

WHEREAS, the County will enter into the Financing Lease with VRA pursuant to which VRA will lease the Real Estate and the Improvements back to the County and the County will make rental payments corresponding in amount and timing to the debt service on the portion of the VRA Bonds issued to finance the Project (Rental Payments); and

WHEREAS, pursuant to the Financing Lease the County will undertake and complete the Project; and

WHEREAS, the County intends to pay the Rental Payments out of appropriations from the County's General Fund and other available funds of the County, as needed; and

WHEREAS, the Financing Lease shall indicate that the amount of proceeds requested from VRA will equal the sum of \$5,750,000 for the costs of the Project, plus an amount sufficient to pay the expected local costs of issuance, or such other amount as may be requested in writing by the County Administrator and approved by VRA prior to the sale of the VRA Bonds; and

WHEREAS, VRA has advised the County that VRA's objective is to pay the County an amount which, in VRA's judgment, reflects the market value of the Rental Payments under the Financing Lease (VRA Purchase Price Objective), taking into consideration the proceeds requested and such factors as the purchase price to be received by VRA for the VRA Bonds, the issuance costs of the VRA Bonds (consisting of the underwriters' discount and other costs incurred by VRA (collectively, the VRA Costs)) and other market conditions relating to the sale of the VRA Bonds; and

WHEREAS, such factors may result in the County receiving an amount other than the par amount of the aggregate principal components of the Rental Payments under the Financing Lease and consequently (i) the aggregate principal components of the Rental Payments under the Financing Lease may be greater than the proceeds requested in order to receive an amount of proceeds that is substantially equal to the proceeds requested, or (ii) if the maximum authorized aggregate amount of the principal components of the Rental Payments under the Financing Lease does not equal or exceed the sum of the proceeds requested, the VRA Costs and any original issue discount, the amount to be paid to the County, given the VRA Purchase Price Objective and market conditions, will be less than the proceeds requested; and

WHEREAS, the Prime Lease and the Financing Lease are referred to herein collectively as the Documents;

NOW, THEREFORE, BE IT RESOLVED BY THE STAFFORD COUNTY BOARD OF SUPERVISORS:

1. Authorization of Financing. The Board hereby determines that the lease-leaseback arrangement with VRA to accomplish the financing of the Project is advisable, necessary and in the best interests of the public health, safety and welfare of the residents of the County. The Board hereby approves of the lease-leaseback arrangement to accomplish the financing of the Project. The Board hereby authorizes the leasing of the Real Estate and the Improvements by the County, as lessor, to VRA, as lessee, pursuant to the terms of the Prime Lease and the leasing of the Real Estate and the Improvements by VRA, as lessor, to the County, as lessee, pursuant to the terms of the Financing Lease. The Board hereby authorizes and approves of the performance by the County of its obligations under the Documents.

2. Authorization of Documents. The Documents shall be in substantially the forms approved by the County Administrator and the County Attorney whose approval shall be conclusively evidenced by the execution and delivery of the Documents by the Chairman of the Board and the County Administrator, or either of them.

3. Approval of the Terms of the Rental Payments. The Rental Payments set forth in the Financing Lease shall be composed of principal and interest components reflecting an original aggregate principal amount not to exceed \$6,190,000 and a true interest cost not to exceed 5.5% per annum (exclusive of Supplemental Interest as provided in the Financing Lease and taking into account any original issue discount or premium); and the final maturity shall be not later than the end of the fiscal year that is 21 years after the date of the Financing Lease. It

is determined to be in the best interest of the County to enter into the Financing Lease with VRA, subject to the terms and conditions set forth in this Resolution. Given the VRA Purchase Price Objective and market conditions, it may become necessary to enter into the Financing Lease with aggregate principal components of the Rental Payments greater than the Proceeds Requested. If the limitation on the maximum aggregate principal components of Rental Payments on the Financing Lease set forth in this paragraph 3 restricts VRA's ability to generate the Proceeds Requested, taking into account the VRA Costs, the VRA Purchase Price Objective, and market conditions, the County Administrator is authorized to accept a purchase price at an amount less than the Proceeds Requested. The County Administrator is authorized to accept the interest component of Rental Payments based on the interest rate or rates established by VRA and to determine the aggregate principal amount of the Rental Payments and the final terms of the Documents, subject to the parameters set forth in this paragraph 3. The actions of the County Administrator shall be conclusive, and no further action shall be necessary on the part of the Board.

4. Other Payments under Financing Lease. Subject to paragraphs 7 and 8, the County agrees to pay all amounts required by the Financing Lease in addition to the Rental Payments, including the "Supplemental Interest," as provided in the Financing Lease.

5. Execution and Recordation of Documents. The Board hereby authorizes and directs the Chairman and the County Administrator to execute the Documents and deliver them to the other parties thereto. The Board hereby authorizes the Clerk of the Board of Supervisors to affix the seal of the County or a facsimile thereof to the Documents, if required, and to attest such seal. The Board hereby authorizes the Chairman and the County Administrator to determine the Real Estate to be leased as part of the lease-leaseback arrangement and to cause the Prime Lease and the Financing Lease to be recorded in the Clerk's Office of the Circuit Court of Stafford County.

6. Essentiality of the Project and Real Estate. The Board hereby declares that the Project, the Real Estate, and the Improvements are essential to the efficient operation of the County, and the County anticipates that the Project, the Real Estate and the Improvements will continue to be essential to the operation of the County during the term of the Financing Lease.

7. Annual Budget. While recognizing that it is not empowered to make any binding commitment to make Rental Payments and any other payments required under the Financing Lease beyond the current fiscal year, the Board hereby states its intent to make annual appropriations for future fiscal years in amounts sufficient to make all such payments and hereby recommends that future Boards do likewise during the term of the Financing Lease. The Board directs the County Administrator, or such other officer who may be charged with the responsibility for preparing the County's annual budget, to include in the budget request for each fiscal year during the term of the Financing Lease an amount sufficient to pay the Rental Payments and all other payments coming due under the Financing Lease during such fiscal year. If at any time during any fiscal year of the County throughout the term of the Financing

Lease, the amount appropriated in the County's annual budget in any such fiscal year is insufficient to pay when due the Rental Payments and any other payments required under the Financing Lease, the Board directs the County Administrator, or such other officer who may be charged with the responsibility for preparing the County's annual budget, to submit to the Board at the next scheduled meeting, or as promptly as practicable but in any event within 45 days, a request for a supplemental appropriation sufficient to cover the deficit.

8. Rental Payments Subject to Appropriation. The County's obligation to make the Rental Payments and all other payments pursuant to the Financing Lease is hereby specifically stated to be subject to annual appropriation by the Board, and nothing in this Resolution or the Documents shall constitute a pledge of the full faith and credit or taxing power of the County or compel the Board to make any such appropriation.

9. Disclosure Documents. The County authorizes and consents to the inclusion of information with respect to the County in VRA's Preliminary Official Statement and VRA's Official Statement in final form, both to be prepared in connection with the sale of the VRA Bonds. If appropriate, such disclosure documents shall be distributed in such manner and at such times as VRA shall determine. The County Administrator is authorized and directed to take whatever actions are necessary or appropriate to aid VRA in ensuring compliance with Securities and Exchange Commission Rule 15c2-12.

10. Tax Documents. The Board hereby authorizes the County Administrator and the County's Chief Financial Officer to execute a Non-arbitrage Certificate and Tax Compliance Agreement and any related document (Tax Documents) setting forth the expected use and investment of the proceeds of the VRA Bonds to be received pursuant to the Documents and containing such covenants as may be necessary in order for the County and VRA to comply with the provisions of the Internal Revenue Code of 1986, as amended (Tax Code), with respect to the VRA Bonds and the Documents including the provisions of Section 148 of the Tax Code and applicable regulations relating to "arbitrage bonds." The County covenants that the proceeds of the VRA Bonds to be received pursuant to the Documents will be invested and expended as set forth in the Tax Documents, to be delivered simultaneously with the issuance and delivery of the Financing Lease and that the County shall comply with the other covenants and representations contained therein.

11. Other Actions. The Board hereby approves and confirms all other actions of the officers of the County in conformity with the purpose and intent of this Resolution. The Board hereby authorizes and directs the officers of the County to execute and deliver all certificates and instruments and to take all such further action as any such officer may consider necessary or desirable in connection with the actions contemplated by this Resolution or the execution and delivery of the Documents. The authorizations granted in this Resolution to the Chairman, the Clerk of the Board of Supervisors, the County Administrator and the Chief Financial Officer may be carried out by the Vice Chairman, the Chief Deputy or Deputy Clerk, any Interim, Acting, Deputy or Assistant County Administrator or any Interim, Acting, Deputy or

Assistant Chief Financial Officer, as appropriate, in the absence of the primary officer. Any authorization of an officer of the County under this Resolution entitles such officer to exercise his or her discretion in taking action on behalf of the County, unless expressly provided otherwise. For any authorization in this Resolution that authorizes more than one officer to act, it shall be sufficient that any of the officers authorized act to bind the County. The County Administrator and the Chief Financial Officer are each designated an Authorized Representative for purposes of the Financing Lease.

12. SNAP Investment Authorization. The County has heretofore received and reviewed the Information Statement describing the State Non-Arbitrage Program of the Commonwealth of Virginia (SNAP) and the Contract Creating the State Non-Arbitrage Program Pool. The County has determined to authorize the County Administrator and the County Treasurer to utilize SNAP in connection with the investment of the proceeds of the lease-leaseback transaction if the County Administrator and the County Treasurer determine that the utilization of SNAP is in the best interest of the County. The Board acknowledges that the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the County in connection with SNAP, except as otherwise provided in the contract creating the investment program pool.

13. Effective Date. This Resolution shall take effect immediately.

Item 9. Economic Development; Execute a Charter Agreement with the Bay Consortium Local Workforce Development Area for the Purpose of Administering Provisions of the Federal Workforce Innovation and Opportunity Act

Resolution R17-79 reads as follows:

A RESOLUTION AUTHORIZING THE EXECUTION OF A CHARTER AGREEMENT WITH THE BAY CONSORTIUM LOCAL WORK-FORCE DEVELOPMENT AREA LOCALITIES FOR THE PURPOSE OF ADMINISTERING PROVISIONS OF THE FEDERAL WORKFORCE INNOVATION AND OPPORTUNITY ACT OF 2014

WHEREAS, the Board finds that effective relationships between the workforce development system, economic development, education, and community partners to address the talent needs of local employers, is vital to the public purpose of ensuring the County's economic vitality, and

WHEREAS, executing an agreement with the Bay Consortium Local Workforce Development Area would result in grant funding pursuant to the Federal Workforce Innovation & Opportunity Act of 2014 being used to provide employment assistance for youth, adults, and dislocated workers, through programs and workforce service providers for the benefit of Stafford County citizens;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the Board Chairman be and he hereby is authorized to

execute a Charter agreement with the Bay Consortium Local Workforce Development Area localities for the purposes of administering the provisions of the Federal Workforce Innovation and Opportunity Act of 2014, as provided in Exhibit A.

Item 10. Public Information; A Proclamation Recognizing Dr. David Sam on his Retirement as President of Germanna Community College

Proclamation P17-04 reads as follows:

A PROCLAMATION RECOGNIZING DR. DAVID ANTHONY SAM ON HIS RETIRMENT AS PRESIDENT OF GERMANNA COMMUNITY COLLEGE

WHEREAS, Dr. David Anthony Sam, is retiring in June 2017, after spending 10 years in his role as the fifth president of Germanna Community College; and

WHEREAS, in 2009, a grant from the Stafford County Economic Development Authority enabled the opening of a 5,000 s.f. Stafford campus, and utilizing support from the Board of Supervisors in October 2015, GCC leased 10,000 s.f. to support its every increasing enrollment in the County; and

WHEREAS, 25 acres of land have been designated for a future, permanent campus for Germanna CC in central Stafford County; and

WHEREAS, during Dr. Sam’s tenure, enrollment at Germanna CC’s campuses has risen 61% to more than 12,000 students, there has been a 183% increase in degrees awarded, and Dr. Sam launched the first-ever capital campaign, raising \$12 million in addition to \$26.5 million in donations, grants, and local funds;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that it be and hereby does honor and recognize Dr. David Sam for a decade of accomplishments and on his retirement as President of Germanna College.

Item 11. County Administration; Authorize the County Administrator to Submit a Grant Application to the Virginia Department of Conservation and Recreation for Improvements to the Lake Arrowhead Dams

Resolution R17-73 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO SUBMIT A GRANT APPLICATION TO THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION FOR IMPROVEMENTS TO THE LAKE ARROWHEAD AND LITTLE LAKE ARROWHEAD DAMS, LOCATED WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, the Lake Arrowhead and Little Lake Arrowhead dams, within the Lake Arrowhead community have been out of compliance with Virginia dam safety regulations for a number of years; and

WHEREAS, the Board supported efforts to renovate these dams in order to bring them into compliance with the state regulations by funding a preliminary engineering analysis to determine the hazard classification of each dam, identifying the deficiencies, and estimating the costs for the renovations required to bring the dams into compliance; and

WHEREAS, the Board provided \$108,058 from the Lake Arrowhead Sanitary District for the preliminary engineering analysis and design efforts; and

WHEREAS, the Virginia Department of Conservation and Recreation is offering grant funding from the Virginia Dam Safety, Flood Prevention and Protection Assistance Fund to private and public dam owners to cover the costs for engineering analysis and design related to compliance efforts for dams; and

WHEREAS, the grant requires the County to provide a 50% match; and

WHEREAS, the funds provided by the Board for the engineering analysis and design of the renovations for the Lake Arrowhead dams may be eligible for reimbursement under this grant program;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the County Administrator be and he hereby is authorized to submit a grant application in an amount up to One Hundred Eight Thousand, Fifty-eight Dollars (\$108,058) to the Virginia Department of Conservation and Recreation for funding in support of the engineering analysis and design services for the renovations to Lake Arrowhead and Little Lake Arrowhead dams; and

BE IT FURTHER RESOLVED that matching funds in the amount of Fifty-four Thousand, Twenty-nine Dollars are budgeted and appropriated for the purpose of matching grant funding provided through the Virginia Dam Safety, Flood Prevention, and Protection Fund for renovations to the Lake Arrowhead dams.

UNFINISHED BUSINESS

Item 12. Finance and Budget; Authorize the County Administrator to Budget and Appropriate Capital Project Reserve Funds for Renovation of the Commissioner of the Revenue's Office

Chief Financial Officer, Ms. Maria Perrotte, spoke to the Board about reconfiguring the office space for the Commissioner of the Revenue in order to provide better customer service to County residents.

Mrs. Maurer said that it was a point of contention with her as the cost was \$250,000 then it rose to \$300,000 for renovation of 5400 s.f. She said she was happy that the cost was back to \$250,000 but she was concerned with policy and process and would not support this item as she felt that office renovations should be a part of a larger plan, not something done office-by-office without a policy or process in place, and part of the overall picture of the Government Center. She said that she feels for the staff in the Commissioner's office and was aware that the space had not been renovated in 25 years, but the Budget office was renovated at a cost of \$74/s.f., which was way too high and she could not support the inefficient spending of taxpayer's money.

Mr. Cavalier said he could not support it because he saw that a higher priority was the purchase of a fire boat, for the same \$250,000 as the cost of renovating an already functioning office.

Mr. Snellings said that he would support it because the offices had not been renovated for 25 years; there were exposed wires and unsafe conditions because there were no replacement parts for the office fixtures. He credited the office staff for working admirably under those conditions. He said that Mr. Scott Mayausky reported to the Board that he could eliminate the need for a new position if renovations were completed and the space used more efficiently.

Ms. Sellers said that she agreed with Mr. Snellings and would support the renovation. She said that the issue of renovating this office had come up for a few years and it was time to get it done; that Mr. Mayausky used his departmental budget to fund the study and did the legwork to come up with an efficient, workable plan for the renovation. Ms. Sellers said that she could not imagine working in those conditions for eight hours each day.

Mr. Thomas said that he would also support the renovation. He said that Mr. Mayausky was super conservative and if the work was not necessary, Mr. Thomas was sure that Mr. Mayausky would not have asked for it.

Ms. Bohmke said that she agreed with those in favor of the renovation as it was, at present, a dysfunctional office space.

Mr. Milde said that he'd used that space 13 years ago and it was still the same and in serious need of updating and renovating. He added that public safety and Fire and Rescue received huge increases in their budgets for many years. He talked about this years' addition of \$100,000 for a scoreboard at the Rouse Center and other items that were being paid for with year-end funds.

Mrs. Maurer said that she did not object to the renovation per se, rather that there was no policy or process in place. She said that renovations to the Budget office came in under \$100,000, which was why that never came before the Board for a vote. Mrs. Maurer asked why the renovations to the Commissioner of the Revenue's office, and other office renovations, were not included in the CIP.

Mr. Cavalier said that the scoreboard at the Rouse center was a reimbursable expense and the money would be paid back to the County. Therefore, it was not a true expense.

Mr. Milde said that there would be a cost savings in personnel and efficiencies in process once renovations to the Commissioner of the Revenue’s office were complete. He asked that Mrs. Maurer help to write a policy on the process for future office renovations.

Ms. Sellers motioned, seconded by Mr. Thomas, to adopt proposed Resolution R17-82.

The Voting Board tally was:

Yea: (5) Bohmke, Milde, Sellers, Snellings, Thomas
Nay: (2) Cavalier, Maurer

Resolution R17-82 reads as follows:

**A RESOLUTION TO BUDGET AND APPROPRIATE CAPITAL
PROJECTS RESERVE FUNDS FOR RENOVATATIONS TO THE OFFICE OF THE
COMMISSIONER OF REVENUE**

WHEREAS, the layout of the office of the Commissioner of the Revenue is unsuitable for providing efficient customer service; and

WHEREAS, furniture and fixtures in the office are 25 years old and replacement parts are no longer readily available; and

WHEREAS, the Commissioner of the Revenue has had a design and cost estimate prepared; and

WHEREAS, the Department of Parks, Recreation, and Community Facilities has collaborated with the designer to provide some of the required labor; and

WHEREAS, the Capital Projects Reserve has an available balance, as affirmed by the audit, to fund the renovations;

NOW, THEREORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the County Administrator be and he hereby is authorized to amend the FY2017 Budget to budget and appropriate Two Hundred Forty-five Thousand Twenty-six Dollars (\$245,026) from the Capital Projects Reserve to the General Fund for renovations to the office of the Commissioner of the Revenue.

Legislative; Closed Meeting At 5:01 p.m., Ms. Bohmke motioned, seconded by Mr. Thomas, to adopt proposed Resolution CM17-04.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution CM17-04 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for (1) discussion concerning the terms or scope of a public contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Board, (2) consultation with legal counsel employed by the Board regarding a specific legal matter requiring the provision of legal advice by such counsel, (3) discussion and consideration of the performance of specific County employees, and (4) discussion and consideration of a special award for a specific person; and

WHEREAS, pursuant to Virginia Code § 2.2-3711(A)(1), (7), (10), and (29) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 7th day of March, 2017, does hereby authorize discussion of the above matters in Closed Meeting.

Legislative; Closed Meeting Certification At 5:49 p.m., Ms. Bohmke motioned, seconded by Ms. Sellers, to adopt proposed Resolution CM17-04(a).

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution CM17-04(a) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON MARCH 7, 2017

WHEREAS, the Board has, on this the 7th day of March, 2017, adjourned into a Closed Meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 7th day of March, 2017, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened, were heard, discussed, or considered by the Board.

At 5:50 p.m., the Chairman adjourned the afternoon session.

At 7:00 p.m. the Chairman reconvened the meeting. Ms. Bohmke led the Invocation and Mrs. Maurer led the Pledge of Allegiance.

Presentations by the Public – II No persons indicated a desire to speak.

Ms. Bohmke motioned, seconded by Mrs. Maurer to permit time at the end of the meeting for Senator Richard Stuart to address the Board and provide an update on the recently completed General Assembly Session.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

PUBLIC HEARINGS

Item 13. Planning and Zoning; Consider Rezoning 12.58 Acres from B-1 and B-2 to R-3 to Allow 86 Townhouses, Quantico Village The Director of Planning and Zoning, Mr. Jeff Harvey, gave a presentation and answered Board members questions. Mrs. Maurer inquired about the number permitted under the original zoning. Mr. Harvey said the number of units was not specified, that it was based on square footage and worked out to roughly 150 units.

In response to Mr. Harvey's comment that there was a single access point into the proposed development, Mr. Snellings asked if that was acceptable to the Fire and Rescue Department and wasn't a second access point a requirement. Mr. Harvey said that a second access was a requirement for a development of 200 units or more.

Included in the Board's Add-on Folder were revised proffers, increasing the per-unit contribution to \$24,500, which matched the proffers at the recently approved development at Colonial Forge. This amounted to \$2,107,000 for the planned 86 units.

Mrs. Maurer asked about the cost to build the proposed right turn lane. Mr. Harvey referred that question to the applicant. He said that staff and the Planning Commission recommended denial because of the negative aspects of the project including the proposed use being inconsistent with the Boswell's Corner Planning Area land use recommendation and the monetary proffers being below the County proffer guidelines to offset development impacts.

Ms. Sellers asked about the difference in a townhouse and a condominium. Mr. Harvey said it was different ownership; that with a townhouse, the owner owned the land that the structure was built on. In a condominium development, a management company or the like owned all the land, streets, and common areas in the development. The property owner only owned what was

between the two outside walls of the structure he/she purchased. Ms. Sellers asked why proffers were more for townhouses than for condominiums. He said that townhouses were considered at the same rate as single-family dwellings whereas condominiums were considered multi-family.

Mr. Dan Webb, for the applicant, addressed the Board and answered Mrs. Maurer's question about the cost of the right turn lane saying that it would cost approximately \$150,000 to construct. Ms. Bohmke asked about noise attenuation measures being taken to alleviate noise concerns given the proposed developments proximity to Marine Corps Base Quantico. Mr. Webb said that they would include the type of insulation, windows, roofing, siding, and a myriad of other measure to work on noise abatement.

Mr. Milde asked Mr. Harvey when the property was rezoned. Mr. Harvey said it was 2006. Mr. Milde said that the (then) proposed project was great and it was a shame it was never built. Mr. Thomas asked when the project was converted from commercial to residential. Mr. Webb said that there was no viable entrance off Route 1 and that made it unusable for commercial development as there was not the amount of traffic off Telegraph Road to support commercial development.

Mr. Milde opened the public hearing. The following individual indicated a desire to speak:

Amy Hall

Mr. Milde closed the public hearing.

Mr. Cavalier said that he had the opportunity to work with Mr. Webb; that the property was not reasonable for commercial development and there were already townhouses in that area. He said that not many people, other than residents of the Widewater Peninsula, drove down Telegraph Road on a regular basis; proffer monies were increased; there were no objections from any of the neighboring parcel owners to this project; and the Webb's were honest, forthright, and there was no one better to deal with. Mr. Cavalier said he trusted Mr. Webb completely and although residential was not the first choice, the Board could never stop residential growth entirely; mixed-use did not work in that area.

Mr. Thomas said that normally he would not disagree with staff's recommendation about the proposed development but he agreed with Mr. Cavalier; mixed-use was doomed in that area, it was a project before its time; and there were no additional infrastructure needs with this proposal.

Ms. Bohmke said that with the previously lower proffers, and before she met the Webb's, she would not have supported this project but she worked with them and knew them to be honest. After working with them on the Mount Pleasant project in her development, she knew they could be trusted to work in the best interest of the residents of the proposed project. In response to comments made during the public hearing, she said that there was room in local schools for any children that this project might bring into the area.

Ms. Sellers said that she would not support the project as it was not a good location for a townhouse development. She said that given enough time, a mixed-use development could go into that space and putting townhouses there instead was premature.

Mrs. Maurer said she was going to vote against it until she heard the presentation, the increased proffers, the \$150,000 in transportation improvements, and the decrease in the number of vehicle trips per day. She said that she could not imagine a mixed-use development at the site.

Mr. Milde said he would not support the project; that it was another small-lot subdivision with nothing unique to offer the County. He said that it was not far off Route 1 and that a lot of work had been done on the redevelopment plan; that Quantico Village was not consistent with the intent or vision of the area. Mr. Milde said that mixed-use was desirable in that area, not a townhouse development.

Mr. Cavalier motioned, seconded by Mr. Thomas, to adopt proposed Ordinance O17-10.

The Voting Board tally was:

- Yea: (4) Bohmke, Cavalier, Maurer, Thomas
- Nay: (3) Milde, Sellers, Snellings

Ordinance O17-10 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE B-1, CONVENIENCE COMMERCIAL AND B-2, URBAN COMMERCIAL ZONING DISTRICTS TO THE R-3, URBAN RESIDENTIAL – HIGH DENSITY ZONING DISTRICT, TAX MAP PARCEL NOS. 13-37 AND 13-42A, LOCATED WITHIN THE GRIFFIS-WIDEWATER ELECTION DISTRICT

WHEREAS, Quantico Village, LLC, submitted application RC16151348, requesting a reclassification from the B-1, Convenience Commercial and B-2, Urban Commercial Zoning Districts to the R-3, Urban Residential – High Density Zoning Districts on Tax Map Parcel Nos. 13-37 and 13-42A, located in the Griffis-Widewater Election District; 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 requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 7th day of March, 2017, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the B-1, Convenience Commercial and B-2, Urban Commercial Zoning Districts to the R-3, Urban Residential – High Density Zoning District, Tax Map Parcel Nos. 13-37 and 13-42A, with proffers entitled “Voluntary Proffer Statement,” dated June 30, 2016, as last revised on January 24, 2017.

Item 14. Planning and Zoning; Consider the Creation of a New Overlay District Entitled Integrated Corporate and Technology Park (ICTP) Mr. Jeff Harvey gave a presentation and answered Board members questions. He said that although the Quantico Corporate Center (QCC) was the only area in the County to currently qualify for the ICTP designation and, if approved, Riverside may qualify as it continues its build-out. He said that positive Board action would set up zoning regulations and put the ICTP into action. It created a zoning category and set up rules to operate within that category.

Ms. Sellers spoke about a road in QCC that was zoned one thing on one side and another on the other side of the road and asked if the ICTP would take care of that issue. Mr. Harvey said that it would if the Board imposed the ICTP in the QCC. Mr. Cavalier reiterated that QCC was the only area currently in the County that would qualify for the ICTP designation. Mr. Milde said that no new or extra apartments would be created by approval of the ICTP; that all rezonings had to go through the Board for approval or denial of the rezoning application. Mr. Cavalier noted that a public hearing would still be required at the Planning Commission and Board level. Mr. Harvey said that the Planning Commission was concerned that there may be no proffers associated with a rezoning. Mr. Cavalier said that the Planning Commission was wrong. Mr. Milde said that the Planning Commission’s assumption was incorrect. Mr. Harvey said that the Board could negotiate proffers in the future.

Mr. Milde said that the County owned parcel(s) of land within QCC and asked by R3 or R4 zoning could not apply on those parcel(s). Mr. Harvey said that the County’s Comprehensive Plan did not recommend R3 or R4 zoning. Mr. Milde asked if the Comprehensive Plan prohibited the ICTP. Mr. Harvey said that it did not.

Ms. Bohmke asked why the proposal included apartment units when the goal was to fill QCC with office space and commercial development. Mr. Harvey said that was an issue for debate and that the Board removed the multi-family component when it approved the Comprehensive Plan amendment at a previous meeting. Mrs. Maurer said that in touring other Tech Parks, they all had residential components and that it kept people where they worked and off the transportation infrastructure.

Mr. Milde opened the public hearing. No persons indicated a desire to speak.

Mr. Milde closed the public hearing.

Ms. Sellers motioned, seconded by Mr. Snellings, to defer a vote on proposed Ordinance O17-03 until the Board’s meeting on May 2, 2017, to allow time for the Board to meet with staff and to gain a better understanding the proposed ICTP.

Mr. Cavalier said that he did not support deferring a vote on the ICTP. He said that millennials wanted to live where they worked and played. The ICTP was forward-thinking with the multi-family component, and to exclude the multi-family component was short sighted. He said that it did not place a large burden on schools and would keep traffic off an already over-burdened Route 1. Mr. Cavalier said that he believed that it was the way to go.

The Voting Board tally was:

Yea: (6) Bohmke, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (1) Cavalier

Mr. Thomas motioned, seconded by Ms. Bohmke, to suspend the Board’s Bylaws to permit Senator Richard Stuart to give a brief presentation to the Board.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Senator Richard Stuart addressed the Board and provided a brief update on the actions taken by the General Assembly at its recently completed 45-day session. The Lake Mooney bill, which provided tax relief to property owners on Lake Mooney, was moved to the Governor’s desk for signature as was the Lake Arrowhead bill. The income tax credit for vets was stricken. The Senate Finance Committee, of which Senator Stuart was a member, created a commission to study the Children’s Services Act (CSA) bill. The \$1.2 billion shortfall was covered without raising taxes or fees, and providing for the State’s share of raises to teachers and public safety. Senator Stuart said that a 45-day session was rough.

Mr. Snellings thanked Senator Stuart for his efforts on behalf of the Lake Mooney tax relief bill. Mrs. Maurer thanked him for the Lake Arrowhead dam bill. Ms. Sellers said that the CSA budget amendment passes and the County would have to fight for its share of the money. Senator Stuart said he was delighted to work on the bill that would keep special needs students in their own community rather than having to bus them to Richmond for services.

Adjournment At 8:13 p.m., the Chairman adjourned the meeting.

Thomas C. Foley
County Administrator

Paul V. Milde, III
Chairman

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Approve Expenditure Listing (EL) March 07, 2017 through March 20, 2017
Department:	Finance and Budget
Staff Contact:	Maria Perrotte, Chief Financial Officer <i>MJ/KF FOR MARIA PERROTTE</i>
Board Committee/ Other BACC:	N/A
Staff Recommendation:	Approval
Fiscal Impact:	Funds are budgeted and appropriated in the Utilities and Transportation Fund
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Proposed Resolution R17-83	2.	Expenditure Listing (EL)
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<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
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DISTRICT:	N/A
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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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL)
DATED MARCH 07, 2017 THROUGH MARCH 21, 2017

WHEREAS, the Board appropriated funds to be expended for the purchase of goods and services in accordance with an approved budget; and

WHEREAS, the payments appearing on the above-referenced Listing of Expenditures represent payment of \$100,000 and greater for the purchase of goods and/or services which are within the appropriated amounts;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017 that the above-mentioned EL be and hereby is approved.

TFC:MJP:cvd

COUNTY OF STAFFORD
EXPENDITURE LISTING OF PAYMENTS OVER \$100,000

03/08/2017	W C SPRATT INCORPORATED Construction of Route 1 North Sewer Improvements Per Bid # 510163 and Contract for Services Dated September 7, 2016 From Utilities Fund R16-185	\$174,833.34
03/15/2017	FINLEY ASPHALT & SEALING INC US-1 & SR-610 Right Turn Lane Construction VDOT UPC 103082 - RFP 53163 From Transportation Fund R16-155	\$310,708.31

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Administrator to Advertise Public Hearings on the Proposed CY2017 Tax Rates; Proposed FY2018 County Budgets; and Proposed FY2018-27 Capital Improvement Program
Department:	Finance and Budget
Staff Contact:	Maria J. Perrotte, Chief Financial Officer
Board Committee/ Other BACC:	Finance, Audit, and Budget Committee
Staff Recommendation:	Approval
Fiscal Impact:	CY2017 Tax Rates, FY2018 Budget, CIP, VPSA Bond Issuance
Time Sensitivity:	April 18, 2017 for timely processing of tax bills

ATTACHMENTS:

1.	Background Report	5.	Proposed Resolution R17-75 (CY17 Tax Rates)
2.	Proposed Resolution R17-74	6.	Proposed Resolution R17-76 (FY18 Budgets)
3.	Treasurer & Comm. of the Revenue Ltr.	7.	Proposed Resolution R17-77 (FY18-27 CIP)
4.	CIP Bond-Funded Projects Schedule		

<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
<input checked="" type="checkbox"/>	County Attorney <i>(legal review only)</i>	<i>Ryckelle M. McElendon for CLD</i>
<input checked="" type="checkbox"/>	Commissioner of the Revenue	<i>[Signature]</i>
<input checked="" type="checkbox"/>	Treasurer	<i>[Signature]</i>

DISTRICT: N/A

BACKGROUND REPORT

Proposed Resolution R17-74 authorizes the County Administrator to advertise public hearings on:

1. Calendar Year (CY) 2017 Tax Rates;
2. FY2018 County Budgets; and
3. FY2018-27 Capital Improvement Program (CIP).

The County Administrator’s proposed FY2018 budget includes a decrease in the Merchants’ Capital Tax Rate as follows:

	2016 Tax Rate	Proposed 2017
Merchants’ Capital	.50	.38

There are no other proposed changes to the tax rates or fees. Proposed Resolution R17-75 (Attachment 5) reflects the final resolution the Board will act on April 18th after consideration of the proposed CY2017 tax rates.

Following advertisement of a tax rate, the Board has the option of lowering the tax rate below what was advertised. However, the Board cannot adopt a higher rate without re-advertising and holding another public hearing.

The tax rate set for CY2017 affects the June 2017 tax collection. The budget calendar calls for setting the tax rate and budget adoption at the Board’s meeting on April 18, 2017. The Commissioner of the Revenue and the Treasurer requested that the tax rate be set as early as possible (Attachment 3). Once the tax rate is set, the Commissioner of the Revenue and the Treasurer require several weeks to prepare the tax bills. Historically, tax bills are mailed on or before May 5th.

County Budget:

The public hearing advertisement for proposed FY2018 County budget outlines the proposed budget as recommended by the County Administrator. Advertisement of the proposed budget does not restrict the Board from making changes during future work sessions. Proposed Resolution R17-76 (Attachment 6) would be changed as necessary to reflect decisions made by the Board as part of the budget deliberation process. The Board is not bound by the advertised budget amounts and can make changes when the budget is adopted.

Schools’ proposed budget reflects the latest available information provided by the Schools, including updated revenues based on the State budget. The budget for the Schools’ construction fund includes only expenditures covered by parking fees and interest. The Board will be asked to consider appropriation of bond proceeds for CIP projects after a public hearing and the approval of Virginia Public School Authority (VPSA) bond issuance.

Proposed Resolution R17-76 (Attachment 6) would adopt the FY2018 budgets and addresses the following:

- Schools
 - The proposed budget funds above the Superintendent’s request for local funding.
 - It includes local funding for the public day school, Gwyneth’s Law, and shared services for the annual financial audit.
 - Provides comparable funding for a 2% Cost of Living Adjustment (COLA) increase.
- Authorizes nine new, full-time County positions to meet service demands, six of which are revenue neutral:
 - Four new public safety positions; and
 - Five new non-public safety positions, two of which are conversion from PT to FT.

- Authorizes a 2% Cost of Living Adjustment (COLA) for County employees, effective July 1, 2017.
- Continues to adjust market pay and relieve compression.
- Assumes a level budget for health insurance.
- It includes language to authorize the Potomac and Rappahannock Transportation Commission (PRTC) to pay PRTC and Virginia Railway Express (VRE) subsidies, with the County's gas tax revenues.

CIP

Proposed Resolution R17-77 (Attachment 7) would adopt the FY2018-27 CIP including County, Schools, and Utilities projects.

Tentative Budget Calendar

- March 21st Work Session (Finance, Audit, and Budget Committee)
 Authorize public hearings on:
- CY2017 tax rates, FY2018 budgets, FY2018-2027 CIP
- April 4th Public hearings:
- CY2017 tax rates
 - FY2018 budgets
 - FY2018-2027 CIP
- April 18th Board Meeting
- Adoption of CY2017 tax rates
 - Adoption of FY2018 budgets
 - Adoption of FY2018-27 CIP
 - Appropriation of FY2018 budgets
 - Adopt updated Principles of High Performance Financial Management

Staff recommends approval of proposed Resolution R17-74, which authorizes the County Administrator to advertise a public hearing scheduled for April 4, 2017, on the above-referenced items.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADVERTISE PUBLIC HEARINGS ON THE PROPOSED CALENDAR YEAR 2017 TAX RATES; PROPOSED FISCAL YEAR 2018 COUNTY BUDGET; AND PROPOSED FISCAL YEAR 2018-2027 CAPITAL IMPROVEMENT PROGRAM.

WHEREAS, Virginia Code § 15.2-2506 requires the Board to publish in a newspaper having general circulation in the County, a brief synopsis of the proposed tax rates, budgets, and Capital Improvement Program (CIP), and notices of a public hearing, at which any citizen of the County shall have the right to attend and state his/her views;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the County Administrator be and he/herby is authorized to publish a brief synopsis and to advertise a public hearing on the proposed CY2017 tax rates, proposed FY2018 County budget; and proposed FY2018-2027 Capital Improvement Program.

Memorandum

To: Thomas C. Foley, County Administrator

From: Scott Mayausky, Commissioner

Laura Rudy, Treasurer

Date: 3/10/2017

Re: Timeline for tax billing

We are entering the tax billing and collection cycle and would like to communicate the date by which the tax rate needs to be set to ensure the tax bills are issued in a timely manner. There are many details that require coordination, including the setting of the tax rate, to ensure the tax bills are mailed to our citizens 30 days prior to the tax due date.

As you can imagine there is a great deal of preparation involved in this process. Historically, the tax rate is set by mid-April, giving the Commissioner just enough time to review and validate data prior to handing the bill file to the Treasurers' office. Typically this process takes a full week.

Once the Treasurer has accepted the file, more preparation time is required to post delinquencies, prepayments and mortgage company information. After these procedures are completed and verified the actual printing process takes approximately 10 days to complete.

Therefore, it is imperative for the Board of Supervisors to set the tax rate at the April 18th meeting.

Summary of Bond Funded Projects

Funding for these projects is subject to Board's Principles of High Performance Financial Management Debt Limitations

Agency	Projects	Opening Date (CY)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total This Period
Public Safety	Fire & Rescue Training Center	2020	0	0	0	6,397,000	0	0	0	0	0	0	6,397,000
	Fire & Rescue Station 14	2017	6,570,670	0	0	0	0	0	0	0	0	0	6,570,670
	Fire & Rescue Station - New	2023	0	0	0	0	664,000	9,368,000	0	0	0	0	10,032,000
Parks ³	Duff McDuff Green Park	2021	0	0	0	0	1,627,000	13,020,700	0	0	0	0	14,647,700
	Patawomeck Park Phase 2	2024	0	0	0	0	283,000	3,960,000	0	0	0	0	4,243,000
	New and Renovated Park Amenities	on-going	0	0	0	1,100,000	2,300,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	16,400,000
Public Works	Courthouse ¹	2022	0	0	0	66,387,000	0	0	0	0	0	0	66,387,000
	Library #4	2028	0	0	0	0	0	0	0	0	0	1,000,000	1,000,000
Transportation ³	Transportation Bonds	on-going	0	0	0	0	0	0	0	0	0	1,000,000	1,000,000
Subtotal County Projects			\$6,570,670	\$0	\$0	\$73,884,000	\$4,874,000	\$28,948,700	\$2,600,000	\$2,600,000	\$2,600,000	\$4,600,000	\$126,677,370
School Projects ²	To Be Determined		\$17,299,587	\$4,350,000	\$3,400,000	\$4,827,741	\$7,861,300	\$44,470,000	\$34,705,000	\$18,535,039	\$23,600,000	\$18,775,300	\$177,823,967
Subtotal School Projects			\$17,299,587	\$4,350,000	\$3,400,000	\$4,827,741	\$7,861,300	\$44,470,000	\$34,705,000	\$18,535,039	\$23,600,000	\$18,775,300	\$177,823,967
Total All Projects			\$23,870,257	\$4,350,000	\$3,400,000	\$78,711,741	\$12,735,300	\$73,418,700	\$37,305,000	\$21,135,039	\$26,200,000	\$23,375,300	\$304,501,337

Bond Funded Summary (master lease not included)		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total
County		\$6,570,670	\$0	\$0	\$73,884,000	\$4,874,000	\$28,948,700	\$2,600,000	\$2,600,000	\$2,600,000	\$4,600,000	\$126,677,370
Schools		\$17,299,587	\$4,350,000	\$3,400,000	\$4,827,741	\$7,861,300	\$44,470,000	\$34,705,000	\$18,535,039	\$23,600,000	\$18,775,300	\$177,823,967
	Total Borrows	\$23,870,257	\$4,350,000	\$3,400,000	\$78,711,741	\$12,735,300	\$73,418,700	\$37,305,000	\$21,135,039	\$26,200,000	\$23,375,300	\$304,501,337
	Availability Limit	24,220,257	17,665,000	42,839,000	33,247,000	18,129,000	70,973,000	29,517,000	18,940,000	25,615,000	22,733,000	303,878,257
	Cumulative (Deficit)/Surplus	350,000	13,665,000	53,104,000	7,639,259	13,032,959	10,587,259	2,799,259	604,220	19,220	(623,080)	

Debt Service	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Existing Bond Debt Service	44,151,756	42,739,808	40,964,240	39,124,841	38,140,176	36,156,402	34,128,553	33,047,850	32,916,075	32,265,661
New Bond Debt Service		1,997,000	2,361,000	2,646,000	9,233,000	10,299,000	16,443,000	19,565,000	21,334,000	23,526,000
Total Bond Debt	\$44,151,756	\$44,736,808	\$43,325,240	\$41,770,841	\$47,373,176	\$46,455,402	\$50,571,553	\$52,612,850	\$54,250,075	\$55,791,661

¹Courthouse project represents concept A1 (all three Courts in one building). \$4.6M will be funded with cash.

²School projects to be determined.

³Referendum Required

*Bonds will be sold in the Spring of 2017 for Animal Shelter, Parks and Transportation.

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 day of , 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO ESTABLISH THE CALENDAR YEAR 2017
TAX RATES

WHEREAS, the Virginia Code requires that the Board establish an annual levy of certain taxes for each calendar year; and

WHEREAS, a public hearing on the proposed calendar year 2017 tax rates was held on Tuesday, April 4, 2017, at 7:00 P.M., in the Board Chambers at the George L. Gordon, Jr., Government Center, located at 1300 Courthouse Road, Stafford, Virginia; and

WHEREAS, the Commissioner of the Revenue and the Treasurer require the timely establishment of tax levies to allow time for tax bills to be processed and received by citizens; and

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

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2017, that the following tax rates be and they hereby are established for the calendar year beginning January 1, 2017:

<u>Classification</u>	<u>Rate Per One Hundred Dollars of Assessed Valuation</u>
Real estate (Section 58.1-3200, Code of Virginia (1950), as amended.)	.99
Tangible personal property (Section 58.1-3500, Code of Virginia (1950), as amended.) Includes all other classifications of personal property not specifically enumerated.	6.50
Boats or watercraft (Section 58.1-3506(A)(1.a), (1.b), (12), (28), (29), Code of Virginia (1950), as amended.)	.0001
Motor vehicles specially equipped for the disabled (Section 58.1-3506(A)(14), Code of Virginia (1950), as amended.)	.10
Personal property—Fire & Rescue volunteers (Section 58.1-3506(A)(15), (16), Code of Virginia (1950), as amended.)	.0001
Camping trailers and recreational vehicles (Section 58.1-3506(A) (18), (30), Code of Virginia (1950), as amended.)	5.49
One motor vehicle owned and regularly used by a veteran who has either lost, or lost the use of, one or both legs, or an arm or a hand, or who is blind or who is permanently and totally disabled as certified by the Department of Veterans Services. In order to qualify, the veteran shall provide a written statement to the commissioner of the revenue from the Department of Veterans Services that the veteran has been so designated or classified by the Department of Veterans Services as to meet the requirements of this section, and that his disability is service-connected. For purposes of this section, a disabled veteran is blind if he meets the provisions of § 46.2-100 (Section 58.1-3506(A)(19), Code of Virginia (1950), as amended.)	.0001
Motor carrier transportation involved in interstate commerce (Section 58.1-3506(A)(25), Code of Virginia (1950), as amended.)	.0001
All tangible personal property employed in a trade or business other than that described in Virginia Code §§ 58.1-3503(A)(1) through (A)(18), except for subdivision (A)(17) (Section 58.1-3506(A)(26), Code of Virginia (1950), as amended.)	5.49

<u>Classification</u>	<u>Rate Per One Hundred Dollars of Assessed Valuation</u>
Programmable computer equipment and peripherals employed in a trade or business (Section 58.1-3506(A)(27), Code of Virginia (1950), as amended.)	5.49
Personal property—Sheriff's Deputy volunteers (Section 58.1-3506(A)(32), Code of Virginia (1950), as amended.)	.0001
Machinery and tools (Section 58.1-3507, Code of Virginia (1950), as amended.)	.0001
Merchants' capital (Section 58.1-3509, Code of Virginia (1950), as amended.) Includes all other classifications of Merchants' capital not specifically enumerated.	.50 .38
Merchants' capital of pharmaceutical wholesalers (Section 58.1-3510.01, Code of Virginia (1950), as amended.)	0.00
Mobile homes (Section 58.1-3506(A)(10), Code of Virginia (1950), as amended.)	.99
Aircrafts (Section 58.1-3506(A)(2), (3), (4), (5), Code of Virginia (1950), as amended.)	.0001
Garrisonville Road Service District (Section 15.2-2403(6), Code of Virginia (1950), as amended.)	.082
Warrenton Road Service District (Section 15.2-2403(6), Code of Virginia (1950), as amended.)	.000
Hidden Lake Service District (Section 15.2-2403(6), Code of Virginia (1950), as amended.)	.40
Hartlake Special Service District (Section 15.2-2403(6), Code of Virginia (1950), as amended.)	.00
Countywide Fire and Emergency Medical Services Tax District (Section 27-23.1, Code of Virginia (1950), as amended.)	.00

* The tax rate for personal property is based on the assessed value, which is established at forty percent (40%) of the estimated fair market value. The effective tax rate would be stated as \$2.60 per \$100 of the estimated fair market value.

In 2004, the General Assembly capped the amount of relief the State will provide for Personal Property Tax Relief (PPTRA) at \$950 million per year. The PPTRA cap took effect on January 1, 2006. Stafford County's share of the state allotment is \$12.5 million. This allotment is to be distributed among all the qualifying vehicles. For calendar year 2017, qualifying vehicles will be granted 40% relief.

TCF:AL

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 day of , 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO APPROVE THE FISCAL YEAR 2018 COUNTY BUDGET

WHEREAS, a public hearing on the proposed FY2018 County budget was held on Tuesday, April 4, 2017, at 7:00 P.M., in the Board Chambers at the George L. Gordon, Jr., Government Center, located at 1300 Courthouse Road, Stafford, Virginia; and

WHEREAS, the Board held budget work sessions at which Board members analyzed, deliberated, and reviewed citizen input regarding the County budget; and

WHEREAS, the Board considered the recommendations of staff, input at the budget work sessions, and the public testimony, if any, at the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2017, that the FY2018 County budget be and it is adopted as follows for the various General Government Funds:

I. GENERAL GOVERNMENT FUNDS:

<u>General Fund:</u>	285,963,657
Operating Budget Transfer to Schools	115,402,334
Public Day School	518,000
Shared Services / Audit	115,307
One-Time Capital Funds	21,879
School Debt Service	31,340,880
Board of Supervisors	690,417
Capital Projects	4,877,885
Central Rappahannock Regional Library	5,238,040
Commissioner of the Revenue	2,756,875
Commonwealth's Attorney	3,197,741
Cooperative Extension	186,057
Corrections	8,682,291
County Administration	1,403,383
County Attorney	1,120,975
Clerk of the Circuit Court	1,562,602
Circuit Court	285,816
General District Court	117,250
Juvenile and Domestic Relations Court	114,700
Magistrate	8,830
15th District Court Services Unit	371,136
Debt Service County	15,238,129
Economic Development	939,762
Finance and Budget	1,661,994
Fire and Rescue	19,499,644
Human Resources	577,504
Human Services, Office of	5,997,227
Information Technology	2,563,846
Non-Departmental	3,023,971
Parks, Recreation and Community Facilities	12,119,286
Partner Agencies	2,081,332
Planning and Zoning	2,500,023
Public Works	4,265,468
Public Works - Stormwater	581,705
Registrar & Electoral Board	505,996
Sheriff	27,147,531
Social Services	7,161,002
Treasurer	2,086,839

GENERAL GOVERNMENT FUNDS, continued:

Asset Forfeiture Fund	670,000
Capital Improvements Fund	7,480,430
Fleet Services Fund	4,219,517
Garrisonville Road Service District Fund	467,725
Hidden Lake Special Revenue Fund	111,100
Tourism Fund	1,192,500
Transportation Fund	9,886,266
Transportation Impact Fee - County-Wide Fund	325,000
Utilities Funds	65,853,228

; and

BE IT FURTHER RESOLVED that the FY2018 School budget be and it hereby is approved in the following amounts:

II. SCHOOL FUNDS:

Construction Fund	128,480
Grants Fund	12,947,266
Health Services Fund	31,573,243
Nutrition Services Fund	13,610,760
School Operating Fund	278,700,509
Workers' Compensation Fund	763,053

; and

BE IT FURTHER RESOLVED that the Board desires to continue to support special education students in the County, as identified by the County's Public Schools, and authorizes the County Administrator to execute a memorandum of understanding with Stafford County Public Schools for the Public Day School program not to exceed \$518,000. The Public Day School program provides educational services in the least restrictive, most cost-effective environment, and within the community, through shared responsibility between the County and Schools for Public Day School students; and

BE IT FURTHER RESOLVED the County Administrator shall disburse funds to Stafford County Volunteer Fire and Rescue companies only after ensuring compliance with the Fire and Rescue Department, County, and State policies, regulations, rules, and procedures; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to increase budgets and appropriations for the following items of non-budgeted, restricted revenue that may occur during FY2018:

1. Insurance recoveries received for damages to County properties for which County funds have been expended to make repairs;
2. Defaulted developer and builder securities to be used for uncompleted projects;
3. Donations for a specific purpose;
4. Asset forfeiture funds;
5. Grants in accordance with the grant policy;
6. Excess roll-back taxes for Purchase of Development Rights (PDR) Program pursuant to the County’s financial policies;
7. Incentive payments to developers in compliance with Board approved agreements; and
8. Advance refunding of debt.

; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to recruit and maintain full-time positions up to the authorized full-time strength stated below:

General Fund	
Non-Public Safety	347 352
Public Safety	409 413
Utilities Fund	139 140
Capital Projects Fund	<u> -3 2</u>
Total	898 907

; and

BE IT FURTHER RESOLVED that a 2% salary increase is authorized, effective July 1, 2017, for all County employees whose job performance is satisfactory or better; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to continue with the targeted marketed adjustments based on the 2015 Compensation Study, effective July 1, 2017; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to approve contracts for the purchase of replacement public safety vehicles, consistent with the FY2018 budget; and

BE IT FURTHER RESOLVED that the Board approves the FY2018 Potomac and Rappahannock Transportation Commission subsidy of Eighty-Five Thousand Seven Hundred Fourteen Dollars (\$85,714) and the Virginia Railway Express subsidy of Two Million Three Hundred Forty-four Thousand Five Hundred Fourteen Dollars (\$2,344,514), and authorizes the payment of the subsidies during FY2018 from the County's Motor Fuels Tax Revenue Fund; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to establish and implement a ramp up program to fund one-time design costs for the Courthouse construction project that reduces future reliance on debt and begins to build future debt service cost into the budget; and

BE IT STILL FURTHER RESOLVED that the County Administrator is authorized to establish and implement a ramp up program to be used to enhance the PDR program and then in FY2019 will fund the Staffing for Adequate Fire and Emergency Response (SAFER) grant positions in the Fire and Rescue Department.

TCF:AL

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 day of , 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO ADOPT THE FISCAL YEARS 2018-2027 CAPITAL
IMPROVEMENT PROGRAM WITH THE INTENT TO REIMBURSE
CERTAIN CAPITAL IMPROVEMENT EXPENDITURES

WHEREAS, a public hearing on the proposed Fiscal Years (FY) 2018-2027 Capital Improvement Program (CIP) was held on Tuesday, April 4, 2017, at 7:00 P.M. in the Board Chambers at the George L. Gordon, Jr., Government Center, located at 1300 Courthouse Road, Stafford, Virginia; and

WHEREAS, the Board considered the recommendations of the School Board and staff, and the public testimony, if any, at the public hearing; and

WHEREAS, the ten-year CIP is a significant part of the County's Comprehensive Plan; and

WHEREAS, the Board finds that it is necessary to identify needed capital improvements;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2017, that the FY2018-2027 Capital Improvement Program (CIP) be and it hereby is adopted as part of the "Stafford County, Virginia Comprehensive Plan 2016-2036;" and

BE IT FURTHER RESOLVED that the intent to reimburse certain capital improvement expenditures for projects indicated in the FY2018-2027 CIP be and it hereby is adopted as follows:

General Government

Replacement Fire & Rescue Apparatus Training Center	Library #4
Fire and Rescue Station 14	Stormwater Compliance
Fire and Rescue Station - New	Belmont-Ferry Farm Trail - Phase 6
Cardiac Equipment Replacement	Berea Church Road Improvements
Computer Aided Dispatch System	Brooke Road Reconstruction South of Eskimo Hill Road
Command Bus Replacement	Courthouse Rd at Jefferson Davis Hwy Intersection Improvements
Body Cameras	Courthouse Road Widening; Cedar Lane to Winding Creek Road
Simulator	Enon Road Widening: Rt. 1 to I-95
Public Safety Infrastructure	Ferry Road at Kings Hwy. Improvements
Information Technology Infrastructure	Garrisonville Rd., Eustace Rd. to Shelton Shop Rd.
Duff McDuff Green Park	Jefferson Davis Hwy at Potomac Creek Drive
Patawomeck Park Phase 2	Juggins road Reconstruction
New and Renovated Park Amenities	
Parks and Community Facilities Infrastructure	Tech Center Drive
Courthouse	Telegraph Road and Woodstock Lane at Rt. 1 Safety Improvements

Schools

Moncure Elementary Rebuild FY2018
 Infrastructure FY2018
 All Other Projects to be Determined
 After Restructure of CIP

Utilities

320 Zone Water Improvements	Falls Run Pump Station Replacement
342 Zone Water System - Phase 1	Falls Run Sewer Interceptor Replacement - Phase 2
370N Water Booster Pump Station	Austin Run Gravity Sewer Replacement
Lake Mooney WTF Upgrade/Expansion	Little Falls Run WWTF - 3rd Treatment Train
Centerport Water Tank	18" Gravity Accokeek Creek
Moncure Water Booster Pump Station	Lower Accokeek FM
Regional Water Interconnection	8" Gravity Trunk SE Quadrant
Small Water Projects	8" Extension of Existing Gravity from Stafford Hospital to PS
Smith Lake Distribution PS Upgrade	Rowser 10" Gravity Line
Water Distribution System Rehab Program	Wyche Rd 12" Gravity Line
Water Extension Projects	Venture to Wyche Rd 12" Gravity Replacement
320 Zone Extension	8" Extension of Existing Gravity North of Stafford Hospital
320 Zone Elevated Storage Tank	Potomac Creek Pump Station & Force Main Replacement
342 Zone Piping	Sewer Extension Projects
Truslow Road Piping	Wastewater Collection System Rehabilitation Projects
Forbes Street Phase 1	Wastewater Pump Station Rehabilitation Program
RV Parkway Phase II	Wastewater Pump Station Replacements
Truslow Road Transmission	Wayside Sewer Interceptor Replacement
342 North Phase II	Route 1 Sewer; Hidden Valley to Potomac Hills
342 North Phase II	Aquia Creek Force Main Replacement
Forbes Street	Aquia Creek PS Expansion
Claiborne Run PS Parallel Force Main	Austin Run Interceptor Section Replacement
Claiborne Run Pump Station Replacement	Camp Barrett SPS FM
	US 17 VDOT Commuter Lot 10" Gravity Interceptor

NOTICE OF INTENT TO REIMBURSE
CERTAIN CAPITAL IMPROVEMENT EXPENDITURES

Section 1: Statement of Intent. The County presently intends, at one time or from time-to-time, to finance projects in the FY2018-2027 Capital Improvement Program (Projects) with tax-exempt or taxable bonds, or other obligations (Bonds), and to reimburse capital expenditures paid by Stafford County (including expenditures previously paid by the County to the extent permitted by law) in connection with the Projects before the issuance of the Bonds.

Section 2: Source of Interim Financing and Payment of Bonds. Stafford County expects to pay the capital expenditures related to the Projects, and incurred before the issuance of the Bonds, with an inter-fund loan or loans from the General Fund or funds from temporary appropriations or loans from the General Capital Projects Fund. Stafford County expects to pay debt service on the Bonds from the General Fund consisting of general tax revenues for the projects to be financed in the FY2018-2027 Capital Improvement Program. The maximum amount of the Bonds expected to be issued for the Projects is \$386,430,076.

Section 3: Effective Date; Public Inspection. This Resolution is adopted for the purpose of complying with Treasury Regulation Section 1.150-2 (26 CFR 1.150-2) or any successor regulation, and shall be in full force and effect upon its adoption. The Clerk of the Board shall file a copy of this Resolution in the records of Stafford County, available for inspection by the general public during Stafford County's normal business hours.

TCF: AL

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Administrator to Budget and Appropriate Capital Projects Reserve Funds for Renovations to the Economic Development Office
Department:	Finance and Budget
Staff Contact:	Maria J. Perrotte, Chief Financial Officer
Board Committee/ Other BACC:	Finance, Audit, and Budget Committee; Infrastructure Committee
Staff Recommendation:	Approval
Budget Impact:	\$80,214 available in the Capital Project Reserve
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	2.	Proposed Resolution R17-90
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X	Consent Agenda		Other Business		Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney <i>(legal review only)</i>	<i>Rupheda M. Millington for C.A.</i>
X	Parks, Recreation, and Community Facilities	<i>Michael Morris</i>

DISTRICT:	N/A
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BACKGROUND REPORT

Per the County's financial policy, after funding reserve requirements year end funds are added to the County's Capital Projects Reserve. Sufficient funds remain to complete renovations to the Economic Development office, which are needed due to the addition of a full-time department director. The renovations would add an office, improve space efficiency, and provide additional storage space for marketing supplies.

At its meeting on February 21, 2017, the Board's Finance, Audit, and Budget (FAB) Committee requested that staff bring the renovation information to the Board's Infrastructure Committee, along with the possible inclusion of a shared kitchen space with the Registrar's office. Due to the high cost of accommodating a shared kitchen space, staff recommended omitting the kitchen, but moved forward with the Economic Development office renovation. At its meeting on March 7, 2017, the Infrastructure Committee recommended that the appropriation of funds from the Capital Projects Reserve be sent to the full Board for approval.

Staff recommends approval of proposed Resolution R17-90, which budgets and appropriates funds from the Capital Project Reserve for renovations to the Economic Development office.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO BUDGET AND APPROPRIATE FUNDS FROM
THE CAPITAL PROJECT RESERVE FUND FOR RENOVATIONS TO
THE ECONOMIC DEVELOPMENT OFFICE

WHEREAS, due to the addition of a newly-hired, full-time director of Economic Development (ED), sufficient office space is not available in the ED office; and

WHEREAS, the Department of Parks, Recreation, and Community Facilities has designed renovations for the ED office that will accommodate additional staff and allow for a more efficient use of the space; and

WHEREAS, the cost to renovate the ED office is \$80,214; and

WHEREAS, the Capital Projects Reserve Fund has a sufficient available balance to fund the renovations;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the County Administrator be and he hereby is authorized to amend the FY2017 Budget to budget and appropriate Eighty Thousand Two Hundred Fourteen Dollars (\$80,214) from the Capital Projects Reserve Fund to the General Fund to be used for renovations to the Economic Development office.

TCF:AL:MS

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Proclamation Recognizing Mrs. Gail Clark for her Contributions to Agriculture in Stafford County
Department:	Public Information/Planning and Zoning
Staff Contact:	Kathy Baker, Assistant Planning Director
Board Committee/ Other BACC:	Agriculture and Purchase of Development Rights Committee
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Summary	2.	Proposed Proclamation P17-10
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X	Consent Agenda		Other Business		Unfinished Business
	Discussion	X	Presentation (7:00 p.m.)		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
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DISTRICT:	N/A
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BACKGROUND REPORT

Mrs. Gail Clark served as a member of the County's Agricultural and Purchase of Development Rights (PDR) Committee from January 2007 to June 2015. During her tenure on the Ag/PDR Committee, the County established its PDR Program and acquired easements on four farms totaling 303 acres. Mrs. Clark also assisted in the creation of an Ordinance to facilitate the establishment of Farmers Markets in the County.

Mrs. Clark served as a Life Sciences educator in Stafford County Public Schools, and served the community through its 4H Programs and as a member of the local Farm Bureau. She is an ambassador for agriculture in County schools, volunteering her time to facilitate placement of Book Barns at two local elementary schools, as well as two Stafford branches of the Central Rappahannock Regional Library system. She conducted the annual spring agriculture literacy program and coordinated the Farm Bureau scholarship programs.

Proposed Proclamation P17-10 recognizes the dedication that Mrs. Clark has shown to agriculture in Stafford County.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

PROCLAMATION

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A PROCLAMATION RECOGNIZING MRS. GAIL CLARK FOR
HER CONTRIBUTIONS TO AGRICULTURE IN STAFFORD COUNTY

WHEREAS, Mrs. Clark served as a member of the Agricultural and Purchase of Development Rights (PDR) Committee from January 2007 – June 2015, during a time when Stafford has seen its greatest challenges to agriculture; and

WHEREAS, during Mrs. Clark’s tenure, the County established its PDR Program and acquired easements on four farms totaling 303 acres; and

WHEREAS, Mrs. Clark also assisted with the creation of an Ordinance to facilitate the establishment of Farmers Markets in the County, bringing locally grown foods to its citizens; and

WHEREAS, Mrs. Clark served as a Life Sciences educator for Stafford County Public Schools and served the community through its 4H Programs, and as a member of the local Farm Bureau Board, participating in several outreach programs including taking on the leadership of three area 4H Clubs ; and

WHEREAS, Mrs. Clark has been an ambassador for agriculture in local schools, volunteering her time to facilitate the placement of Book Barns at two local elementary schools, as well as two Stafford branches of the Central Rappahannock Regional Library, conducting the annual Spring Agriculture Literacy program in the County’s Elementary Schools, and coordinating the Farm Bureau’s scholarship program;

NOW, THEREFORE, BE IT PROCLAIMED by Stafford County Board of Supervisors on this the 21st day of March, 2017, that it be and hereby does recognize Gail Clark on her contributions to agriculture, and for her hard work and dedication to the students and citizens of Stafford County.

TAF:RL:kb

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Refer to the Planning Commission an Amendment to the Falmouth Redevelopment Area Overlay Zoning District Regulations
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey, Director
Board Committee/ Other BACC:	Community and Economic Development Committee
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	Proposed Ordinance O17-20
2.	Proposed Resolution R17-94	4.	Ordinance O16-24

<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Fley</i>
<input checked="" type="checkbox"/>	County Attorney <i>(legal review only)</i>	<i>Rysheda M. Millerston for CLS</i>

DISTRICTS:	Falmouth and George Washington
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BACKGROUND REPORT

At its meeting on October 18, 2016, pursuant to Ordinance O16-24 (Attachment 4), the Board created the Falmouth Redevelopment Area Overlay Zoning District (FR). The FR is intended to help implement the vision of the Falmouth Redevelopment Area element of the Comprehensive Plan by facilitating investment and redevelopment of properties that would complement the character and landscape of Falmouth. The FR allows flexibility for property owners to make additions to existing buildings, with oversight by the County to ensure that the improvements are keeping with the character of the FR. It allows some low-intensity uses by-right that may not normally be permitted given the underlying by-right zoning. The FR also prohibits certain uses that are not compatible with the future vision for historic Falmouth.

At its meeting on February 22, 2017, the Planning Commission held a public hearing on applying the FR on certain properties. During discussion of the proposed zoning change, it was observed that a number of uses that are allowed with a conditional use permit in the B-2, Urban Commercial Zoning District may not be compatible with the vision for Falmouth. The Planning Commission felt that a number of those conditional uses should be added to the list of prohibited uses. Of specific concern were adult businesses and night clubs. Currently those uses are not permitted in the B-2 Zoning Districts without approval by the Board, and with conditions governing their operation.

Staff recommends approval of proposed Resolution R17-94, which refers to the Planning Commission an amendment to the Zoning Ordinance to specifically prohibit adult businesses and nightclubs in the FR. The proposed Resolution further allows the Planning Commission to make other changes as they deem necessary. This would give the latitude to potentially prohibit other uses that may also be deemed to be incompatible with the vision for historic Falmouth.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO REFER TO THE PLANNING COMMISSION AN
ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY
CODE SEC. 28-35, "TABLE 3.1 DISTRICT USES AND STANDARDS"

WHEREAS, at its meeting on October 18, 2016, pursuant to Ordinance O16-24, the Board created the Falmouth Redevelopment Area Overlay District (FR District) to enhance redevelopment opportunities in Falmouth; and

WHEREAS, there is a list of prohibited uses in the FR District; and

WHEREAS, the Planning Commission requested consideration of expanding the list of prohibited uses specifically to include adult businesses and nightclubs; and

WHEREAS, the Board desires to send the proposed amendments, pursuant to proposed Ordinance O17-20, to the Planning Commission for its review and recommendations;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that proposed amendments to Stafford County Code Sec. 28-35, "Table 3.1 District Uses and Standards," pursuant to proposed Ordinance O17-20, be and it hereby is referred to the Planning Commission for a public hearing and its recommendations; and

BE IT FURTHER RESOLVED that the Planning Commission may make modifications to the proposed Ordinance as it deems appropriate and necessary.

O17-20

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 day of , 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-35, “TABLE 3.1 DISTRICT USES AND
STANDARDS”

WHEREAS, at its meeting on October 18, 2016, pursuant to Ordinance O16-24, the Board created the Falmouth Redevelopment Area Overlay District (FR District) to enhance redevelopment opportunities in Falmouth; and

WHEREAS, there is a list of prohibited uses in the FR District; and

WHEREAS, the Planning Commission requested consideration to expand the list of prohibited uses in the FR District; and

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

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of such an ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the day of , 2017, that Stafford County Code Sec. 28-35, “Table 3.1

District Uses and Standards,” be and it hereby is amended and reordained as follows, all other portions remaining unchanged:

O17-20
Page 2

Sec. 28-35. - Table of uses and standards.

Table 3.1. District Uses and Standards

Falmouth Redevelopment Area Overlay (FR)

(c) *Prohibited uses:* The following uses shall be prohibited in the FR district:

Adult Business

Night Club

TCF:JAH:DFK

O16-24

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 18th day of October, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr, Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Yes

On motion of Ms. Bohmke, seconded by Mrs. Maurer, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-33, "DISTRICTS GENERALLY;" SEC. 28-34, "PURPOSE OF DISTRICTS;" AND SEC. 28-35, "TABLE OF USES AND STANDARDS;" AND TO ORDAIN SEC. 28-67, "FALMOUTH REDEVELOPMENT AREA OVERLAY DISTRICT"

WHEREAS, the Master Redevelopment Plan, Stafford County, Volume IV, Falmouth Village is an element of the Comprehensive Plan; and

WHEREAS, the Master Redevelopment Plan recommends changes to the Zoning Ordinance in order to facilitate development as envisioned in the Master Redevelopment Plan; and

WHEREAS, the Board desires to establish a Falmouth Redevelopment Area Overlay Zoning District to implement the recommendations of the Master Redevelopment Plan; 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 public necessity, convenience, general welfare, and good zoning practice require adoption of such an ordinance;

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NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 18th day of October, 2016, that Stafford County Code Sec. 28-33, "Districts Generally;" Sec. 28-34, "Purpose of Districts;" Sec. 28-35, "Table of Uses and Standards" be and it hereby is amended and reordained; and that Sec. 28-67, entitled "Falmouth Redevelopment Overlay District," be and it hereby is created and ordained, with all other provisions remaining unchanged.

Sec. 28-33. – Districts Generally.

With the exception of the Marine Corps Combat Development Command (MCCDC), the unincorporated areas of the county are hereby divided into the following zoning districts:

Land may also be classified in the following special overlay districts:

FR Falmouth Redevelopment Area Overlay

Sec. 28-34. – Purpose of Districts.

In order to carry out and implement the purposes and objectives of this chapter, the land use districts herein established shall have the following purposes, respectively:

Falmouth Redevelopment Area. The purpose of the FR district is to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.

Sec. 28-35, - Table of uses and standards.

Table 3.1, District Uses and Standards

Falmouth Redevelopment Area Overlay (FR)

The purpose of the FR district is to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.

- (a) Uses permitted by right. All uses permitted in the underlying zoning district, unless otherwise specifically made a conditional use by this section. Additional by-right uses shall be:

Apartment, commercial

Bed and breakfast inn

Community use

Farmers market (in accordance with subsection 28-39(v))

Home business

Live/work unit

Place of worship

Public art

(b) Conditional uses. All conditional uses permitted in the underlying zoning district. Additional conditional uses shall be:

Any permitted or conditional uses which include drive-through facilities

Adult day care

Fleet Parking

Hotels or motels

Wholesale business

(c) Prohibited uses: The following uses shall be prohibited in the FR district:

Automobile repair

Auto Service

Car wash

Lumber/building/electric/plumbing supply

Machinery sales and service

Motor vehicle sales

Outdoor flea market

Plant and tree nursery/greenhouse

Recreational enterprise

Vehicle fuel sales

Warehouse, mini storage

Warehouse, storage

(d) Requirements:

(1) Intensity:

Maximum floor areaAs in the underlying zoning district

Open space ratioAs in the underlying zoning district

(2) Minimum yards:

Front, side, backAs in the underlying zoning district

(3) Maximum height:

Three stories or as in the underlying zoning district, whichever is less

(4) Minimum lot width:

As in the underlying zoning district

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The property owner may request relief from the maximum floor area, minimum open space ratio, yard, and lot width requirements pursuant to Sec. 28-351(a).

Sec. 28-67. – Falmouth Redevelopment Area Overlay (FR).

- (a) Purpose of the FR district. The FR district is created in furtherance of the purposes set forth in Virginia Code §§ 15.2-2280, 15.2-2283, 15.2-2284, and 15.2-2285, and in general to protect the health, safety, and general welfare of the public by establishing regulations to allow for redevelopment efforts consistent with the recommendations of the Master Redevelopment Plan element of the Comprehensive Plan. This district is also created in recognition of the need to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.
- (b) Establishment of districts. The FR district shall be designated by the board by separate ordinance and will overlay all other zoning districts where it is applied so that any parcel of land lying in the FR district shall also lie within one or more other zoning districts provided for by this chapter. The regulations and requirements of both the underlying zoning district(s) and the FR district shall apply; provided, however, that when the regulations applicable to the FR district conflict with the regulations of the underlying zoning district, the more restrictive regulations shall apply with the exception of compliance with Sec. 28-57, Sec. 28-58 and Chapter 27B of this code, where those provisions shall prevail.
- (c) District boundaries. The FR district boundaries shall be as designated on the official zoning map.
- (d) Development standards. All uses shall be subject to the use limitations and development standards as set forth in the underlying zoning district(s) and shall also be subject to the following FR limitations:
- (1) Pedestrian circulation shall be provided for and coordinated with that generated from or using adjacent properties.
 - a. The requirement for the provision of pedestrian circulation for the development of any parcels abutted on both sides along its road frontage to undeveloped parcels may, at the option of the county administrator, be satisfied by the execution and recordation of a sidewalk security agreement between the owner of the property and the county administrator to be prepared by the director of planning. The agreement shall provide for payment of 125% of the amount of an engineer's certified cost estimate of the construction of the required sidewalk(s) at the time of permits or by monthly installments during a term not to exceed 36 months, and shall contain appropriate provisions for acceleration upon the sale or transfer of the property or upon a breach of the terms of the agreement. Payments made pursuant to this section shall also include an administrative fee of \$100.00, which shall be payable at the time of the execution of the sidewalk security agreement.

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b. The requirement for the provision of pedestrian circulation for the development of any parcels abutted on both sides along its road frontage to undeveloped parcels may, at the option of the planning director (agent) or his designee, be satisfied by a payment in lieu of constructing the required pedestrian circulation. The payment shall be in the amount of an engineer's certified cost estimate of the construction of the required sidewalk(s) that is deemed to be acceptable by the agent. Such payment shall be made at the time of permits. The payment shall be deposited in an account designated for pedestrian circulation improvements along the corridor highway that serves the property.

- (2) Outdoor storage of goods shall be prohibited in any front yard, and shall be completely screened from view of the public street. Outdoor storage shall include the parking of company owned and operated vehicles, with the exception of passenger vehicles. Outdoor display areas shall be permitted in any front yard or street-facing side yard from dawn to dusk. Outdoor displays by businesses with first floor frontage are permitted during business hours. The merchandise must be stored inside when the business which displays it is closed.

Merchandise shall not be placed in the public right-of-way, nor shall it obscure the architectural features of a building (columns, railings, belt courses, balconies or other decorative features) or extend past the length of the storefront. Permanent display tables or racks or other permanent display pieces are prohibited outside of buildings. All items and displays shall be safe and stable with no risk of overturning due to wind or contact. No signs may be placed upon or hung from outdoor merchandise.

- (3) Parking areas and driveways that serve more than 24 parking spaces shall be paved with concrete, bituminous concrete, brick, concrete pavers or other similar material except for pervious paving blocks and other similar materials may be allowed for stormwater management purposes and as approved by the agent. Surface treated parking areas and drives shall be prohibited. Concrete curb and gutter shall be installed around the perimeter of all driveways and parking areas, except that concrete curb without a gutter may be permitted where drainage is designed to flow away from the curb. Drainage shall be designed so as to not interfere with pedestrian traffic.
- (4) Utility lines such as electric, telephone, cable television, or similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within a project. All junction and access boxes shall be screened. All utility pad fixtures and meters shall be shown on the site plan. The necessity for utility connections, meter boxes, etc., should be recognized and integrated with the architectural elements of the site plan.
- (5) Loading areas, service entrances, and service bays shall be oriented and/or screened so as to not be visible from the public street and adjacent residential uses.

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Page 6

- (6) Dumpster and other waste disposal or storage areas shall be completely screened from the public view by means of a board-on-board fence and/or landscaping, or similar opaque material approved by the zoning administrator.
- (7) Construction of any new buildings or building additions shall be in compliance with the Neighborhood Design Standards and Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan. Architectural Review Board review and approval of all building elevations for compliance with the above reference standards and for compatibility with nearby architectural styles of buildings in the district is required.
- (8) Area and bulk regulations in the FR district shall be the same as for the underlying zoning district(s), except that:
- a. The height of buildings or structures shall not exceed three (3) stories or forty-five (45) feet, whichever is less;
 - b. The height of accessory structures shall not exceed twenty-five (25) feet;
 - c. No individual multi-family building shall exceed a length of two hundred fifty (250) feet; and
 - d. The minimum open space ratio on a lot shall be 0.10.
- (9) A landscaping and planting plan shall be submitted in conjunction with site plan submittal.
- a. Such landscaping and planting plan shall be drawn to scale, including dimensions and distances, and clearly delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size, and description of all landscaping materials and areas. Landscaping and planting plans shall be prepared by persons practicing in their area of competence.
 - b. All plant materials shall be living and in a healthy condition. Plant materials used in conformance with the provisions of these specifications shall conform to the standards of the most recent edition of the "American Standard for Nursery Stock," published by the American Association of Nurserymen.
 - c. Preservation of existing trees is encouraged to provide continuity, improved buffering ability; pleasing scale and image along the corridor. Any healthy, existing tree on-site may be included for credit towards the requirements of this section.
 - d. The owner, or his designee, shall be responsible for the maintenance, repair, and replacement of all landscaping materials as may be required or approved within the scope of these provisions.
 - e. New development that requires submittal of a site plan pursuant to Article XIV of this chapter shall be exempt from the provisions of Sec. 110.2, Street buffering along arterial and major collector streets, and Sec. 110.3, Transitional buffers of the Design and Construction

O16-24

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Standards, Landscaping, Buffering, and Screening (DCSL). Screening pursuant to Sec. 130 of the DCSL shall be reviewed for compliance with the Neighborhood Design Standards and Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan. The Architectural Review Board shall review and approve all screening for compliance with the above referenced standards and for compatibility with nearby architectural styles of buildings in the district.

- (10) Restaurants with outdoor seating shall comply with the following standards:
- a. The use of outdoor seating shall be limited from 7:00 AM to 11:00 PM.
 - b. Outdoor seating shall not obstruct the movement of pedestrians on any sidewalk or through any areas intended for public use.
- (11) All minimum yards shall be as specified in the underlying zoning district. The property owner may request relief from the minimum yard requirement pursuant to Sec.28-351(a) of this Chapter.

A Copy, teste:



C. Douglas Barnes
Interim County Administrator

CDB:JAH:sjs

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Refer to the Planning Commission a Proposed Expansion of the Transfer of Development Rights Receiving Area
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey, Director
Board Committee/ Other BACC:	Community and Economic Development Committee
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	4.	Proposed Ordinance O17-19
2.	Proposed Resolution R17-92 (Refer to PC)	5.	Zoning Map of Potential Expansion Area
3.	Proposed Resolution R17-93 (Proposed Comprehensive Plan Amendment)		

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

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney <i>(legal review only)</i>	<i>Rypheda M. McClinton for CLF</i>

DISTRICT:	N/A
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BACKGROUND REPORT

The Board is considering expanding the receiving area for the Transfer of Development Rights (TDR) Program, which became effective in 2015. A TDR program can be used as a growth management tool by transferring development rights (the ability to build by-right homes based on current zoning) from rural areas where future growth is not encouraged (sending areas) to areas of the County where infrastructure is adequate to accommodate new growth, and new growth is desired (receiving areas). It is a voluntary program where the development rights can be bought and sold like real estate.

Figure 3.8 of the Comprehensive Plan (Attachment 3) identifies a single sending area and a single receiving area. The Sending Area is generally comprised of the Marlborough Point and Crow's Nest peninsulas east of the CSX Rail Line. The Receiving Area is in the location of the Courthouse Redevelopment Area, east of Interstate 95.

State Code provisions require that any receiving area must be of ample size, and have enough existing zoned properties to accommodate the potential number of development rights that could be transferred from the sending area. During the development of the TDR Program, staff conducted a detailed analysis of the properties located in both the Sending and Receiving Areas. It was estimated that if all properties in the Sending Area had the development rights transferred, it would equate to 1,490 dwelling units not being built. Based on current zoning, and allowances made in the TDR Ordinance, up to 2,240 dwelling units could be accommodated in the receiving area if necessary.

Since its adoption, no property owner has transferred development rights. As a means to stimulate potential participation in the TDR Program, the Board is considering expanding the TDR Receiving Area east of Jefferson Davis Highway and south to Eskimo Hill Road for those properties located within the Urban Services Area (USA). Higher density development is planned for the USA. The hope is that by expanding the Receiving Area and the number of properties eligible to accept transferred development rights, there would be more opportunities for property owners to transfer and sell their development rights, and to find property owners willing to purchase those rights. Upon analyzing the proposed expansion, staff estimates that it could accommodate an additional 841 development rights. The expansion area is comprised of 494.86 acres. Only the A-1, Agricultural zoned properties would be eligible for receiving development rights based on the Zoning Map (Attachment 5). The A-1 zoned properties comprise 373.81 acres. The TDR Program zoning provisions allow for potential development density of up to 2.25 acres for A-1 zoned properties. Multiplying those two figures result in the additional 841 potential development rights that could be accommodated. In total, if the expansion is approved, the receiving area could accommodate up to 3,081 transferred development rights.

Both the Comprehensive Plan and the Zoning Ordinance establish five criteria to establish a TDR Receiving Area. Criteria #4 stipulates that the Receiving Area must part of the designated redevelopment area in the Comprehensive Plan. The proposed expansion area is located outside of the boundary of the Courthouse Redevelopment Area. In order to enable the proposed expansion, this provision would have to be removed from the Comprehensive Plan and Zoning Ordinance text. The map on Figure 3.8 in the Comprehensive Plan would also have to be amended to reflect the newly expanded boundary of the Receiving Area.

Staff supports adoption of proposed Resolution R17-92, which would send to the Planning Commission an expansion of the TDR Receiving Area.

R17-92

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO REFER TO THE PLANNING COMMISSION AN AMENDMENT TO THE COMPREHENSIVE PLAN EXPANDING THE TRANSFER OF DEVELOPMENT RIGHTS RECEIVING AREA, AND AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-358, "RECEIVING PROPERTIES"

WHEREAS, the Transfer of Development Rights (TDR) Program became effective in 2015; and

WHEREAS, since adoption of the TDR Program, no property owners have participated in the Program; and

WHEREAS, the Board desires to consider expanding the TDR Receiving Area to enhance the opportunity for property owners to participate in the Program; and

WHEREAS, the Board desires to refer to the Planning Commission proposed amendments to the Comprehensive Plan, and Stafford County Code Sec. 28-358, "Receiving Properties," for its review and consideration;

R17-92
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that proposed amendments to the Comprehensive Plan (pursuant to Resolution R17-93) and Stafford County Code Sec. 28-358, "Receiving Properties" (pursuant to Ordinance O17-19) be and they hereby are referred to the Planning Commission for public hearing and its review and recommendations.

TCF:JH:sb

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 day of , 2017:

MEMBERS:

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

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 IN ACCORDANCE WITH VIRGINIA CODE §15.2-2229, BY ADOPTING THE PROPOSED AMENDMENTS TO CHAPTER 3, "THE LAND USE PLAN," OF THE TEXTUAL DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036," ADOPTED ON AUGUST 16, 2016 (COMPREHENSIVE PLAN), REGARDING EXPANSION OF THE TRANSFER OF DEVELOPMENT RIGHTS RECEIVING AREA

WHEREAS, the Transfer of Development Rights (TDR) Program became effective in 2015; and

WHEREAS, since adoption of the TDR Program, no property owners have participated in the Program; and

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

WHEREAS, the Board desires to expand the TDR Receiving Area to enhance the opportunity for property owners to participate in the Program; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed Comprehensive 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 finds that adoption of the proposed Comprehensive Plan amendments are consistent with good planning practices;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2017, that Chapter 3, “The Land Use Plan,” Sec. 3.8, “Transfer of Development Rights” and Figure 3.8, “Transfer of Development Rights Sending and Receiving Areas” map, of the document entitled “Stafford County, Virginia, Comprehensive Plan, 2016-2036,” adopted on August 16, 2016, as identified. In Exhibit A attached hereto, be and it hereby is amended.

TCF:JH:sb

3.8 Transfer of Development Rights

The Board of Supervisors adopted the Transfer of Development Rights Ordinance, O13-21, on February 19, 2013, establishing a Transfer of Development Rights (TDR) program in Stafford County. The Board of Supervisors then adopted Ordinance O15-06 on February 17, 2015, [and Ordinance O17-19 on \(insert date\)](#), further enabling the TDR program.

The purpose of the TDR program is to provide a mechanism by which a property owner can transfer residential density from sending areas to receiving areas and/or to a transferee without relation to any particular property through a voluntary process intended to permanently conserve agricultural and forestry uses of lands, reduce development densities on those and other lands, and preserve rural open spaces and natural and scenic resources.

The TDR program is intended to complement and supplement County land use regulations, resource protection efforts, and open space acquisition programs. The TDR program is intended to encourage increased residential and commercial density in areas that can better accommodate this growth with less impact on public services and natural resources.

Sending Areas are defined as those areas from which development rights are authorized to be severed and transferred to a receiving area or transferee without relation to any particular property. Figure 3.8, Sending and Receiving Areas Map, shows the sending area, outlined in blue, which is land located east of the CSX rail line, north of Potomac Creek, and south of Aquia Creek. In order to qualify as a sending area, property shall be:

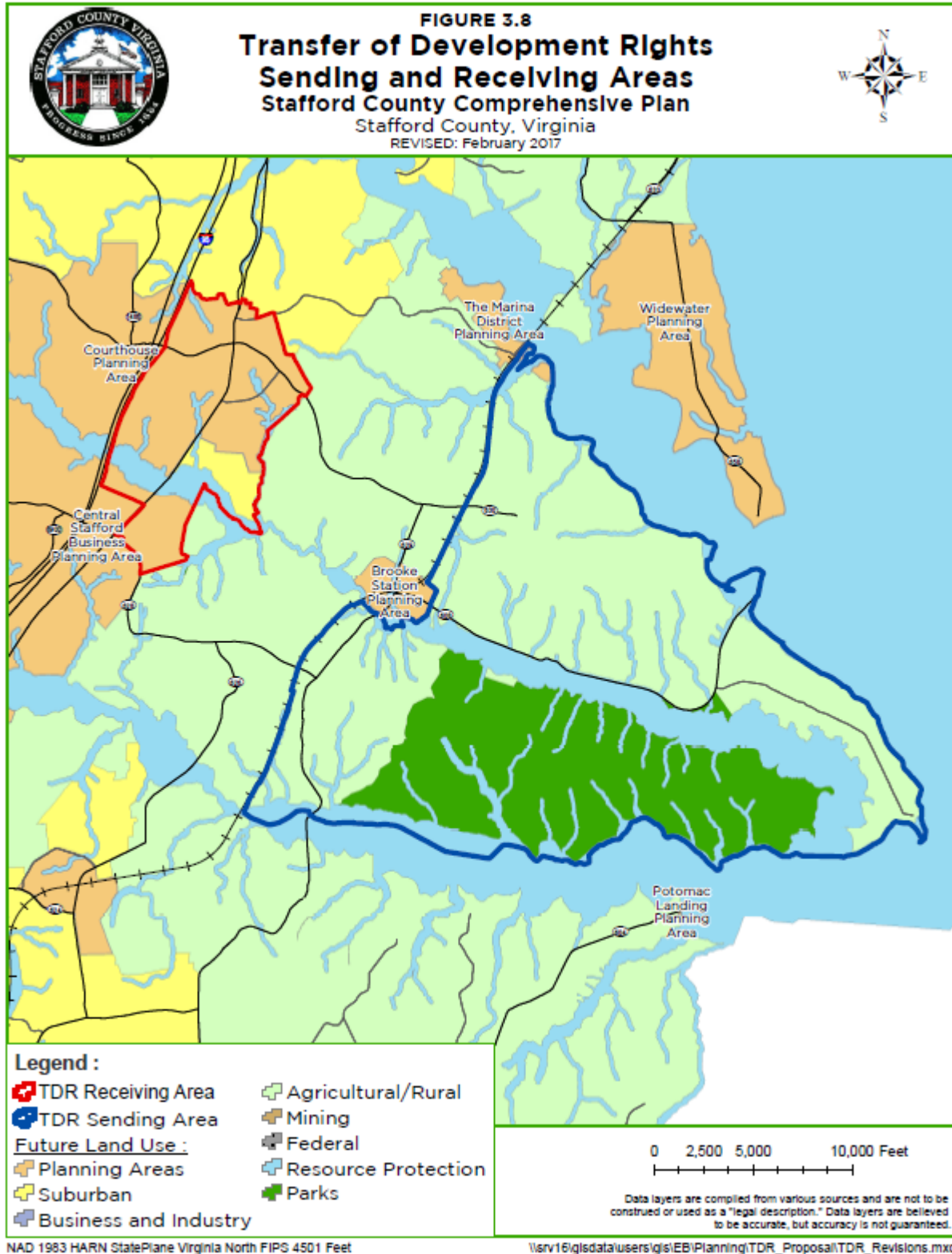
- (1) Designated for agricultural, rural, or park land use(s), in the Comprehensive Plan;
- (2) Located within areas designated as sending areas on the map entitled “Figure 3.8 Transfer of Development Rights Sending and Receiving Areas Map” in the Comprehensive Plan; and
- (3) Zoned A-1 (Agricultural) or A-2 (Rural Residential) on the Zoning Map and meet one of the following criteria:
 - (i) A separate parcel in existence on the effective date of the Transfer of Development Rights ordinance that is at least twenty (20) acres;
 - (ii) Contiguous parcels in existence on the effective date of the Transfer of Development Rights Ordinance comprising at least twenty (20) acres and are under the same ownership on the date of application; or
 - (iii) A separate parcel in existence on the effective date of Transfer of Development Rights Ordinance that is at least two (2) acres and designated as Park on the Land Use Map in the Comprehensive Plan.

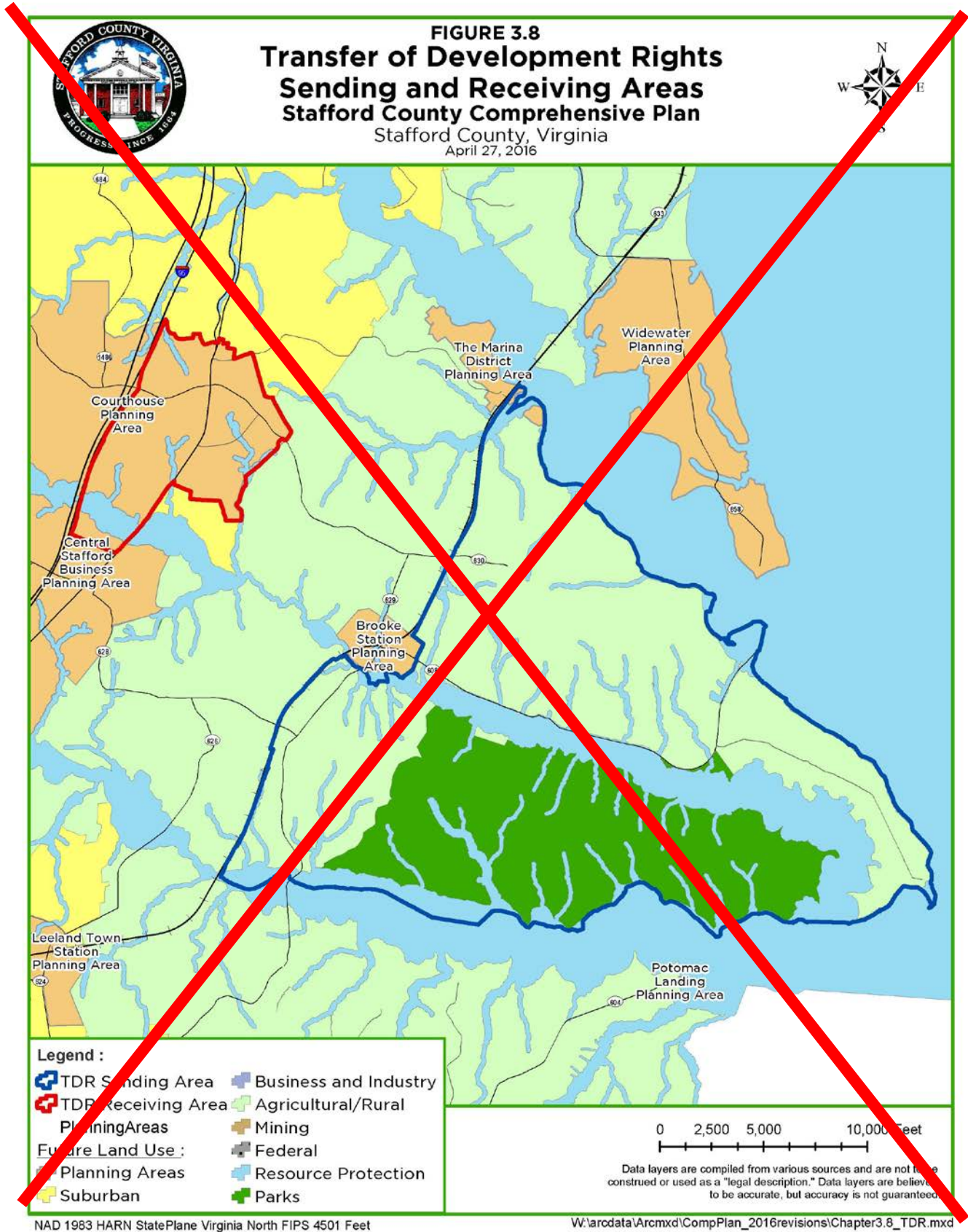
Receiving Areas are defined as areas authorized to receive development rights transferred from a sending area. Figure 3.8, Sending and Receiving Areas Map, shows the receiving area, outlined in red. In order to qualify as a receiving area, property shall be:

- (1) Located in one of the following zoning districts: A-1, Agricultural; R-1, Suburban Residential; PD-1, Planned Development -1, PD-2, Planned Development-2; P-TND, Planned Traditional Neighborhood Development; UD, Urban Development; and B-3, Office;
- (2) Located within a receiving area on the Sending and Receiving Areas Map;
- (3) Located within the USA by the Comprehensive Plan; [and](#)
- ~~(4) Designated as part of a RDA by the Comprehensive Plan; and~~
- (4) Included in an assessment of the infrastructure in the receiving area that identifies the ability of the area to accept increases in density and the plans to provide necessary utility services within any designated receiving area.

Under the TDR program, the sending area could send up to an estimated 1,490 units and the receiving area could accommodate up to an estimated [2,2403,081](#) future units. The success of the TDR program may alter the number of units built in the rural areas but it will not change the number of units in the overall Comprehensive Plan.

Architectural Design of structures constructed within the receiving area should utilize materials, quality, appearance, and details pursuant to the Neighborhood Design Standards Plan element of the Comprehensive Plan.





O17-19

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 day of , 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-358, “RECEIVING PROPERTIES”

WHEREAS, the Transfer of Development Rights (TDR) Program became effective in 2015; and

WHEREAS, since adoption of the TDR Program, no property owners have participated in the Program; and

WHEREAS, the Board believes that expanding the TDR Receiving Area will enhance the opportunity for property owners to participate in the program; and

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

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of such an ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the day of , 2017, that Stafford County Code Sec. 28-358, “Receiving properties” be and it hereby is amended and reordained as follows, all other portions remaining unchanged:

Sec. 28-358. - Receiving properties.

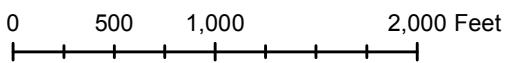
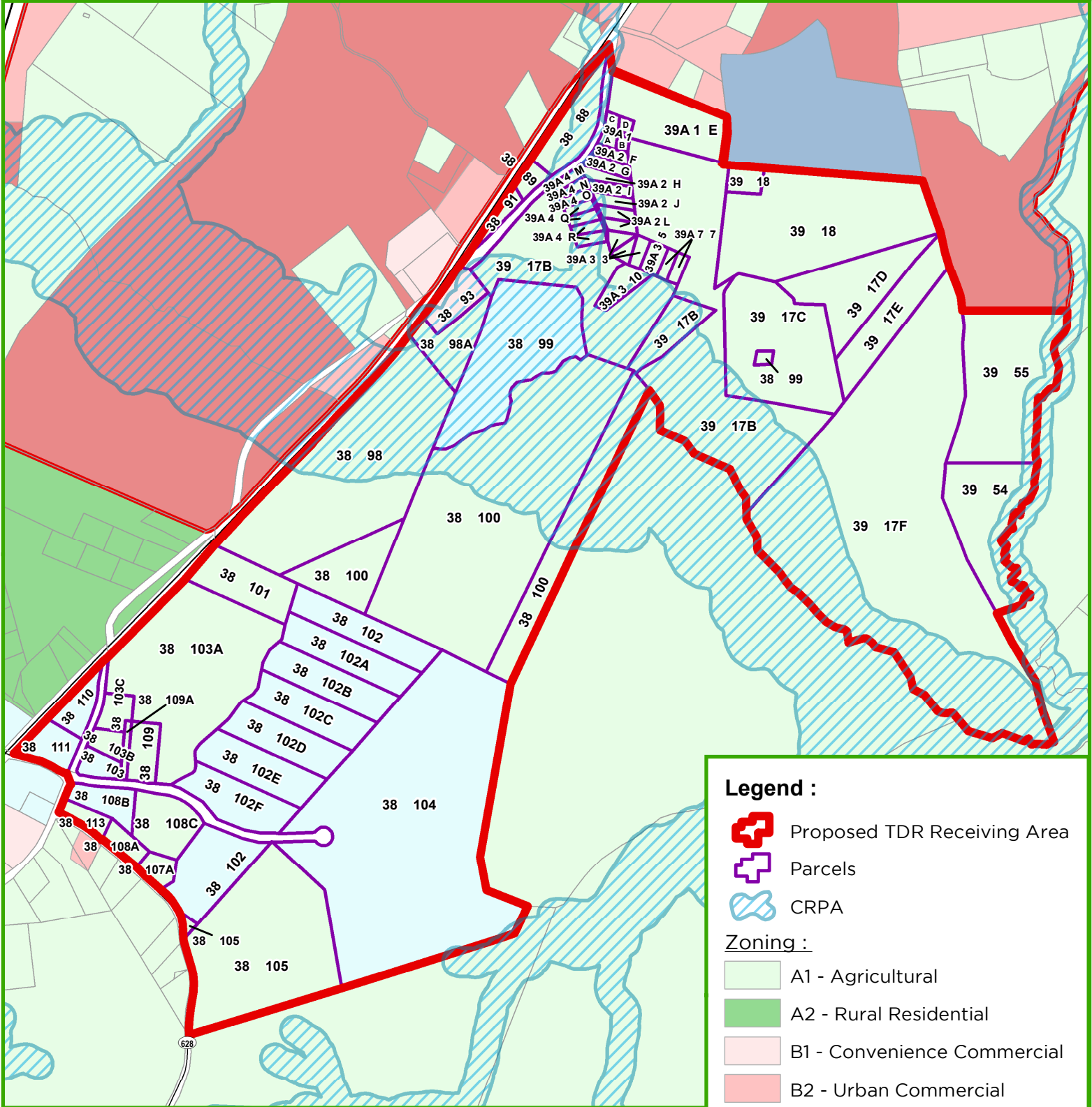
- (a) In order for a property in a receiving area to qualify as a receiving property eligible for a transfer of development rights to said property, such property shall be:
- (1) Located in one of the following zoning districts: A-1, agricultural; R-1, suburban residential; PD-1, planned development-1; PD-2, planned development-2; PTND-planned traditional neighborhood development; UD, urban development; or B-3, office;
 - (2) Located in areas designated as receiving areas on the map entitled, "Transfer of Development Rights Sending and Receiving Areas," in the comprehensive plan;
 - (3) Located within the urban services area (USA) by the comprehensive plan; and
 - ~~(4) Designated as part of a redevelopment area (RDA) by the comprehensive plan; and~~
 - (5) Included in an assessment of the infrastructure in the receiving area that identifies the ability of the area to accept increases in density and its plans to provide necessary utility services within any designated receiving area.

TCF:JH:sb



Transfer of Development Rights Proposed Receiving Area Expansion Stafford County Comprehensive Plan

Stafford County, Virginia
REVISED: February 2017



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

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Approve the Appointment of Christopher Hoppe to the Hidden Lake Service District Advisory Committee
Department:	Public Works
Staff Contact:	Christopher K. Rapp, P.E., Director
Board Committee/ Other BACC:	Hidden Lake Service District Advisory Committee
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	2.	Board Bank Application
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<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
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DISTRICT:	Rock Hill
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BACKGROUND REPORT

Ordinance 006-06 established the Hidden Lake Service District, and Resolution R06-480 established bylaws for the Advisory Committee.

The Hidden Lake Service District Advisory Committee consists of five members. Three members are residents of Hidden Lake, selected by the Hidden Lake Community Association, and currently include Samuel (Greg) Gilbert, Linda Phillips, and Jack Kimmell. The additional two members are selected by the County Administrator, and include Randy Helwig, Controller, Finance Department, and Paul Santay, Environmental Programs Manager, Public Works Department. With Paul Santay's recent transfer from the Public Works Department to the Utilities Department, Christopher Hoppe, Assistant Director of Public Works, has agreed to fill the position.

Staff recommends that Christopher Hoppe be appointed to the Hidden Lake Service District Advisory Committee. Attachment 2 contains Christopher Hoppe's Board Bank application. The Hidden Lake Service District's bylaws require that the Board approve all appointments. All members serve at the pleasure of the Board.

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Administrator to Advertise a Joint Public Hearing to Consider the Virginia Department of Transportation (VDOT) FY2018-FY2023 Secondary System Six-Year Improvement Program (SSYP)
Department:	Public Works
Staff Contact:	Christopher K. Rapp, P.E., Director
Board Committee/ Other BACC:	Infrastructure Committee
Staff Recommendation:	Approval
Fiscal Impact:	Approximately \$2.7 million over the FY2018-FY2022 period
Time Sensitivity:	May 31, 2017

ATTACHMENTS:

1.	Background Report	4.	Proposed SSYP
2.	Proposed Resolution R17-91	5.	Stafford County Unpaved Roads
3.	Proposed Resolution R17-97		

<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
<input checked="" type="checkbox"/>	County Attorney <i>(legal review only)</i>	<i>Ruphele M. Millendon for C.A.</i>

DISTRICT:	N/A
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BACKGROUND REPORT

County staff is working with the Virginia Department of Transportation (VDOT) to finalize the FY2018-FY2023 proposed allocations for the Secondary System Six-Year Improvement Program (SSYP). These allocations are from two sources: telecommunication services (Tele Fees) and unpaved road funding. County staff has worked with VDOT to identify candidate projects and a preliminary SSYP was presented on March 7, 2017 to the Board's Infrastructure Committee. A joint VDOT and Stafford County public hearing will be required prior to adopting the proposed SSYP. Staff is seeking approval from the Board for the advertisement for the public hearing.

The County's anticipated Public Rights-of-Way Use Fee in telecommunication services (Tele Fees) is estimated to be \$405,443 annually from FY2018 through FY2023, while estimated funding for unpaved roads range from \$37,872 in FY2018 to \$55,166 in FY2021, FY2022 and FY2023. It is anticipated that VDOT will provide an updated schedule of all allocations during the April 18, 2017 public hearing. Over the course of the six-year period, anticipated allocations are estimated to be approximately \$2.7 million. The County's proposed allocations reflect the current State practice of not listing projects for which a funding strategy has not been identified.

After consultation with VDOT, staff has prepared the proposed FY2018-FY2023 SSYP with the project priorities and allocations for the Board's consideration (see attachment 4). The list below includes only projects proposed for new funding in the FY2018-FY2023 period.

Road Construction Priorities:

FY2018-FY2023 Allocations:

1. Poplar Road at Mountain View Road (2008 Transportation Bond Project #5)	\$115,657
2. Courthouse Road Widening Project	\$999,059
3. Hope Road Safety Improvements	\$373,909
4. Various unpaved roads in the state system in the priority below:	
a. Quarry Drive	\$109,200
b. Juggins Road	\$170,159
c. Raven Road Phase 2	\$598,500
d. Brent Point Road	\$373,800

The Raven Road project is shown as a two phase project. Raven Road, Phase 1, consists of the completion of the private section for acceptance into the state system for maintenance. Phase 2 includes improvements to the portion of the road that is already in the state system.

The proposed allocation is consistent with present economic conditions, the current budget situation, and current VDOT policies for identifying projects in the SSYP.

Staff recommends approval of proposed Resolution R17-91, which authorizes the County Administrator to advertise a joint public hearing for Stafford County and VDOT, pursuant to Virginia Code § 33.2-331, to consider adopting VDOT's proposed FY2018-FY2023 SSYP.

VDOT requests Board action no later than May 31, 2017.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADVERTISE A JOINT PUBLIC HEARING WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO CONSIDER VDOT'S FY2018-FY2023 SECONDARY SYSTEM SIX-YEAR IMPROVEMENT PROGRAM

WHEREAS, the Virginia Department of Transportation (VDOT) is responsible for the construction and maintenance of the County's Secondary System of State Highways; and

WHEREAS, the Board sets priorities for road improvements in the County for the Secondary System Six-Year Improvement Program (SSYP); and

WHEREAS, the Board desires to receive the funding provided by the proposed FY2018-FY2023 SSYP to complete road improvement priorities in the County; and

WHEREAS, pursuant to Virginia Code § 33.2-331, the Board is required and desires to conduct a joint public hearing with VDOT on the proposed FY2018-FY2023 SSYP, to receive and consider the views of the County's citizens;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the County Administrator be and he hereby is authorized to advertise a joint public hearing with the Virginia Department of Transportation to consider the proposed FY2018-FY2023 Secondary System Six-Year Improvement Program.

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 ___ day of _____, 2016:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO ADOPT THE VIRGINIA DEPARTMENT OF
TRANSPORTATION FY2018-FY2023 SECONDARY SYSTEM
SIX-YEAR IMPROVEMENT PROGRAM

WHEREAS, the Board sets priorities for the road improvement projects in the County for the Secondary System Six-Year Improvement Program (SSYP); and

WHEREAS, the Board desires to receive the funding provided by the FY2018-FY2023 SSYP, to complete road improvement priorities in the County; and

WHEREAS, pursuant to Virginia Code § 33.2-331, the Board and representatives of the Virginia Department of Transportation (VDOT) conducted a joint public hearing on the FY2018-FY2023 SSYP; and

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

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the _____ day of _____, 2017, that the FY2018-FY2023 Secondary System Six-Year Improvement Program be and it hereby is adopted; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Virginia Department of Transportation (VDOT) Residency Administrator.

Secondary Six Year Plan Summary

Attachment 3

Projects	Estimated Cost	Previous Funding	Additional Funding Needed	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Balance to Complete	Total Project Funding	Scope of Work
Countywide Traffic Services include secondary speed zones, speed studies, & other new secondary signs	n/a	86,330	n/a	29,536	16,821	25,736	-	-	-	n/a	158,423	Traffic Services Include: Secondary Speed Zones, Speed Studies, other New Secondary Signs
Countywide Rural Reconstruction without added capacity	n/a	19,576	n/a	-	-	-	-	-	-	n/a	59,863	Reconstruction without Added Capacity
Countywide Right-of-Way Use when impractical to open a project: Attorney Fees & Acquisition Cost	n/a	-	n/a	-	-	-	-	-	-	n/a	-	Right-of-Way
Countywide Engineering & Survey Minor Survey & Preliminary Engineering for Budget Items & Incidental Type Work	n/a	48,256	n/a	-	-	-	-	-	-	n/a	48,256	Preliminary Engineering
Total		\$39,332,601	\$3,354,827	708,368	446,461	444,865	515,960	515,960	460,609	248,091	\$42,609,304	

Funding Sources	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Later Years Funding	Total Project Cost
CTB Formula/HB 1887 DGP- Unpaved State Roads	37,872	41,018	39,422	55,166	55,166	55,166		316,263
TeleFee	405,443	405,443	405,443	405,443	405,443	405,443		2,432,658
Secondary Funds	-	-	-	55,351	55,351			
Prior Year Savings	265,053							
Total Funding Sources Identified	708,368	446,461	444,865	515,960	515,960	460,609	-	2,748,921

STAFFORD COUNTY UNPAVED ROADS														
Route	ADC GRID	NAME	FROM	TO	LENGTH (mi)	VPD (2010)	SYIP	R/W	COST ESTIMATE	COMMENTS	CONDITION	BOS DISTRICT	R04-418; R04-463; 6/15/12	RANKING
728	6351-F5	Flippo Road	611 Widewater Rd	Dead End	1.31	120			\$ 275,100	Hard-packed surface, needs minor holes filled	Fair	Griffis Widewater	X	1
719	6351-C7	William and Mary Lane	Dead End	635 Decatur Rd	0.40	180			\$ 84,000	Gravel surface resently (January 2012) graded with additional stone.	Fair	Griffis Widewater	X	2
632	6474-D10	Southern View Drive	Dead End	628 Eskimo Hill Rd	0.41	110			\$ 86,100	Hard-packed surface, smooth with a crown	Fair	Falmouth	X	3
663	6595-J2	Coakley Lane	Dead End	655 Holly Corner Rd	0.39	150			\$ 163,800	Need Engineering and Reconstruction-more significant work doubles estimated cost	Poor	Hartwood	X	4
				TOTAL MILES	2.51			TOTAL COST	\$ 609,000					
711	6350-D3	Juggins Road	Dead End	659 Doc Stone Rd	0.82	820	Y		\$ 344,400	Held pending construction of new elementary school		Griffis Widewater	X	
735	6597-E2	Wyatt Lane	Dead End	753 Enon Rd	0.46	455			\$ 96,600	Paved to back of Fleet Center	Fair	Hartwood	X	
692	6351-D8	Quarry Road	1908	658 Brent Point Rd	0.26	400			\$ 54,600	Old pavement that narrows toward the end and no paved turn-around	Poor to Fair	Griffis Widewater	X	
609	6474-H10	Raven Road	Cul-De-Sac	608 Brooke Rd	2.30	150			\$ 966,000	Paved from Brook Rd. to bridge and short distance to cul-de-sac. Remainder is hard-packed surface	Fair	Aquia	X	
658	6351-E7	Brent Pt. Road	635 Decatur Rd	633 Arkendale Rd	1.78	170			\$ 373,800	Paved near Decatur Road, hard-packed graded surface to Arkendale Rd.	Fair	Griffis Widewater	X	
727	6595-K1	Monroe Farm Road	Dead End	655 Holly Corner Rd	0.70	110			\$ 147,000	Good, well graded hard-packed surface. Needs some minor drainage work.	Good	Hartwood	X	
725	6471-J10	Cedar Grove Road	Dead End	US 17	0.40	50			\$ 84,000	Narrow hard-packed in good condition. Needs widening and drainage & roadside ditch work	Fair to Poor	Hartwood	X	
605	6598-F10	New Hope Church Road	678 Camp Selden Rd	Dead End	1.00	40			\$ 210,000	Needs widening and roadside ditches improved. 12+/- trees to be removed for ROW.	Fair to Poor	George Washington	X	
674	6723-E3	Glebe Road	SR 218	Dead End	0.17	20			\$ 35,700	Narrow gravel drive serving two homes	Poor to Fair	George Washington	X	
672	6349-G10	Reids Road	Dead End	630 Courthouse Rd	0.20	10			\$ 42,000	Narrow hard-packed drive serving one occupied home.	Fair to Poor	Hartwood	X	

VPD - Vehicles Per Day (2010)
R/W - Right-of-Way
Note: 50 VPD required to pave road
SYIP - Six Year Improvement Program
SC - Special Count Taken

* Estimated cost based on \$21,000 per 0.10 mile using recent VDOT experience

	Completed
	Priority (funded in FY2017 to FY2022 SSYP)
	2nd Tier
	3rd Tier

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Petition the Virginia Department of Transportation to Include Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, into the Secondary System of State Highways
Department:	Public Works
Staff Contact:	Christopher K. Rapp, P.E., Director
Board Committee/ Other BACC:	N/A
Staff Recommendation:	Approval
Fiscal Impact:	\$2,500 (Lake Arrowhead Service District)
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	VDOT Form - AM-4.3 - Lake Arrowhead
2.	Proposed Resolution R17-95		

<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney <i>(legal review only)</i>	<i>Rysheda M. Miller for C.A.</i>

DISTRICT:	Rock Hill
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BACKGROUND REPORT

Public streets in the County are often constructed in conjunction with an approved subdivision or site development plan. These streets are constructed under the observation of the Virginia Department of Transportation (VDOT) staff and, to a lesser extent, County staff. Construction and maintenance of these streets are the responsibility of the developer until such time as they meet all requirements for acceptance into the public highway system. Once the streets meet all VDOT requirements for design and construction, and have the required number of occupied homes, they may be accepted into the VDOT Secondary System of State Highways. After this occurs, VDOT assumes responsibility for street maintenance.

The acceptance process begins with VDOT's satisfaction at the completion of construction of the streets. The Board then adopts a resolution petitioning VDOT to accept the designated streets into the Secondary System of State Highways. The resolution is forwarded to VDOT for further consideration by local VDOT staff and VDOT's Central Office in Richmond. Following review and approval, the streets are officially accepted into the Secondary System of State Highways.

Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, are ready for acceptance into the Secondary System of State Highways.

The County, acting as the administrator of the road improvement projects for Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, is required to provide the administrative fee, maintenance fee, and performance surety as protection to guarantee the satisfactory performance of the streets for a period of one year. These fees and surety must be received along with the Board-adopted resolution prior to VDOT processing the request.

Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, became a County administered project funded by the Lake Arrowhead Sanitary District in order to complete and improve the roads for State Acceptance. VDOT requires a one-year performance surety in the amount of \$16,000, along with an inspection fee of \$1,200 and an administration cost recovery fee of \$1,300 to process the Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court acceptance package. Whereas this is a County administered project, VDOT will accept a statement in the form of a resolution in lieu of a surety bond wherein the Board guarantees a surety in the amount of \$16,000 for the purpose of warranting against faulty work for a period of one year after acceptance of the streets. The contractor who completed the project warrants the quality of the work performed for a one-year period after final completion. Street Maintenance and Administrative Cost Recovery Fees cannot be waived in accordance with Virginia Code § 24 and Virginia Admin. Code § 30-91-140.

Attachment 3 is the completed VDOT form for Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, located off Boundary Drive (SR-1730) approximately 1.8 miles south of Garrisonville Road (SR-610).

Staff recommends approval of proposed Resolution R17-95, which petitions VDOT to accept the above-referenced streets into the Secondary System of State Highways.

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 21st day of March 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE BLIZZARD COURT, SEYMOUR COURT, SPARKY COURT, AND ABRAHMS COURT WITHIN LAKE ARROWHEAD, SECTION G, LOCATED WITHIN THE ROCK HILL ELECTION DISTRICT, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court within Lake Arrowhead, Section G, located off Boundary Drive (SR-1730) approximately 1.8 miles south of Garrisonville Road (SR-610), into the Secondary System of State Highways; and

WHEREAS, VDOT inspected Blizzard Court, Seymour Court, Sparky Court, and Abrahms Court, and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March 2017, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Lake Arrowhead, Section G, into the Secondary System of State Highways:

Street Name/ Route Number	Station	Length
Blizzard Court (SR-2315)	From: Intersection of Boundary Drive (SR-1730) To: 0.10 mi. South of Intersection of Boundary Drive (SR-1730)	0.10 mi. ROW 40'
Seymour Court (SR-2313)	From: Intersection of Boundary Drive (SR-1730) To: 0.07 mi. South of Intersection of Boundary Drive (SR-1730)	0.07 mi. ROW 40'
Sparky Court (SR-2314)	From: Intersection of Boundary Drive (SR-1730) To: 0.08 mi. South of Intersection of Boundary Drive (SR-1730)	0.08 mi. ROW 40'
Abrahms Court (SR-2316)	From: Intersection of Boundary Drive (SR-1730) To: 0.11 mi. South of Intersection of Boundary Drive (SR-1730)	0.11 mi. ROW 40'

An unrestricted right-of-way, as indicated above, for these streets with necessary easements for cuts, fills, and drainage is guaranteed, as evidenced by Plat of Record entitled, Lake Arrowhead Section G, recorded among the Land Records of Stafford County, Virginia as Plat Map Book 2 Page 152 in Deed of Dedication in Deed Book 726 Pages 779 to 785 on March 22, 1990; and

BE IT FURTHER RESOLVED, that in lieu of funding the VDOT street acceptance surety this Board hereby guarantees the performance of the street requested herein to become a part of the state maintained Secondary System of State Highways for a period of one year from the VDOT effective date and will reimburse all costs incurred by VDOT to repair faults in the streets and related drainage facilities associated with construction, workmanship or materials as determined exclusively by VDOT; and

BE IT FURTHER RESOLVED, that the VDOT street acceptance Inspection Fee of \$1,200 and the Administrative Cost Recovery Fees of \$1,300 cannot be waived in accordance with Virginia Admin. Code § 30-91-140 and will be funded by the project account; and

BE IT STILL FURTHER RESOLVED, that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

In the County of Stafford

By resolution of the governing body adopted March 22, 2017

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes in the secondary system of state highways.

A Copy Testee

Signed (County Official): _____

Report of Changes in the Secondary System of State Highways

Project/Subdivision Lake Arrowhead Section G

Type Change to the Secondary System of State Highways: **Addition**

The following additions to the Secondary System of State Highways, pursuant to the statutory provision or provisions cited, are hereby requested; the right of way for which, including additional easements for cuts, fills and drainage, as required, is hereby guaranteed:

Reason for Change: New subdivision street

Pursuant to Code of Virginia Statute: §33.2-705

Street Name and/or Route Number

◆ **Blizzard Court, State Route Number 2315**

Old Route Number: 0

- From: Inter Rte 1730, Boundary Drive

To: 0.10 mi. South Inter Rte 1730, Boundary Drive, a distance of: 0.10 miles.

Recordation Reference: PB 2 pg 152 DB 726 Pg 779-785

Right of Way width (feet) = 40 ft

Street Name and/or Route Number

◆ **Seymour Court, State Route Number 2313**

Old Route Number: 0

- From: Inter Rte 1730, Boundary Drive

To: 0.07 mi. South Inter Rte 1730, boundary Drive, a distance of: 0.07 miles.

Recordation Reference: PB 2 pg 152 DB 726 Pg 779-785

Right of Way width (feet) = 40 ft

Street Name and/or Route Number

◆ **Sparky Court, State Route Number 2314**

Old Route Number: 0

- From: Inter Rte 1730, Boundary Drive

To: 0.08 mi. South Inter Rte 1730, Boundary Drive, a distance of: 0.08 miles.

Recordation Reference: PB 2 pg 152 DB 726 Pg 779-785

Right of Way width (feet) = 40 ft

Street Name and/or Route Number

◆ **Abrahms Court, State Route Number 2316**

Old Route Number: 0

● From: Inter Rte 1730, Boundary Drive

To: 0.11 mi. South Inter Rte 1730, Boundary Drive, a distance of: 0.11 miles.

Recordation Reference: PB 2 pg 152 DB 726 Pg 779-785

Right of Way width (feet) = 40 ft

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Attorney to Execute a Settlement Agreement in <i>Stonehill v. County of Stafford, Virginia</i> , CL15-1537
Department:	County Attorney
Staff Contact:	Charles L. Shumate, Esq.
Board Committee/ Other BACC:	N/A
Staff Recommendation:	N/A
Fiscal Impact:	N/A
Time Sensitivity:	See background report

ATTACHMENTS:

1.	Background Report	2.	Proposed Resolution R17-87
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<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
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DISTRICT:	Rock Hill
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BACKGROUND REPORT

Proposed Resolution R17-87 would authorize the County Attorney, or his designee(s), to execute a settlement agreement between the parties to resolve *Stonehill v. County of Stafford, Virginia*, CL15-1537, and to take all additional actions necessary to finalize settlement of the case.

Staff recommends approval of proposed Resolution R17-87.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO EXECUTE A SETTLEMENT AGREEMENT IN *STONEHILL V. COUNTY OF STAFFORD, VIRGINIA*, CL15-1537.

WHEREAS, the Board is a defendant in *Stonehill v. County of Stafford, Virginia*, CL15-1537; and

WHEREAS, the parties in the above-referenced case have agreed to resolve the plaintiff's claims under the terms and conditions discussed in closed session with the County Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the County Attorney, or his designee(s), be and he hereby is authorized to execute a settlement agreement between the parties in the above-referenced case; and

BE IT FURTHER RESOLVED that the County Attorney, or his designee(s), is authorized to take all additional actions necessary to finalize the settlement of the above-referenced case.

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Attorney to Execute a Settlement Agreement in <i>Poplar Corner Farm LLC v. County of Stafford, Virginia, CL15-1538</i>
Department:	County Attorney
Staff Contact:	Charles L. Shumate
Board Committee/ Other BACC:	N/A
Staff Recommendation:	N/A
Fiscal Impact:	N/A
Time Sensitivity:	See background report

ATTACHMENTS:

1.	Background Report	2.	Proposed Resolution R17-88
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<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
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DISTRICT:	Hartwood
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BACKGROUND REPORT

Proposed Resolution R17-88 would authorize the County Attorney, or his designee(s), to execute a settlement agreement between the parties to resolve *Poplar Corner Farm LLC v. County of Stafford, Virginia*, CL15-1538, and to take all additional actions necessary to finalize settlement of the case.

Staff recommends approval of proposed Resolution R17-88.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO EXECUTE A SETTLEMENT AGREEMENT IN *POPLAR CORNER FARM LLC V. COUNTY OF STAFFORD, VIRGINIA*, CL15-1538

WHEREAS, the Board is a defendant in *Poplar Corner Farm LLC v. County of Stafford, Virginia*, CL15-1538; and

WHEREAS, the parties in the above-referenced case have agreed to resolve the plaintiff's claims under the terms and conditions discussed in closed session with the County Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the County Attorney, or his designee(s), be and he hereby is authorized to execute a settlement agreement between the parties in the above-referenced case; and

BE IT FURTHER RESOLVED that the County Attorney, or his designee(s), is authorized to take all additional actions necessary to finalize the settlement of the above-referenced case.

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Authorize the County Administrator to Submit a Virginia Dam Safety, Flood Prevention and Protection Assistance Fund Grant Application for the Engineering and Design of the State Mandated Improvements for the Abel Lake Dam
Department:	Utilities
Staff Contact:	Jason Towery, P.E., Director
Board Committee/ Other BACC:	N/A
Staff Recommendation:	Approval
Fiscal Impact:	\$200,000 local match available in the Utilities Capital Improvement Program Fund
Time Sensitivity:	The grant application is due March 31, 2017.

ATTACHMENTS:

1.	Background Report	2.	Proposed Resolution R17-99
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<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

<input checked="" type="checkbox"/>	County Administrator	<i>Thomas C. Foley</i>
<input checked="" type="checkbox"/>	County Attorney <i>(legal review only)</i>	<i>Rysheda N. Millington for CLS</i>
<input checked="" type="checkbox"/>	Finance and Budget	<i>M. H. FOR MARIA FERROTTE</i>

DISTRICT:	Hartwood
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BACKGROUND REPORT

On February 15, 2017, the Virginia Department of Conservation & Recreation (DCR), in conjunction with the Virginia Resources Authority (VRA), announced the solicitation of applications for financial assistance through the Virginia Dam Safety, Flood Prevention and Protection Assistance Fund. Approximately \$1.2 million in matching grant funds are available for distribution to potential grant recipients. Eligible recipients include local governments with specified dam safety and floodplain management issues.

Previously, the County tasked the engineering firm of O'Brien & Gere (OBG) to provide a proposal for dam improvements, and to evaluate the existing condition of the Abel Lake Dam. Based upon preliminary information, the Abel Lake Dam would score high on deficiency criteria, and would likely qualify for grant funding.

Staff recommends approval of proposed Resolution R17-99, which authorizes the County Administrator to submit a Virginia Dam Safety, Flood Prevention and Protection Assistance Fund Grant application in the amount of \$200,000 for the engineering and design of improvements to the Abel Lake Dam. The total estimated cost for the design is \$400,000. The Virginia Dam Safety, Flood Prevention and Protection Assistance Fund grant allows for coverage of 50% of the cost with a 50% local match. County matching funds are available in the Utilities Capital Improvement Program (CIP) fund.

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO SUBMIT A GRANT APPLICATION TO THE VIRGINIA DAM SAFETY, FLOOD PREVENTION AND PROTECTION ASSISTANCE FUND FOR ENGINEERING AND DESIGN OF THE ABEL LAKE DAM UPGRADE PROJECT, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, the Virginia General Assembly created the Virginia Dam Safety, Flood Prevention and Protection Assistance Fund (Dam Safety Fund) to assist with engineering costs for a specific regulated dam, for a specific eligible project; and

WHEREAS, the State announced the solicitation of applications for the Dam Safety Fund grants for a specific regulated dam, for a specific eligible project; and

WHEREAS, the Dam Safety Fund grant would help defray the cost of the state-mandated improvements to the Abel Lake Dam, located in the Hartwood Election District; and

WHEREAS, the County proposes to use the Dam Safety Fund grant money to engineer and design improvements to the Abel Lake Dam; and

WHEREAS, the estimated cost of the engineering design is \$400,000, and the County proposes to request \$200,000 in grant funds with a County match of \$200,000, which is available in the Utilities Capital Improvement Program (CIP) fund;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, the County Administrator be and he hereby is authorized to submit an application for the Virginia Dam Safety, Flood Prevention and Protection Assistance Fund grant for engineering and design costs related to state-mandated improvements for the Abel Lake Dam, in an amount not to exceed Two Hundred Thousand Dollars (\$200,000), with a County match of Two Hundred Thousand Dollars (\$200,000).

TCF:JDT:pjs

Board of Supervisors

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

Thomas C. Foley
County Administrator

#17. School Capacity Projections

This item will be presented by County and
School staff at the meeting on
March 21, 2017



BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Discuss Proffer Administration
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey, Director
Board Committee/ Other BACC:	N/A
Staff Recommendation:	N/A
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report		
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	Consent Agenda		Other Business		Unfinished Business
	Discussion		Presentation		Work Session
X	New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	Public Works	<i>Christopher K. Raff</i>
X	County Attorney (legal review only)	<i>Rysheda M. Mallon for C&S</i>

DISTRICT:	N/A
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BACKGROUND REPORT

At the March 7, 2017 Board meeting, Supervisor Maurer requested a briefing explaining how proffers are administered. Recently, there had been discussion about the opening of the Embrey Mill Road extension from its current terminus near Ebenezer Church to a new intersection with Mine Road. Proffered zoning restrictions for the Embrey Mill development stipulate that the road segment must be open to traffic prior to the issuance of the 500th building permit. As of March 6, 2017, 409 building permits for new homes have been issued, and 39 building permits are currently under review.

What are Proffers?

Proffers are voluntary conditions offered by a property owner as a means to off-set the potential impacts of the change of zoning and/or use of a property. Stafford County derives its authority to accept proffers pursuant to the various State Code provisions and Article X of the County's Zoning Ordinance. Proffer statements are voluntarily prepared and offered by reclassification (rezoning) applicants, and include an original notarized signature of the applicant to ensure its authenticity and voluntary nature. Once accepted, proffers are binding legal agreements that stay with the zoning of the property. Proffers may only be accepted upon conclusion of public hearings conducted by the Planning Commission and the Board.

The County may accept proffers for the following types of activities:

- Use restrictions
- Architectural design
- Buffers
- Landscaping
- Screening
- Private amenities
- Site configuration
- Land dedications
- Construction of public infrastructure (capital improvements)
- Monetary contributions to off-set impacts to capital facilities
- Phasing and sequencing of development

Use restrictions can be accepted to eliminate or regulate certain uses that may not be compatible with the surrounding neighborhood or future circumstances. Such restrictions can also be based on time. Hours of operations, delivery hours, and times related to trash pick-up are often proffered where residential neighborhoods abut properties being reclassified for commercial uses.

Aesthetic issues such as architectural design, buffers, landscaping, screening, and site configuration are often proffered as a means to ensure implementation of the Comprehensive Plan, high quality development, and/or compatibility with adjacent properties and nearby neighborhoods. Architectural design features can be proffered based on specific images, photographs of existing buildings, or text describing methods of architectural treatments. Buffers, screening, and landscaping, are normally proffered as a means to minimize visual impacts to adjacent properties.

Private amenities such as tot-lots, walking trails, and neighborhood parks, are often provided as a means to make the development project more appealing to future residents. Site configuration proffers often deal with building placement, drive aisle location, and crime prevention efforts.

Capital Improvement Program (CIP) projects are public facilities to be constructed that add capacity to the current level of service for County public facilities. Most CIP proffers involve the dedication of land. Such land dedication should be reasonably related to the construct of a public facility that would serve the future use of the reclassified property. The most common CIP proffers pertain to road construction such as the dedication of land for rights-of-way, and actual construction/reconstruction of roadway segments and intersections. Other CIP proffers have been for the dedication of land for school sites and fire and rescue stations.

Monetary contributions may be accepted by the Board as a means to off-set the impacts from development of properties that have been rezoned. Monetary contributions should only apply towards the future construction of capital facilities as identified in the County's CIP. Monetary contributions may apply to one or more categories of capital facilities such as transportation, fire and rescue, parks and recreation, and schools. When monetary proffers are paid on a per-dwelling unit basis, they can only be collected at the time of issuance of an occupancy permit for a new home. Other monetary proffer payment schedules can be for lump sum contributions to be paid at a specified milestone during development build-out of the rezoned property.

Proffers dictating the phasing and sequencing of development are often important for large projects. With projects that have both residential and commercial components, there may be restrictions offered on the number of homes that can be built, or phase of development started prior to construction of commercial retail or office space. Development sequencing can also place limitations on how many homes or commercial square footage can be constructed in certain parts of a project before infrastructure improvements are made. The proffer related to the extension of Embrey Mill Road as described above is an example of a sequencing proffer.

Proffer Administration

Once accepted by the Board, proffers are administered by the Planning and Zoning and Public Works Departments. Copies of the proffer statement signed by a rezoning applicant are cataloged and referenced to the zoning of the property. The zoning change is referenced in permit tracking software, a copy of the rezoning file is uploaded to a document archive system, and the zoning maps are officially changed to reflect the new zoning for the property.

Most zoning changes result in new construction. The proffered conditions of the rezonings are monitored throughout the development process to ensure that plans and permits meet the terms and conditions that were offered the applicant.

The Zoning Ordinance requires that development plans such as site plans and subdivision plans provide a narrative of how they are to be implemented based on what is proposed with the plan. Staff requires the design engineer to affix a copy of the proffered conditions on the plan sheets, as well as the narrative response as to how they are to be implemented. The proposed implementation narrative is reviewed to see if it adequately describes how the terms of the proffers are being met. In cases where proffers require buffers, landscaping, screening, private amenities, site configuration, land dedication, or construction of public infrastructure, those items can readily be seen on the plans themselves.

In cases where there are proffers for building architecture, monetary contributions or phasing and sequencing, the plan narratives normally explain that these items would be addressed during review of building permits.

The permitting software used by the County allows for the tracking of how many permits have been issued or are under review, or how much building square footage has been constructed for a specific project. The software would issue an alert when a proffer condition is at a milestone to ensure the developer has met that condition. If the proffer has not been met, the software would not allow the issuance of the building permit. For instance, if a tot lot is proffered to be built by the 21st house in a subdivision, an alert would come on the screen of the building permit application for that 21st house to notify the reviewer that the condition must be met before proceeding. A zoning review is assigned to all building permit applications for new construction. Staff reviews applications to verify whether or not proffers apply to the project for which the building permit is a part. In the case of architectural proffers, staff would review the proposed building elevations and compare them to the proffered images or narrative describing the architectural features to be built. The requirement to pay monetary proffers are tagged to the individual parcel and property address and noted in the permit tracking software. The software program would not allow an occupancy permit to be issued until the contribution has been paid to the Treasurer's Office. Proffers requiring phasing and sequencing are monitored by staff as permit applications are being reviewed to ensure that permits are not issued beyond the specified levels relative to the required restrictions. In some cases, proffered improvements may be bonded to ensure that they are completed, such as tot lots and other private amenities. Final inspections for completeness must be conducted prior to bonds being released.

After a development project is completed, staff continues to monitor activities to ensure continued compliance with the proffers. This is done through subsequent review of building plans and permits for additions or alterations to buildings and investigation of any zoning complaints. State Code requires the County to prepare an annual report to be submitted to the State Commission on Local Government describing the amount of monetary proffers pledged, collected, and what projects they were used for.

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Refer to the Planning Commission Proposed Ordinance 017-18 to Repeal Ordinance 016-10
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey, Director
Board Committee/ Other BACC:	N/A
Staff Recommendation:	N/A
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	Proposed Ordinance 017-18
2.	Proposed Resolution R17-96	4.	Ordinance 016-10

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

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney (legal review only)	<i>Ryszarda M. Millard for CLS</i>

DISTRICT:	N/A
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BACKGROUND REPORT

At its meeting on October 18, 2016, the Board adopted Ordinance O16-10, which reduced the minimum lot width and minimum lot size for single-family detached and duplex residences in the PD-2, Planned Development-2 Zoning District. The minimum lot width was reduced from 50 feet to 40 feet. The minimum lot size was reduced from 5,000 square feet to 4,000 square feet (Attachment 4).

The purpose of the PD-2, Planned Development-2 Zoning District is to provide areas of the County of not less than 500, and not more than 850 acres, which are suitable for a planned, neo-traditional, mixed-use development with a variety of housing types and commercial uses, intended to serve the immediate community. The PD-2 Zoning District should be located only where approved water and sewage are available (or planned) and where transportation systems are adequate. Currently there is only one PD-2 Zoning District in the County and is associated with the Embrey Mill development. When petitioning the Board to adopt the reduced lot width, the developer cited the need to have smaller lots in order to construct smaller homes and meet market demand. Since that time, one lot has been subdivided taking advantage of the reduced lot width standards. Staff is currently reviewing a subdivision plat for a new section of the Embrey Mill development that would take advantage of the smaller lot width and size requirements.

At the Board's meeting on March 7, 2017, Supervisor Cavalier requested that the potential repeal of Ordinance O16-10 be placed on a future agenda for Board consideration.

Proposed Resolution R17-96 would refer proposed Ordinance O17-18 to the Planning Commission to consider repealing Ordinance O16-10, and to conduct a public hearing and make its recommendation. The effect of repealing Ordinance O16-10 would be reverting back to the larger minimum lot width and lot size of 50 feet, and 5,000 square feet respectively for single-family detached and duplex homes. Future lots created in the Embrey Mill development would have to comply with the larger standards.

R17-96

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO REFER TO THE PLANNING COMMISSION
CONSIDERATION OF REPEALING ORDINANCE O16-10 AND
REORDAINING STAFFORD COUNTY CODE SEC. 28-55 "PLANNED
DEVELOPMENT-2 DISTRICT (PD-2) REGULATIONS"

WHEREAS, pursuant to the adoption of Ordinance O16-10, the Board amend Stafford County Code Sec. 28-55 to reduce the minimum lot width and size requirements for single-family detached and duplex dwellings in PD-2, Planned Development-2 Zoning Districts; and

WHEREAS, the Board desires to reconsider the effect of Ordinance O16-10, and desires that the Planning Commission review, hold a public hearing, and provide its recommendations to the Board regarding the repeal of Ordinance O16-10;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the repeal of Ordinance O16-10 be and it hereby is referred to the Planning Commission for a public hearing and its recommendations.

O17-18

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 day of , 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO REPEAL ORDINANCE O16-10 AND
REORDAIN STAFFORD COUNTY CODE SEC. 28-55 "PLANNED
DEVELOPMENT-2 DISTRICT (PD-2) REGULATIONS"

WHEREAS, pursuant to Ordinance O16-10, the Board amended Stafford County Code Sec. 28-55 to reduce the minimum lot width and size requirements for single-family detached and duplex dwellings in PD-2, Planned Development-2 Zoning Districts; and

WHEREAS, the Board has reconsidered the effect of Ordinance O16-10 and desires that it be repealed; and

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

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require repeal of Ordinance O16-10 and reordination of County Code Sec. 28-55;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the day of , 2017, that Ordinance O16-10 be and it shall be

repealed and Stafford County Code Sec. 28-55 “Planned Development-2 District (PD-2) regulations” be reordained as follows, with all other portions remaining unchanged:

Sec. 28-55 – Planned Development-2 District (PD-2) regulations.

(d) *Single-family/duplex residences.*

(3) Minimum lot width per unit shall be fifty (50) ~~forty (40)~~ feet.

(6) Minimum lot area shall be five (5,000) ~~four thousand (4,000)~~ square feet per dwelling unit

; and

BE IT FURTHER ORDAINED that this Ordinance shall be effective immediately upon its adoption.

TCF:JAH:dfk

O16-10

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 18th day of October, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr., Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Yes

On motion of Ms. Sellers, seconded by Mrs. Maurer, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-55 "PLANNED DEVELOPMENT—2
DISTRICT (PD-2) REGULATIONS"

WHEREAS, the Planned Development—2 (PD-2) Zoning District promotes large mixed-use development with a variety of housing types and commercial uses; and

WHEREAS, the development community demonstrated the need to accommodate additional housing types with smaller lot width and area requirements; and

WHEREAS, the Board desires to promote the goals and objectives of the Comprehensive Plan to provide a variety of housing types at all income levels within mixed-use developments; 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 desires to amend the Zoning Ordinance to modify the minimum lot width and area requirements in the PD-2 Zoning District to accommodate additional housing types; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance;

O16-10
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 18th day of October, 2016, that Stafford County Code Sec. 28-55 "Planned Development—2 District (PD-2) Regulations" be and it hereby is amended and reordained as follows with all other portions remaining unchanged:

Sec. 28-55. - Planned Development—2 District (PD-2) regulations.

(d) *Single-family/duplex residences.* Single-family detached and duplex residential units shall conform to the following requirements.

- (3) Minimum lot width per unit shall be fifty forty (5040) feet.
- (6) Minimum lot area shall be ~~five thousand (5,000)~~ four thousand 4,000 square feet per dwelling unit.

A Copy, teste:



C. Douglas Barnes
Interim County Administrator

CDB:JAH:dk

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Consider the Extension of the Technology Fee for Software Improvement and Maintenance
Department:	Public Works
Staff Contact:	Christopher K. Rapp, P.E., Director
Board Committee/ Other BACC:	Community and Economic Development Committee
Staff Recommendation:	Approval
Fiscal Impact:	See background report
Time Sensitivity:	June 2017

ATTACHMENTS:

1.	Background Report	2.	Proposed Ordinance O17-14
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<input type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input checked="" type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney <i>(legal review only)</i>	<i>Ryshede H. Millerston for CLS</i>
X	Finance and Budget	<i>Andrea M Light for ml</i>

DISTRICT:	N/A
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BACKGROUND REPORT

In 2012, the Board adopted a 2.75% technology fee to fund development tracking software upgrades (Hansen 8). The estimated cost was \$680,000 and to date, the Technology fee has collected \$677,264. The fee Ordinance included a sunset clause, which will expire on June 18, 2017. The Hansen 8 upgrades have provided better customer service, but there is still room for improvement. The annual maintenance cost for the Hansen 8 tracking software is \$109,064, and is included in the FY2017 budget.

As a second phase of this customer service initiative, the County recently initiated a project to implement electronic plan review and both site plan and building permit review submittal, including State agencies such as the Virginia Department of Transportation (VDOT). In January 2016, the County signed a one year Software As A Service (SAAS) contract for \$165,300, which included software, services, and training. The annual maintenance cost for the SAAS package is estimated to continue at the same cost of \$165,000, with a slight increase each year due to inflation. Future upgrades and testing costs are possible, but are unknown at this time. The initial cost for SAAS was paid for in the General Fund.

Staff has been working with the software provider to implement electronic review and submittal specific to the County. This includes customizing the software and working through various business models and flow charts, to ensure a smooth transition to this new way of receiving submittals. The system is Cloud-based, allowing for unlimited storage and easy access for the County's customers.

The benefits to the development community include:

- Savings in time and money, including printing costs and travel time;
- Greater flexibility-plans and permits can be submitted afterhours;
- No waiting in line during peak periods;
- Enhanced comment tracking and communication between review staff and the design professionals;
- Up to date status and comment information; and
- Simultaneous reviews from County departments and State agencies

Staff training has been conducted and internal process testing is scheduled. Staff also anticipates producing training documents and "How To" information for the public. Trial runs would be conducted with select outside firms in early spring. Training would be provided to interested parties within the development community this spring and summer, and staff anticipates a release to the public in June 2017 for limited Planning and Public Works applications, with additional applications being added over time.

In 2012, before implementing the technology fee, the Fredericksburg Area Builders Association (FABA) was briefed on its benefits, and expressed its support of the fee as a means to improve customer service and enhance the development process. More recently FABA was presented with a demonstration of the County's progress with the second phase, and the FABA Board voted unanimously to support extension of the technology fee of 2.75% for electronic review and approval of all plan submissions. The FABA motion did ask that any efficiency reaped by the County be used to reduce review times, and not be used to justify a reduction in staff.

If the 2.75% technology fee is extended, revenue is estimated at \$150,000 annually. This would cover much, but not all, of the annual SAAS maintenance and operation fee. Because the cost is recurring as a cloud-based system, staff is requesting the technology fee become permanent to provide the enhanced service. This service, which only a handful of other localities provide, should improve the development review process through enhanced submittal, routing, review, and communication.

Staff recommends approval of proposed Ordinance 017-14, which authorizes the extension of the technology fee for software improvement and maintenance.

O17-14

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN FEES FOR
BUILDING AND LAND DEVELOPMENT INSPECTION AND
REVIEW SERVICES COLLECTED BY THE DEPARTMENTS OF
PLANNING AND ZONING AND PUBLIC WORKS

WHEREAS, pursuant to Virginia Code, the Board is authorized to set reasonable fees for building and land development inspection and review services provided by the Departments of Planning and Zoning, and Public Works; and

WHEREAS, the Board desires that the fees be kept current with the actual costs of providing these services; and

WHEREAS, at its meeting on May 15, 2012, the Board adopted Ordinance O12-19, which amended building and land development inspection fees; and

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

WHEREAS, the Board desires to improve and maintain the development review software system through an annual and recurring cloud-based e-Plans maintenance and operation software contract; and

WHEREAS, the use of this software to electronically submit, review, track, and approve land use and building permit applications will enhance the services that the County provides to the community; and

WHEREAS, a 2.75% technology fee is currently included within the fee schedule for building and land development inspection and review services collected by the Departments of Public Works, and Planning and Zoning; and

WHEREAS, the sunset clause on the imposition of this technology fee is due to expire on June 18, 2017; and

WHEREAS, the Board desires to continue the collection of 2.75% technology fee for building and land development inspection and review services to cover a substantial portion of the cost for the annual and recurring cloud-based e-Plans maintenance and operation software;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the schedule of fees collected only by the Departments of Public Works and Planning and Zoning, for building and land development inspection and review services, provided by the Departments of Public Works, Planning and Zoning, Utilities, Fire and Rescue, and GIS, be and it hereby is amended and reordained to continue the collection of the 2.75% technology fee on each of the fees listed below; and

BE IT FURTHER ORDAINED that the amended fees are as follow and will become effective upon adoption of this Ordinance:

SERVICE

FEES: Payment for all plan review fees shall be made in advance. Building permit fees shall be paid prior to receiving a building permit.

Technology Fee - on all development permit fees and development review fees listed below 2.75%

State Levy - on total building permit fees (including Fire Protection permits) 2.00%

BUILDING

Residential Construction

Single-Family Dwellings - New Construction

(Use Groups R-3, R-4, and R-5)

Individual House Plan Review Fee - per sq. ft. \$0.10/sq.ft.; \$200 min.

Master House Plan Review Fee \$0.20/sq.ft.; \$200 min.

Individual House Plan Review Fee Master Plan	
Approved Designs	\$0.04/sq.ft.; \$100 min.
Industrialized/Manufactured Housing Plan Review Fee	\$0.04/sq.ft.; \$100 min.
Architectural Building Review Fee (if applicable)	\$100
Building Construction Inspection - per sq. ft.	\$0.14/sq.ft.; \$50 min.
Plan Amendments - per sq. ft. of involved area	\$0.04/sq.ft.; \$50 min.
All Trades - i.e., electric, plumbing, etc. - per trade per system	\$60
Supplemental Heating Units - i.e., gas logs, fireplace inserts, space heaters, chimneys, etc. - per unit	\$60
Utility Hookups - i.e., electric, water, sewer, etc. - per hookup	\$60
Mechanical Lifts - i.e., elevators, wheelchairs - per level	\$60
ASME Tanks, etc. - per unit	\$60
Generators - per unit	\$60
Certificate of Occupancy	\$60
Temporary Occupancy	\$250

Additions and Alterations

(Use Groups R-3, R-4 and R-5)

Plan Review Fee - per sq. ft.	\$0.10/sq.ft.; \$75 min.
Architectural Building Review Fee (if applicable)	\$100
Building Construction Additions - per sq. ft.	\$0.14/sq.ft.; \$50 min.
Building Construction Alterations	\$0.10/sq.ft.; \$50 min.
Plan Amendments - per sq. ft. of involved area	\$0.04/sq.ft.; \$50 min.
All Trades - i.e., electric, plumbing, etc. - per trade per system	\$60
Supplemental Heating Units - i.e., gas logs, fireplace inserts, space heaters, chimneys, etc. - per unit	\$60
Utility Hookups - i.e., electric, water, sewer, etc. - per hookup	\$60
Mechanical Lifts - i.e., elevators, wheelchairs - per level	\$60
ASME Tanks, etc. - per unit	\$60
Generators - per unit	\$60
Roof Replacement (Structural)	
Plan Review	\$0.04/sq.ft.; \$50 min.
Inspection	\$0.04/sq.ft.; \$50 min.

Multi-Family Dwellings

(Use Groups R-1 and R-2)

Plan Review Fee - per sq. ft.	\$0.10/sq.ft.; \$200 min.
Architectural Building Review Fee (if applicable)	\$100
Building Construction - per sq. ft.	\$0.14/sq.ft.; \$50 min.
Plan Amendments - per sq. ft. of involved area	\$0.04/sq.ft.; \$50 min.
All Trades - i.e., electric, plumbing, etc. - per trade per system	\$60
Supplemental Heating Units - i.e. gas logs, fireplace inserts, space heaters, chimneys, etc. - per unit	\$60
Utility Hookups - i.e., electric, water, sewer, etc. - per hookup	\$60
Mechanical Lifts - i.e., elevators, wheelchairs - per level	\$60

ASME Tanks, etc. - per unit	\$60
Generators - per unit	\$60
Certificate of Occupancy	\$60
Temporary Occupancy	\$250

Commercial Construction

New Construction - Structural

(All Use Groups Except R)

Plan Review Fee - per sq. ft.	\$0.10/sq.ft.; \$200 min.
Architectural Building Review Fee (if applicable)	\$100
Plan Amendments Review - per sq. ft. of involved area	\$0.05/sq.ft.; \$50 min.
Fire Prevention Code Plan Review (>10,000 sq.ft.)	\$0.04/sq.ft.; \$125 min.
Plan Revision or Additional Plan Review - per review	\$125
Building Construction - per sq. ft.	\$0.14/sq.ft.; \$50 min.
Towers - per ft. of height	\$1.00/ft.; \$150 min.
Certificate of Occupancy	\$60
Temporary Occupancy	\$250

Additions and Alterations - Structural

(All Use Groups Except R)

Plan Review Fees

Plan Review Fee - per sq. ft.	\$0.10/sq.ft.; \$60 min.
Architectural Building Review Fee (if applicable)	\$100
Plan Amendments or Alterations - per sq. ft. of involved area	\$0.05/sq.ft.; \$50 min.
Fire Prevention Code Plan Review (>10,000 sq.ft.)	\$0.04/sq.ft.; \$125 min.
Plan Revision or Additional Plan Review - per review	\$125

Building Permit Fees

Building Construction Additions - per sq. ft.	\$0.14/sq.ft.; \$50 min.
Building Construction Alterations - per sq. ft. of involved area	\$0.14/sq.ft.; \$50 min.
Roof Repair or Replacement	\$0.02/sq.ft.; \$100 min.
Temporary Business Facility	\$60
Towers - per ft. of height	\$1.00/ft.; \$150 min.
Certificate of Occupancy	\$60
Temporary Occupancy	\$250

Pools, Spas, Hot Tubs, etc. - Residential and Commercial

(All Use Groups)

Plan Review Fee - per sq. ft.	\$0.10/sq.ft.; \$100 min.
Pool Square Footage to include decks, walkways, and alterations - per sq. ft.	\$0.20/sq.ft.; \$60 min.

Trades - Electrical, Mechanical, Plumbing, etc.
(All Use Groups Except R)

Plan Review Fee (Each Trade)

1. If included with commercial new or alteration plan:	
2. If submitted as stand-alone improvement:	\$0.04/sq.ft.; \$50 min.
Plan or Permit Amendments -	
per trade per sq. ft. of involved area	\$0.04/sq.ft.; \$50 min.

Building Inspection (General)

Each Trade (excluding plumbing, fuel gas and fire prevention) -	
per trade per sq. ft. of involved area	\$0.04/sq.ft.; \$50 min.

Mechanical (In Addition to the General Fee)

Appliances or Equipment - i.e., boilers, cooling towers, generators, product dispensers, paint booths, freezers, heaters, fans, air compressors, pumps, kitchen hoods etc., - per item	\$60
Mechanical Lifts - i.e., elevators, escalators, dumbwaiters, wheelchairs, etc. - per level	\$60

Electrical (In Addition to the General Fee)

Electric Unit Heaters (all types, per unit)	\$60
Heat Pumps, Central Air Conditioning (per unit)	\$60
Generators (per unit)	
Less than 100 KVA	\$50
100 KVA and Larger	\$100
Exterior Pole Lighting	\$60
Light Base (per unit)	\$20
Groundworks	\$50
Electric Service Entrance - < 600 Volts (Permanent)	
< 600 amps	\$60
Between 600 amps and 1,200 amps	\$100
> 1,200 amps	\$200
Electric Service Entrance - > 600 Volts (Permanent)	\$250
Transformers	
< 100 KVA	\$60
> 100 KVA	\$100
Electric Motors (Each)	\$10
Low Voltage Wiring (Data, Cable TV, Telephone, Alarm, etc.)	
- involved area	\$0.02/sq.ft.; \$50 min.

Temporary Electrical (In Lieu of the General Fee)

Temporary Electric Service	\$50
Temporary Electrical Wiring	\$50
Electric Sub Panels (Each)	\$15

Plumbing (In Lieu of the General Fee)

Utility Services 5' Outside Building water and sewer) - each	\$60
Building Sanitary and Storm Drain Piping (per floor)	\$100
Water Distribution Piping Within Building (per floor)	\$100
Grease Traps, Separators, Backflows, manholes, chemical treatment devices, food grinders, sewage pumps/ejectors etc. - per unit	\$60
Minor Plumbing Fixtures, - includes sinks, showers, tubs, toilets, urinals, bidets, dishwashers, clothes washers, drinking fountains, yard/wall hydrants, backwater devices, roof, floor, and trench drains etc. - per unit (unless listed elsewhere in Fee Schedule)	\$5; \$50 min.
Major Plumbing Fixtures - includes emergency eyewash/shower stations, irrigation systems, water treatment units, clinical sinks, macerating toilets, specialized washer systems, water features/fountains, and aquariums, ice makers, water heaters and baptiseries	\$60
Directional Devices, Pressure Reducing Devices, etc. - per unit	\$15

Fuel Gas (In Lieu of the General Fee)

Base Fee	\$60
Regulators (Each)	\$10
Fuel Tanks, each (including ASME)	\$60
Fuel Pumps/Dispensers	\$60

Fire Protection Systems (Department of Fire and Rescue fees charged with Building Permit)**Plan Review Fees (All Use Groups)**

Sprinkler System Limited Occupancy - per system	\$55
Sprinkler System Light Hazard Occupancy - Minimum fee	\$136
1-100 Sprinkler Heads, per head	\$2.20
101-300 Sprinkler Heads, per head	\$2.10
301-500 Sprinkler Heads, per head	\$1.99
501+ Sprinkler Heads, per head	\$1.78
Sprinkler Ordinary Hazard and Rack Storage - Minimum fee	\$136
1-100 Sprinkler Heads, per head	\$2.20
101-300 Sprinkler Heads, per head	\$1.99
301-500 Sprinkler Heads, per head	\$1.57
501+ Sprinkler Heads, per head	\$1.26
Sprinkler Extra Hazard - Minimum fee	\$136
1-100 Sprinkler Heads, per head	\$1.68
101-300 Sprinkler Heads, per head	\$1.57
301-500 Sprinkler Heads, per head	\$1.47
501+ Sprinkler Heads, per head	\$1.26

NFPA 13R System - Minimum fee	\$136
1-100 Sprinkler Heads, per head	\$2.20
101-300 Sprinkler Heads, per head	\$2.10
301-500 Sprinkler Heads, per head	\$1.99
501+Sprinkler Heads, per head	\$1.78

NFPA 13D Systems - per system	\$50
Dry Pipe System - per dry pipe valve	\$52
Sprinkler & Standpipe - per standpipe riser	\$150
Standpipe System - per system	\$100
Fire Pump - per fire pump, includes all risers	\$275
Fire Alarm System - per device	\$5; \$100 min.
Underground Fire Service Line - per unit	\$150
Commercial Kitchen Hood Suppression System - per system	\$200
Carbon Dioxide Extinguishing System - per system	\$110
Clean Agent Extinguishing System - per system	\$100
Dry Chemical System - per system	\$100
Wet Chemical System - per system	\$100
Paint Spray Booths - per system	\$200

Inspection Fees (All Use Groups)

Inspection by Building Official	\$0.02/sq.ft.; \$50 min.
Elevator Recall Inspection	\$0
Inspection by Fire and Rescue - per inspection (800 series in Hansen)	\$200
Re-Inspection Fee - for additional inspections by Fire and Rescue	\$200

Miscellaneous Permits

Review Fees

Office Trailers	\$100
Tents	\$60
Demolition	\$60
Home Business	\$60
Alternative Energy Systems (solar, wind, geothermal, etc.)	\$100
Ramps, Docks, etc. - per sq. ft. of surface area	\$0.05/sq.ft.; \$50 min.
Retaining Walls, Bulkheads - per lineal feet of wall	\$60

Inspection Fees

Office Trailers	\$100
Tents	\$60
Demolition	\$60
Equipment Installation (generators, pumps, etc.)	\$60
Home Business	\$60
Alternative Energy Systems (solar, wind, geothermal, etc.)	\$50
Ramps, Docks, etc. - per sq. ft. of surface area	\$0.20/sq.ft.; \$50 min.
Retaining Walls, Bulkheads - per lineal feet of wall	\$0.80/lin.ft.; \$50 min.

Department of Planning and Zoning Fees Charged with Building Permit

Residential new Zoning Permit	\$100
Residential Change Zoning Permit	\$70

Commercial Zoning Permit

Minor Development	\$125
Major Development	\$250
Sign Permit - per square foot	\$120+\$2/sq.ft.

**Administrative
(All Use Groups)**

Building Code, Fire Code, Property Maintenance, and Amusement Device Appeals - per appeal (non-refundable if withdrawn by applicant, refundable upon applicant's successful appeal)	\$500
Permit Information Changes and Refunds - per permit	\$25
Administrative Fee - per permit	\$25
Stop Work Orders and Violation Notices - per event	\$200
Re-inspection Fees - per re-inspection per trade (except fire) - one free re-inspection	\$60
Approval for Third Party Inspectors to include access to the County IWR Computer System - setup fee (non-refundable)	\$250
After Hours and Weekend Inspections (in addition to normal fees)	\$75/hr.
Record research, reports, documents, verifications, etc.- per hour (estimated total fee payable in advance, non-refundable)	\$40/hr.
Mailed or faxed documents, letters, reports, occupancy permits (non-refundable)	\$2/page
Photocopies - per page	\$0.25/page

**Fees for amusement devices shall be in accordance with
State of Virginia regulations**

**Fees may be waived at the discretion of the Building Official when
such work is being performed by a non-profit or governmental
organization for other than themselves**

State Levy - on total building permit fees (including Fire Protection Permits)	2%
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**Refunds for voided permits shall be prorated based upon the percentage of
inspections completed. Refund requests shall be made in writing.**

Re-instatement of expired or rescinded permit	\$50
Extension of Permit	\$50

Chesapeake Bay Preservation Area

Grading Permit

Erosion & Sediment Control Inspection Fee - per disturbed acre or portion thereof:
\$600/dist.ac.; \$600 min. fee; \$1000 annual renewal fee

Stormwater Inspection Fee (Construction Inspection of Stormwater Management BMP's, Storm Sewers and Stormwater Conveyance Channels Located Outside VDOT Right of Way):

2% of the total approved amount of the security for Stormwater Facilities and Stormwater Drainage Systems

CBPA Building Permit Review (Residential/Commercial NEW)	\$75
CBPA Building Permit Review (Residential/Commercial CHANGE)	\$25

Residential Lot Grading - building permit	
Plan Review Fee	\$300
Inspection Fee	\$300

Landscaping Inspection - Residential (per Building Permit)	\$0
Landscaping Inspection - Commercial (per Building Permit)	\$100
Stormwater Management/ Drainage As-Built Plan Review	\$0

Stormwater BMP Maintenance Inspection by County Staff (per BMP Facility)

Stormwater Ponds (Retention, Ext. Detention, Detention Facilities)	\$300
Filtration/Infiltration facilities (Bioretention, Bioinfiltration, Infiltration Trench, Constructed Wetlands, Sand Filter, Dry Well System, Porous and Permeable Pavement systems, Tree Box Filter, Vegetated Roofs, etc.)	\$75
Level Spreaders/Filter Strips, vegetated/Grassed Swales, Above Ground Water Quality/Manufactured facilities, check Dams, etc.	\$50
Onlot LID Facilities (Rain Gardens Rain Barrels Dry Wells, etc.) and BMP Facilities Located on Individual Residential Lots	\$0
County Staff Review of Owner BMP Maintenance Inspection Report Prepared by Registered Design Professional (Per BMP Facility)	\$50
Major Water Quality Impact Review	\$500
RPA Waiver Request	\$200
RPA Mitigation/Restoration Plan	\$200

SECURITIES

Developer

Securities Contract Management Fee	\$550
Security Reduction	\$325
Replacement of Agreement	\$500
Substitution of Security	\$350
Security Contract Extensions	\$300
Security Default Action	\$600
Report Requests	\$75

Individual Building Lot Security Fees

Management Fee (Building Lots)	\$175
Substitution Fee	\$125
Report Requests	\$75
Individual Lot Security (single family home)	\$2,500
Individual Lot Security (townhouse)	\$500

**Fire Prevention Code Permits (Issued by Department of Fire and Rescue)
Facilities, Occupancies and Precautions Against Fire**

Assembly/Educational Occupancies	\$200
Aviation Facility	\$200
Covered Mall Building	\$200
Commercial Open Burning	\$200
Dry Cleaning Facility	\$200
Exhibit or Trade Shows	\$200
Hazardous Production Materials Facility (HPM)	\$500
Lumber Yards and Woodworking Operations	\$200
Organic Coating Manufacturing Facility	\$200
Private Fire Hydrants (Not Serviced by Stafford County Utilities)	\$200
Special Amusement Occupancies	\$200
Tents, Canopies and Membrane Structures	\$200
Vehicle Display Inside of a Building	\$200
Vehicle Repair Garages	\$200
Waste Handling Facility	\$200

Combustible Storage and Hazardous Operations

Aerosols	\$200
Battery Systems	\$200
Combustible Dust-Producing Operations	\$200
Combustible Fibers	\$200
Compressed Gases	\$200
Flammable Finishes	\$200
Fruit and Crop Ripening Operations	\$200
Fumigation and Insecticidal Fogging Operations	\$200
High-Piled and Combustible Storage	\$200

Industrial Oven Operations	\$200
Magnesium Operations	\$200
Tire Storage and Rebuilding Operations	\$200
Welding and other Hot Work	\$200

Fireworks and other Explosives

Blasting	\$200
Explosive or Fireworks Storage	\$200
Fireworks: Aerial Display	\$500
Fireworks: Indoor Pyrotechnics Display or Special Affects	\$200
Fireworks: Itinerant Vendor	\$1,000
Fireworks: Distributor or Wholesaler	\$500
Fireworks: Permanent Vendor	\$200

Hazardous Materials

Corrosive Materials	\$200
Cryogenic Fluids	\$200
Flammable and Combustible Liquids	\$200
Flammable Gases	\$200
Flammable Solids	\$200
Highly Toxic Materials	\$200
Liquefied Petroleum Gas (LPG)	\$200
Organic Peroxides	\$200
Oxidizers	\$200
Pyrophoric Materials	\$200
Pyroxylin Plastics	\$200
Unstable Materials	\$200
Water-Reactive Materials	\$200

**Development Review Fee on Planning and Zoning Applications
Erosion and Sediment Control (E&S) and Stormwater Management
(SWM) Review**

Preliminary Subdivision Plan	\$1,100
Preliminary Subdivision Plan (Third and subsequent reviews)	\$550
Stormwater Management Concept Plan (Major Site Plan)	\$0
Stormwater Management Concept Plan (Third and subsequent review)	\$0
Subdivision Construction Plan	\$2,200
Subdivision Construction Plan (Third and subsequent reviews)	\$1,100
Preliminary Site Plan	\$0
Major Site Plan	\$3,000
Major Site Plan (Third and subsequent reviews)	\$1,500
Grading Plan	\$1,100
Grading Plan (Third and subsequent reviews)	\$550
Infrastructure Plan	\$1,100
Infrastructure Plan (Third and subsequent reviews)	\$550
Stormwater Management Exception Request	\$450
FEMA Floodplain Study Review	\$2,000

Fire and Rescue Review

Preliminary Subdivision Plan (1-5 lots)	\$75
Preliminary Subdivision Plan (6-30 lots)	\$100
Preliminary Subdivision Plan (31-100 lots)	\$175
Preliminary Subdivision Plan (101-300 lots)	\$275
Preliminary Subdivision Plan (≥ 301 lots)	\$275+\$1.50 per lot over 301 lots
Preliminary Subdivision Plan (Third and subsequent reviews)	\$125
Subdivision Construction Plan (1-5 lots)	\$200
Subdivision Construction Plan (6-30 lots)	\$300
Subdivision Construction Plan (31-100 lots)	\$400
Subdivision Construction Plan (101-300 lots)	\$600
Subdivision Construction Plan (≥ 301 lots)	\$600+\$2.50 per lot over 301 lots
Subdivision Construction Plan (Third and subsequent reviews)	\$125
Major Site Plan (<1 acre disturbed)	\$250
Major Site Plan (1-5 acres disturbed)	\$350
Major Site Plan (>5 acres disturbed)	\$350+\$75/ disturbed acre or portion thereof above 5 acres
Major Site Plan (Third and subsequent reviews)	\$125
Fire Lane Review and Inspections	\$200
Conditional Use Permit	\$95
Rezoning	\$125

Utilities Plan Review

Major Site Plan	\$850
Major Site Plan (Third and subsequent reviews)	\$240
Major Site Plan Revision	\$365
Major Site Plan Revision (Third and subsequent reviews)	\$180
Preliminary Site Plan	\$0
Preliminary Site Plan (Third and subsequent reviews)	\$0
Preliminary Subdivision Plan	\$550
Preliminary Subdivision Plan (Third and subsequent reviews)	\$180
Subdivision Construction Plan	\$845
Subdivision Construction Plan (Third and subsequent reviews)	\$305
Subdivision Construction Plan Revision	\$490
Subdivision Construction Plan Revision (Third and subsequent reviews)	\$240
Infrastructure Plan	\$600
Infrastructure Plan (Third and subsequent reviews)	\$160
Grading Plan	\$430
Grading Plan (Third and subsequent reviews)	\$180
Major Subdivision Plat	\$400
Major Subdivision Plat (Third and subsequent reviews)	\$95
Minor Subdivision Plat	\$220
Minor Subdivision Plat (Third and subsequent reviews)	\$95
Family Subdivision Plat	\$180
Family Subdivision Plat (Third and subsequent reviews)	\$95
Boundary Line Adjustment Plat	\$160
Boundary Line Adjustment Plat (Third and subsequent reviews)	\$95

Dedication Plat	\$240
Dedication Plat (Third and subsequent reviews)	\$95
Rezoning	\$215
Conditional Use Permit	\$95

I.T. Review

Major Subdivision Plat	\$34/lot
Minor Subdivision Plat	\$34/lot
Family Subdivision Plat	\$20/lot
Boundary Line Adjustment Plat	\$20/lot

Planning and Zoning Review

Conditional Use Permit	9,750+(\$125/acre>5)+\$6.48/adjacent property notification
Minor Conditional Use Permit Condition Amendment	\$6,190+\$6.48/adjacent property notification
Rezoning (Regular)	\$12,500+(\$125/acre>5)+\$6.48/adjacent property notification
Rezoning (<5 acre)	\$4,375+\$6.48/adjacent property notification
Proffer Amendment	\$10,000+(\$125/acre>5)+\$6.48/adjacent property notification
Minor Proffer Amendment	\$6,190+\$6.48/adjacent property notification
Rezoning (Planned Development)	\$15,000+(\$25/acre>75)+\$6.48/adjacent property notification
Proffer Amendment (Planned Development)	\$10,000+(\$25/acre>75)+\$6.48/adjacent property notification
Comprehensive Plan Amendment (<100 acres)	\$500
Comprehensive Plan Amendment (=>100 acres)	\$1,000
Comprehensive Plan Compliance Review	\$300
Private Access Easement	\$0
Plat Vacation	\$150
Major Subdivision Plat	\$1,975+(\$125/lot)
Major Subdivision Plat (Third and subsequent reviews)	\$1,050+(\$65/lot)
Minor Subdivision Plat	\$1,500+(\$125/lot)
Minor Subdivision Plat (Third and subsequent reviews)	\$600+(\$65/lot)
Family Subdivision Plat	\$1,150
Family Subdivision Plat (Third and subsequent reviews)	\$550
Boundary Lind Adjustment Plat	\$750
Boundary Lind Adjustment Plat (revised)	\$350
Dedication Plat	\$1,150
Dedication Plat (revised)	\$500
Cluster Concept Plan	\$1,975+(\$125/lot)
Preliminary Subdivision Plan	\$8,250+(\$125/lot)
Preliminary Subdivision Plan (Third and subsequent reviews)	\$3,200
Prelim Subdivision Plan (Technical review)	\$500
Subdivision Construction Plan	\$9,500+(\$625/impervious acre)+(\$1,000/pump station)
Subdivision Construction Plan (Third and subsequent reviews)	\$3,200
Infrastructure Plan	\$3,825
Infrastructure Plan (Third and subsequent reviews)	\$1,300

Major Site Plan	\$7,400+625/impervious acre	
Major Site Plan (Third and subsequent reviews)		\$3,100
Minor Site Plan		\$1,630
Minor Site Plan (Third and subsequent reviews)		\$650
Preliminary Site Plan		\$0
Preliminary Site Plan (Third and subsequent reviews)		\$0
Grading Plan		\$7,300
Grading Plan (Third and subsequent reviews)		\$3,150
Minor Grading Plan		\$2,450
Minor Grading Plan (Third and subsequent reviews)		\$1,200
Major Plan/Plat Revision		\$4,500
Major Plan/Plat Minor Revision		\$2,100
Minor Plan/Plat Revision		\$900
Street Name Change		\$2,500
Certificate of Appropriateness		\$25
Wetland Permit		\$675
Perennial Flow Review (<20 acres)		\$500
Perennial Flow Review (20 acres or more)		\$750
Perennial Flow Analysis (Family)		\$500
Major Water Quality Impact Review		\$500
RPA Waiver Request		\$200
RPA Mitigation/Restoration Plan		\$200
Appeal to BOS		\$2,250
Subdivision Waivers	\$750+(500/provision)	
Waiver to BOS	\$2,250+(850/provision)	
Departure from Design Standards (Landscaping and Buffering)	\$2,250+(\$850/provision)	
Alternative Compliance (Landscaping and Buffering)		\$300
BZA Variance Individual Residential Property		\$600
BZA Variance Other		\$1,375
BZA Special Exception Individual Residential Property		\$600
BZA Special Exception Other		\$1,375
BZA Appeal Individual Residential Property		\$600
BZA Appeal Other		\$1,900
Zoning Administrator Written Determination	\$390+\$6.48/adjacent property notification	
DMV Verification Letter		\$100
DMV Certification		\$50
Site Plan As-Built		\$123
Public Works Review		
Preliminary Subdivision Plan		\$450
Preliminary Subdivision Plan (Third and subsequent reviews)		\$160
Subdivision Construction Plan		\$500
Subdivision Construction Plan (Third and subsequent reviews)		\$160
Infrastructure Plan		\$400
Infrastructure Plan (Third and subsequent reviews)		\$160

Major Site Plan	\$475
Major Site Plan (Third and subsequent reviews)	\$160
Preliminary Site Plan	\$0
Preliminary Site Plan (Third and subsequent reviews)	\$0
Private Access Easement	\$0
Major Subdivision Plat	\$310
Major Subdivision Plat (Third and subsequent reviews)	\$100
Minor Subdivision Plat	\$310
Minor Subdivision Plat (Third and subsequent reviews)	\$100
Dedication Plat	\$310
Dedication Plat (Third and subsequent reviews)	\$100
Conditional Use Permit	\$120
Rezoning (Regular)	\$200
Rezoning (Planned Development)	\$200
R-O-W Abandonment	\$4,500
Traffic Safety Request	\$65
Traffic Impact Analysis Volume < 1000 VPD	\$200
Traffic Impact Analysis Volume > 1000 VPD	\$400

Planning and Zoning Application Refunds

- If applications for a Conditional Use Permit, Rezoning, BZA Variance, Special Exception and Appeal are withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant. If an application is withdrawn after the first public hearing, the application fee is non-refundable.
- If applications for Plan and Plat are withdrawn prior to the completion of the first review, fifty (50) percent of the total fee amount paid will be refunded. If the application is withdrawn after completion of the first review, the application fee is non-refundable.

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Consider an Amendment to the County's Solid Waste Ordinance Regarding Notification and Enforcement of Trash Removal
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey, Director
Board Committee/ Other BACC:	Community and Economic Development Committee
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	Resolution R17-66
2.	Proposed Ordinance O17-11		

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

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney (legal review only)	<i>Ryehode M. Miller for CLS</i>

DISTRICT:	N/A
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BACKGROUND REPORT

The Board's Community and Economic Development Committee (CEDC) requested information concerning the process for the enforcement of Code violations regarding trash removal. Staff gave a presentation at the October 4, 2016 meeting of the CEDC outlining the method of notification, the timeframes for compliance, and the action taken if compliance is not achieved. The CEDC requested that staff canvas neighboring jurisdictions to learn the methods of enforcement used. Staff presented its findings at the December 1, 2016 meeting of the CEDC. The CEDC discussed the time limits for compliance, methods of notifications, and penalties for non-compliance concerning violations of the County Code that were not included in the Zoning Ordinance. The enforcement of violations of trash accumulations on private property was moved forward for additional discussion.

Proposed Ordinance 017-11 would establish an increase in the time limit for removing trash from a property from 10 days to 14 days, and would clarify the method of notifying the property owner by replacing registered return receipt mail with certified mail. Extending the time limit for compliance is thought to be desirable since it would provide a property owner with two weekends after receiving a notice of violation to remove trash from the property. Changing from registered to certified mail notification would save the County money on mailing violation notices to property owners. This is a savings of approximately \$8.00 per notice. For example, the County would have saved \$184.00 on the 23 notices sent out since January 2016. The CEDC considered this amendment at its meeting on February 7, 2017, and voted 3 - 0 to send the matter to the full Board for its consideration.

At its meeting on February 21, 2017, the Board voted 7-0 to conduct a public hearing on this proposed ordinance amendment.

Staff recommends approval of proposed Ordinance 017-11 (Attachment 2), to amend the County's Solid Waste Ordinance regarding providing notification to violators, and enforcement of trash removal by extending the time limit for compliance from 10 days to 14 days.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 21-54 "REMOVAL OF TRASH, GARBAGE, ETC., FROM PROPERTY," AND SEC. 21-56 "NOTICE TO REMOVE GENERALLY"

WHEREAS, the Board desires to amend the Stafford County Code (Code) to include language that would change the method of notifying property owners of violations and extend the limits for code compliance; and

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

WHEREAS, the Board finds that public necessity, health, general welfare, and safety require adoption of such an Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that Stafford County Code Sec. 21-54; "Removal of trash, garbage, etc., from property" and Sec. 21-56; "Notice to remove generally," be and they hereby are amended and reordained as follows, all other portions remaining unchanged:

Sec. 21-54. - Removal of trash, garbage, etc., from property.

- (b) Reasonable notice for the removal of such trash, garbage, refuse, junk, litter, and other substances which might endanger the health or safety of other residents of the county shall be given by ~~registered return receipt~~ certified mail, or by delivery of a written notice to the owner of property. Upon the failure of the owner of property to remove such trash, garbage, refuse, litter and other substances which might endanger the health or safety of other residents of the county, as provided in such notice, the county administrator may have such trash, garbage, refuse, litter, and other substances removed and bill the owner of the property for the work.

Sec. 21-56. - Notice to remove generally.

Upon determination by the director, from reports or inspections, that there exists upon any land or premises within the county, accumulations of trash, garbage, refuse, litter, or other like substances, notice shall be served on the owner or his agent or occupant of the land or premises to remove or cause to be removed all such substances within ~~ten (10)~~ fourteen (14) days from the date of proof of receipt of such notice is served.

; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective 30 days after its adoption.

TCF:JAH:sb

R17-66

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 21st day of February, 2017:

<u>MEMBERS:</u>	<u>VOTE:</u>
Paul V. Milde, III, Chairman	Yes
Meg Bohmke, Vice Chairman	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Laura A. Sellers	Yes
Gary F. Snellings	Yes
Robert "Bob" Thomas, Jr.	Yes

On motion of Ms. Bohmke, seconded by Mrs. Maurer, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO AMEND AND REORDAIN CHAPTER 21 ENTITLED "SOLID WASTE" PORTION OF STAFFORD COUNTY CODE TO INCLUDE CRITERIA AND REGULATIONS FOR REMOVAL OF TRASH, GARBAGE, ETC., FROM PROPERTY AND NOTICE TO REMOVE GENERALLY

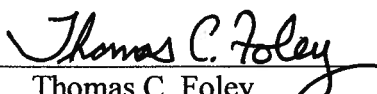
WHEREAS, the Board desires to amend the Stafford County Code (Code) to include language that would clarify a method of notifying property owners of violations and to extend the limits for code compliance; and

WHEREAS, the proposed amendment to the Code would aid in obtaining code compliance; and

WHEREAS, the Board desires to hold a public hearing to consider amendments for the above-described purposes;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of February, 2017, that it be and hereby does authorize the County Administrator to advertise a public hearing to consider proposed amendments portions of Stafford County Code Chapter 21 entitled, "Solid Waste."

A Copy, teste:


Thomas C. Foley
County Administrator

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	March 21, 2017
Title:	Consider a Request for a Reclassification to Apply the FR, Falmouth Redevelopment Area Overlay Zoning District to 81 Parcels, Currently Zoned B-2, Urban Commercial; B-3, Office; and R-1, Suburban Residential Zoning Districts.
Department:	Planning and Zoning
Staff Contact:	Jeffrey A. Harvey, Director
Board Committee/ Other BACC:	Planning Commission
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	January 16, 2018 to comply with the one-year deadline for action

ATTACHMENTS:

1.	Background Report	5.	Resolution R16-353
2.	Proposed Ordinance O17-16 (Approve)	6.	List of Permitted Uses
3.	Map of District	7.	Application and Related Materials
4.	Ordinance O16-24	8.	PC Minutes dtd 2/22/17

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

REVIEW:

X	County Administrator	<i>Thomas C. Foley</i>
X	County Attorney <i>(legal review only)</i>	<i>Rysheda M. McClinton for C.A.S.</i>

DISTRICT:	George Washington and Falmouth
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BACKGROUND REPORT

The Board is asked to consider a request for a reclassification to apply the FR, Falmouth Redevelopment Area Overlay Zoning District (FR District) to 81 parcels. The parcels are currently zoned B-2, Urban Commercial; B-3, Office; and R-1, Suburban Residential Zoning Districts. Application of the FR District would not change the existing underlying B-2, B-3, or R-1 zoning classifications of the parcels. It would allow flexibility for redeveloping properties and permit uses that are in keeping with the character of historic Falmouth.

The Board initiated the application pursuant to Resolution R16-353 (Attachment 5), dated November 22, 2016. Resolution R16-353 included the stipulation that any property owner may request his/her property be excluded from the FR District, either by written request or by oral request at the Planning Commission or the Board's public hearings.

The FR District is located generally at the intersection of Cambridge Street and Warrenton Road/Butler Road, within the Falmouth Historic District, as shown on the map below, and in Attachment 3.

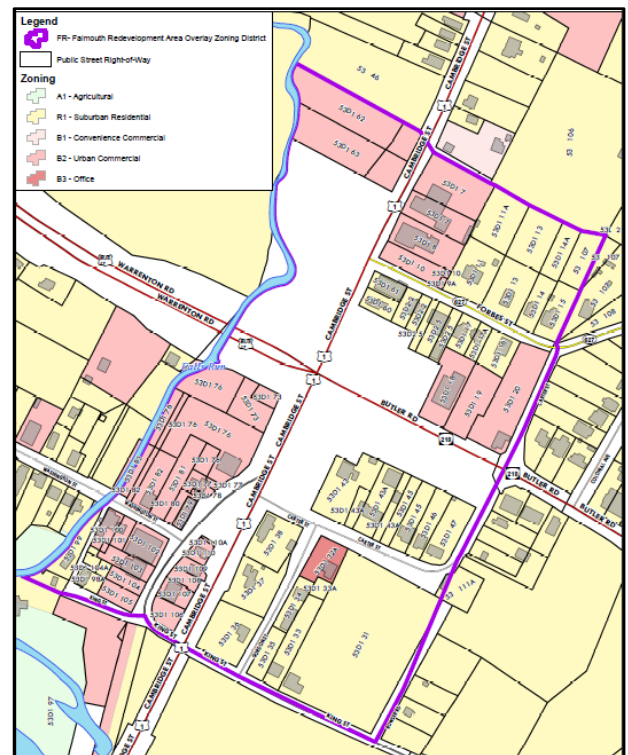
Existing Conditions

The FR District area consists of 81 parcels of land, totaling approximately 30 acres. The area contains many historic structures associated with the Falmouth Historic District. There are approximately 21 primary structures that were constructed between 1750 and 1900, and 13 constructed between 1901 and 1956 that contribute to the fabric of historic Falmouth. Approximately 25 parcels within the boundary are undeveloped. Within the FR District boundary, 39 parcels totaling approximately 15 acres are zoned R-1; 41 parcels totaling 9 acres are zoned B-2, and one parcel totaling 0.21 acres is zoned B-3.

The Historic District is generally divided into four quadrants, separated by the Falmouth intersection (Cambridge Street/Warrenton Road and Butler Road). Intersection improvements were recently completed to include turn lanes and pedestrian accommodation, including sidewalks and crosswalks. During construction, seven structures were removed at the intersection and along Butler Road, and a majority of overhead utility lines were buried. New medians, signal poles, and landscaping were installed.

For discussion purposes, the four quadrants include the following:

- Northeast quadrant: north of Butler Road and east of Cambridge Street;
- Southeast quadrant: south of Butler Road and east of Cambridge Street;
- Southwest quadrant: south of Warrenton Road and west of Cambridge Street; and
- Northwest quadrant: north of Warrenton Road and west of Cambridge Street.



The southeast and southwest quadrants contain the majority of 18th and 19th century buildings, and are considered the core of the original historic area. There are approximately 12 historically significant primary structures in the southwest quadrant, and eight in the southeast quadrant. The northeast quadrant contains three 19th century structures, and several early 20th century structures. The northwest quadrant does not contain any structures, except for a billboard.

A critical resource protection area (CRPA) is located along Falls Run, which follows the western boundary line. In addition, there is a 100-year floodplain associated with Falls Run, as well as the Rappahannock River to the south. The floodplain associated with the Rappahannock River is primarily located along King Street.

The topography within the FR District's boundary varies from approximately 20 feet in elevation along King Street, to approximately 60 feet in elevation in the northeast quadrant. The topography drops off along the western boundary as well, toward Falls Run.



Aerial View

FR District

The FR District would provide suitable and sufficient opportunities for redevelopment of properties by allowing more flexibility in new construction and the reuse of existing buildings, while maintaining the historic nature and cultural context of the Falmouth area of the County. Pursuant to Ordinance 016-24 (Attachment 4), which established the FR District in October 2016, the FR District regulations would:

- Allow for more by-right uses than the underlying zoning districts. Such uses include commercial apartment, bed and breakfast inn, community farmers market, home business, live/work unit, place of worship, and public art uses;
- Restrict certain underlying zoning district uses that may not be compatible with the historic village vision of the Falmouth area by requiring a conditional use permit (CUP) or by not permitting the use at all;
- Include the same requirements as in the underlying zoning districts for maximum floor area ratio, open space ratio, minimum yards, maximum height, and minimum lot width; however, relief could be granted from those requirements upon approval of a special exception by the Board of Zoning Appeals (BZA);
- Allow new development to be exempt from the requirements for street and transitional buffers;
- Include development standards that require accommodation of pedestrian circulation, outdoor storage of goods and display of merchandise, paved parking and driveways, underground utilities, orientation and screening of loading areas and service entrances, and screening requirements for dumpster and waste disposal areas;
- Require that all new construction and building additions be in compliance with the Neighborhood Development Standards (NDS) and the Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan;
- Require review and approval by the County's Architectural Review Board (ARB) for new construction and building additions, and methods of screening;
- Require submittal of a landscaping and planting plan with the submission of a site plan for new development;
- Establish standards for restaurants with outdoor seating by limiting the time period of use from 7:00 A.M. to 11:00 P.M., and specify that the use of outdoor seating shall not obstruct the movement of pedestrians;
- Limit building heights to no more than 3 stories or 45 feet, and accessory building heights to no more than 25 feet;
- Limit the length of individual multi-family buildings to 250 feet; and
- Require minimum open space ratio shall be 0.10.

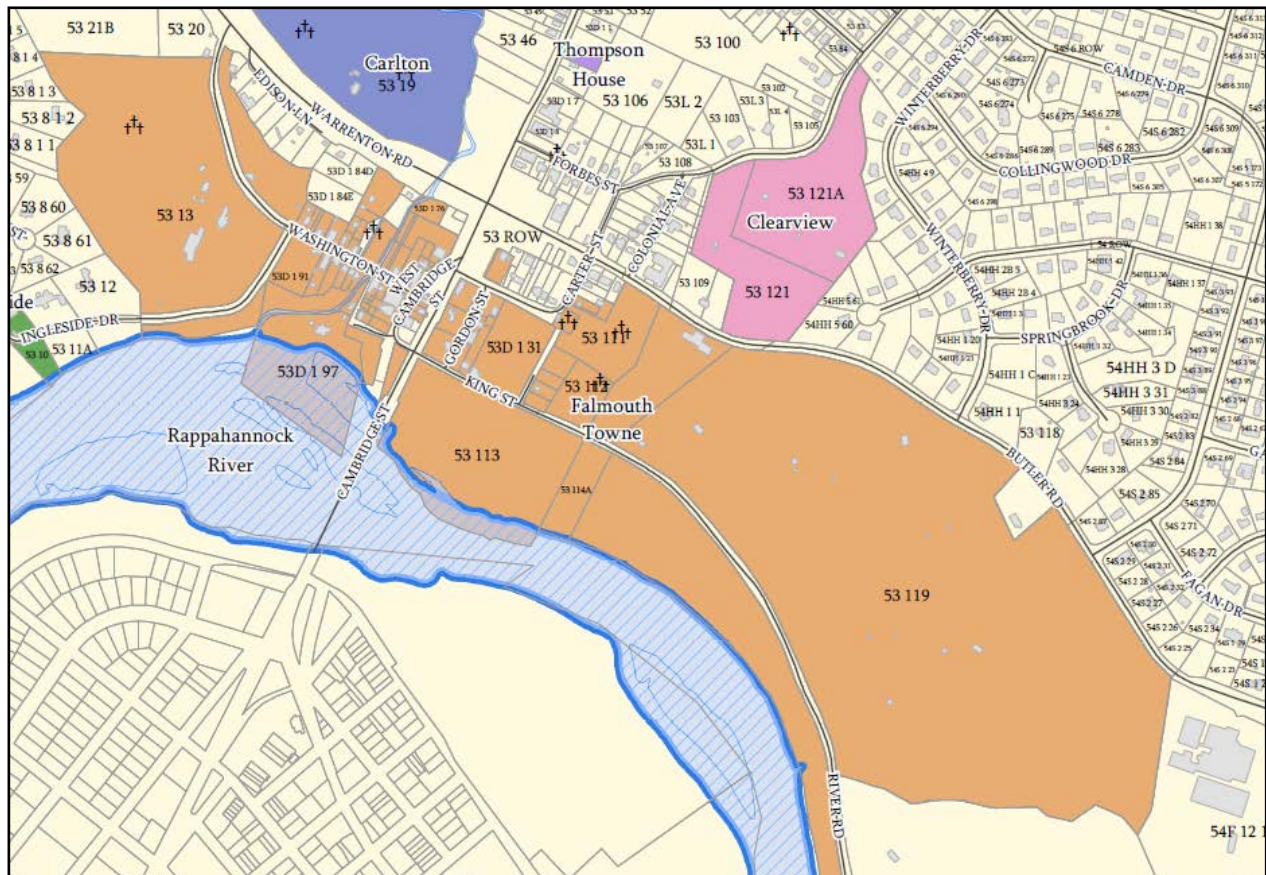
The table on page 4 of the background report specifies uses that are permitted and prohibited in the FR District, in addition to the uses already permitted in the underlying zoning districts. A full list of the uses permitted in the B-2, B-3, and R-1 Zoning Districts is included in Attachment 6. This includes uses permitted by-right and by CUP, as well as the additional uses permitted or prohibited in each district if the FR District was applied.

PERMITTED AND PROHIBITED USES IN FALMOUTH REDEVELOPMENT (FR) OVERLAY DISTRICT		
Additional Uses Permitted By-right in the FR District*	Additional Uses Permitted by CUP in the FR District **	Uses Prohibited in the FR District
Apartment, commercial	Any permitted or conditional uses which include drive-through facilities	Automobile repair
Bed and breakfast inn	Adult day care	Auto Service
Community use	Fleet Parking	Car wash
Farmers market	Hotels or motels	Lumber/building/electric/plumbing supply
Home business	Wholesale business	Machinery sales and service
Live/work unit		Motor vehicle sales
Place of worship		Outdoor flea market
Public art		Plant and tree nursery/greenhouse
		Recreational enterprise
		Vehicle fuel sales
		Warehouse, mini storage
		Warehouse, storage
* <i>Uses are additional to all permitted uses in the underlying zoning district, unless otherwise specifically made a condition use by Sec. 28-35, Table 3.1.</i>		
** <i>Uses are additional to all conditional uses permitted in the underlying zoning district.</i>		

Historic Resources

The parcels are located within the Falmouth Historic District (DHR ID 089-0067), which is listed on the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VRL). These designations do not place restrictions or regulations for properties, but allow owners to qualify for tax credits and other incentives to maintain the historical value of their properties.

Forty-one of the parcels are designated as within the Falmouth Historic Resource (HR) Overlay Zoning District. The purpose of the HR District is to protect against destruction of and encroachment upon historic resources. HR Districts are areas containing buildings or places in which historic events have occurred, or that have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the County, the Commonwealth, and/or the nation, of such significance as to warrant conservation and preservation. There are 22 historic districts in the County, including Falmouth, which is the only Historic District with multiple parcels. The Falmouth HR District was established in 1985, and is shown in tan on the map on Page 5 of the background report.



Falmouth Historic District

The HR District requires that any modification to existing structures, additional structures, or features such as signs would require approval by the ARB. Stafford County Code Sec. 28-58 specifies regulations for properties within historic districts. In general, the ARB shall apply the following criteria for its evaluation of any application. In addition to the following criteria, and guidelines adopted by the County, the ARB shall consider the Secretary of Interior's "Standards for Rehabilitation," as may be amended from time to time in determining the appropriateness of any application for approval:

- a. Risk of substantial alteration of the exterior features of a historic resource.
- b. Compatibility in character, context and nature with the historic, architectural or cultural features of the Historic District.
- c. Value of the resource and the proposed change in the protection, preservation, and utilization of the historic resource located in the Historic District.
- d. Exterior architectural features, including all signs.
- e. General design, scale, and arrangement.
- f. Texture and materials.
- g. The relationship of sub-sections a, b, and c, (above), to other structures and features of the Historic District.
- h. The purpose for which the Historic District was created.
- i. The relationship of the size, design, and orientation of any new or reconstructed structure to the landscape of the Historic District.

- j. The extent to which denial of a certificate of appropriateness would constitute a deprivation of a reasonable use of private property.

Properties included in the new FR District would be subject to the standards specified in County Code Sec. 28-58, and would require review by the ARB.

The photographs below depict some of the structures would be within the FR District area.



Dunbar's Kitchen



Basil Gordon House



Pentecostal Church (Now Wine and Design)



Moncure Conway House



Lightner Store



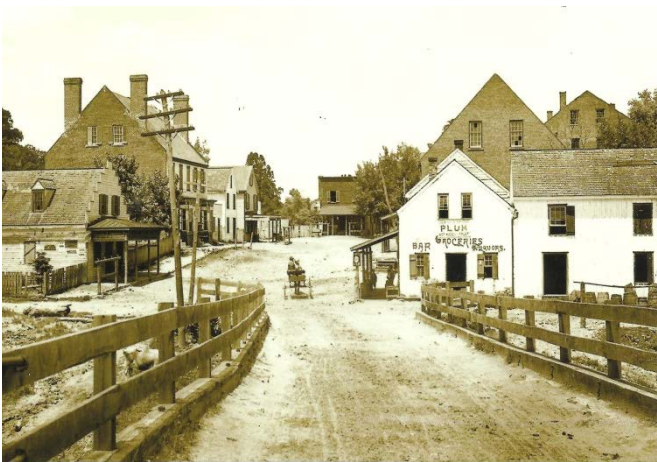
Cotton Warehouse



Golgatha Church



Customs House



W. Cambridge St., 1901 (Barry Fitzgerald; John Hailstock)



W. Cambridge St. 2017

Impacts

Transportation

A transportation impact analysis (TIA) was not conducted with this proposal. The application of the overlay district would not change the zoning, or propose any new development. At such time an individual property owner proposes changes to a property, an evaluation of transportation impacts would occur. The additional by-right uses allowed in the FR District would generate low traffic volumes. In most cases they would have similar traffic demands to the current by-right uses.

The following information is provided regarding current conditions of the roads within the FR District boundaries, as well as improvements recommended in the Comprehensive Plan:

Road Name	Road Type	Speed Limit	Vehicle Trips Per Day (in this location) per Virginia Department of Transportation's 2015 Estimates	Proposed Upgrades
Cambridge Street	4-lane divided, with turn lanes	35 MPH	33,000 (south of 17) 22,000 (north of 17)	6-lane divided major arterial
Warrenton Road	4-lane divided, with turn lanes	35 MPH	32,000	N/A
Butler Road	Divided, 2-lane (westbound) with turn lanes; 1-lane (eastbound) with turn lane	25 MPH	17,000	4-lane undivided road
Forbes Street	2-lane undivided	25 MPH	5,600	2-lane upgrade
West Cambridge Street	2-lane undivided	25 MPH	1,100	N/A
King Street	2-lane undivided	25 MPH	7,300	N/A
Gordon Street	2-lane undivided	25 MPH	1,500	N/A
Carter Street	2-lane undivided	25 MPH	1,800	N/A

Utilities

No water and sewer analysis was completed as it relates to this proposal, as no new development is proposed at this time. Any future development project would have to assess water and sewer needs based on the individual development. Currently, the water and sewer capacity is sufficient to meet existing needs. The Master Water and Sewer Plan includes projects to upgrade both water and sewer lines in the Falmouth area.

Comprehensive Plan

The Comprehensive Plan identifies this area as being within the Falmouth Village planning area, which includes an Economic Development priority focus area. The planning area represents the location of the Falmouth Village

Redevelopment Plan, which was adopted in 2011. As indicated in the Redevelopment Plan, the heart of Falmouth Village is generally defined as the crossroads of Warrenton Road and Cambridge Street.

The redevelopment area is generally bounded by Truslow Road to the north, the Rappahannock River to the south, Colonial Avenue to the east, and Melcher Drive to the west. The redevelopment area generally consists of roughly 200 parcels within approximately 146 acres of land area.

The Redevelopment Plan notes that the historic Falmouth Village presents a unique opportunity to preserve, enhance, and develop a cultural attraction in Stafford County. Falmouth Village, setting adjacent to the Rappahannock River, is already recognized as a National Register Historic District and contains some of the most significant historic sites in Stafford County. As such, the Redevelopment Plan recommended the adoption of a form-base zoning district to facilitate redevelopment efforts. As an alternative, the Board endorsed the use of an overlay zone concept, which would not affect the underlying zoning pattern, but would provide some flexibility of use and relief of development standards, while maintaining the architectural integrity of the area.

The redevelopment area is currently developed with a mix of commercial uses inter-mixed with residential communities. Much needed access improvements were identified as vital to its potential to provide another center to foster economic opportunity that could add to the County's strength. A cultural management team was encouraged to outline an implementation plan to develop the Historic Port of Falmouth into a tourist attraction. The area was designated as an economic redevelopment site, and would be treated on par with other similar areas in the proposed redevelopment plans.

The area is recommended for primarily mixed use future land use. More detailed land use concept plans may be considered for sections of the planning area on a case by case basis. Park land use is designated on the Historic Port of Falmouth Park and the Belmont Estate.

EVALUATION CRITERIA:

County Code Sec. 28-206 lists 12 criteria to be considered at each public hearing for reclassification.

1. Compliance of the request with the stated requirements of the district or districts involved - *The request is in compliance with the stated requirements of the R-1, B-2 and B-3 Zoning Districts. No changes in the general type of development permitted would occur as a result of the FR District.*
2. The existing use and character of the property and the surrounding property - *The subject area is mix of low intensity residential and commercial development, within an established Historic District. Properties are generally small in size with historic structures dating to the late 1700's. Many structures do not meet current zoning standards such as building setbacks, open space, and floor area ratio requirements.*
3. The suitability of the property for various uses - *The conditions of the overall area would have some limitations based on the topography and sensitive natural resources. In addition, many parcels are small in size, and would limit large scale development. The intended uses under the proposed overlay would be in keeping with the historic nature of the area.*

4. The trend of growth and development in the surrounding area - *A mix of low density residential and low-to-medium intensity commercial and office uses exist in the vicinity. The vision for the future of the area supports mixed residential and commercial uses in this area.*
5. The current and future requirements of the County for land - *No County needs are identified within the FR District boundary.*
6. The transportation requirements of the project and the County, and the impact of the proposed land-use on the County's transportation network - *The area lies at the intersection of two high-volume transportation corridors. The proposed overlay would not increase transportation needs. Cambridge Street is identified as a 6-lane upgrade in the future.*
7. Requirements for schools, parks, recreational lands and facilities, and other public services, potentially generated by the proposed classification - *The proposal would have minimal impacts on parks, recreational lands, schools, and other public facilities. The type and intensity of development permitted under the FR District, as well as design standards, would limit increases in impacts to public services.*
8. The conservation of property values in the surrounding area - *The proposal should not have a negative effect on any property values in the surrounding area. Design standards would help ensure aesthetically pleasing and historically compatible development. The FR District would also encourage rehabilitation and reuse of vacant historic structures, which could have a positive impact on property values.*
9. The preservation of natural resources and the impact of the proposed uses on the natural environment - *The area contains sensitive natural resources including CRPA, floodplain, and steep slopes. These resources would be considered upon future development of each property within the area.*
10. The most appropriate use of land - *The County's Land Use Plan recommends this area for mixed residential and commercial use, with new development to be compatible with the Historic District. The FR District would help ensure compliance with the Land Use Plan, and ensure that future development would be in harmony with the character of historical Falmouth.*
11. The timing of the development of utilities and public facilities, and the overall public costs of the development - *The area is served by existing water and sewer utilities, with future upgrades proposed in the Master Water and Sewer Plan. Recent transportation improvements have been completed to accommodate traffic at the Warrenton Road/Cambridge Street intersection through 2040.*
12. The consistency, or lack thereof, of the proposed rezoning with the County's Comprehensive Plan as in effect at that time - *The proposal is consistent with the Comprehensive Plan recommendations regarding the Falmouth Village planning area land-use recommendations. The proposal ensures consistency with the neighborhood development standards plan recommendations. Implementation of the overlay zone would meet one of the stated goals of the Falmouth Redevelopment Area plan.*

SUMMARY OF POSITIVE AND NEGATIVE FEATURES:

POSITIVE:

1. The proposal is consistent with the established development pattern in the vicinity.
2. The proposal encourages future development that would be compatible with historic Falmouth.
3. The proposal incentivizes rehabilitation and reuse of vacant historic structures.
4. The proposal is compatible with the Falmouth Village Planning Area land use recommendations in the Comprehensive Plan.

NEGATIVE:

1. No apparent negative impacts.

RECOMMENDATION:

At its meeting on February 22, 2017, the Planning Commission voted 7-0 to recommend approval of the application. However, the Planning Commission recommended that the Board consider removing two additional uses from the FR District, adult businesses and nightclubs. These uses are currently permitted by CUP in the B-2 Zoning District. The Board would need to refer a zoning text amendment to the Planning Commission to hold a public hearing in order to consider the request.

Staff recommends approval of proposed Ordinance O17-16. Staff notes that the Board should consider excluding any property that has been requested in writing by the owner prior to the Board's public hearing, or by oral request by the owner at the Board's public hearing. As of the time this staff report was published, no requests for exclusion have been received.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 21st day of March, 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICTMAPTOAPPLY THE FR, FALMOUTH REDEVELOPMENT AREA OVERLAY ZONING DISTRICT TO TAX MAP PARCEL NOS. 53-107, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 53D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 53D-1-73, 53D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, AND 53D-2-5 WITHIN THE FALMOUTH AND GEORGE WASHINGTON ELECTION DISTRICTS

WHEREAS, pursuant to Resolution R16-353, the Board submitted application RC17161533, requesting a reclassification to apply the FR, Falmouth Redevelopment Overlay District on the above referenced parcels; 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 zoning amendments are compatible with the surrounding land uses and meet the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance to reclassify the subject properties;

NOW, THEREFORE BE IT ORDAINED by the Stafford County Board of Supervisors on this the 21st day of March, 2017, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to apply the FR, Falmouth Redevelopment Overlay District to Tax Map Parcel Nos. 53-107, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 53D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 53D-1-73, 53D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, and 53D-2-5.

TAF:JAH:kb




Falmouth Overlay District Concept Plan


Produced by the Stafford County GIS Office 540-658-4033 | www.StaffordCountyGIS.org


Legend

 FR- Falmouth Redevelopment Area Overlay Zoning District


 Public Street Right-of-Way


Zoning

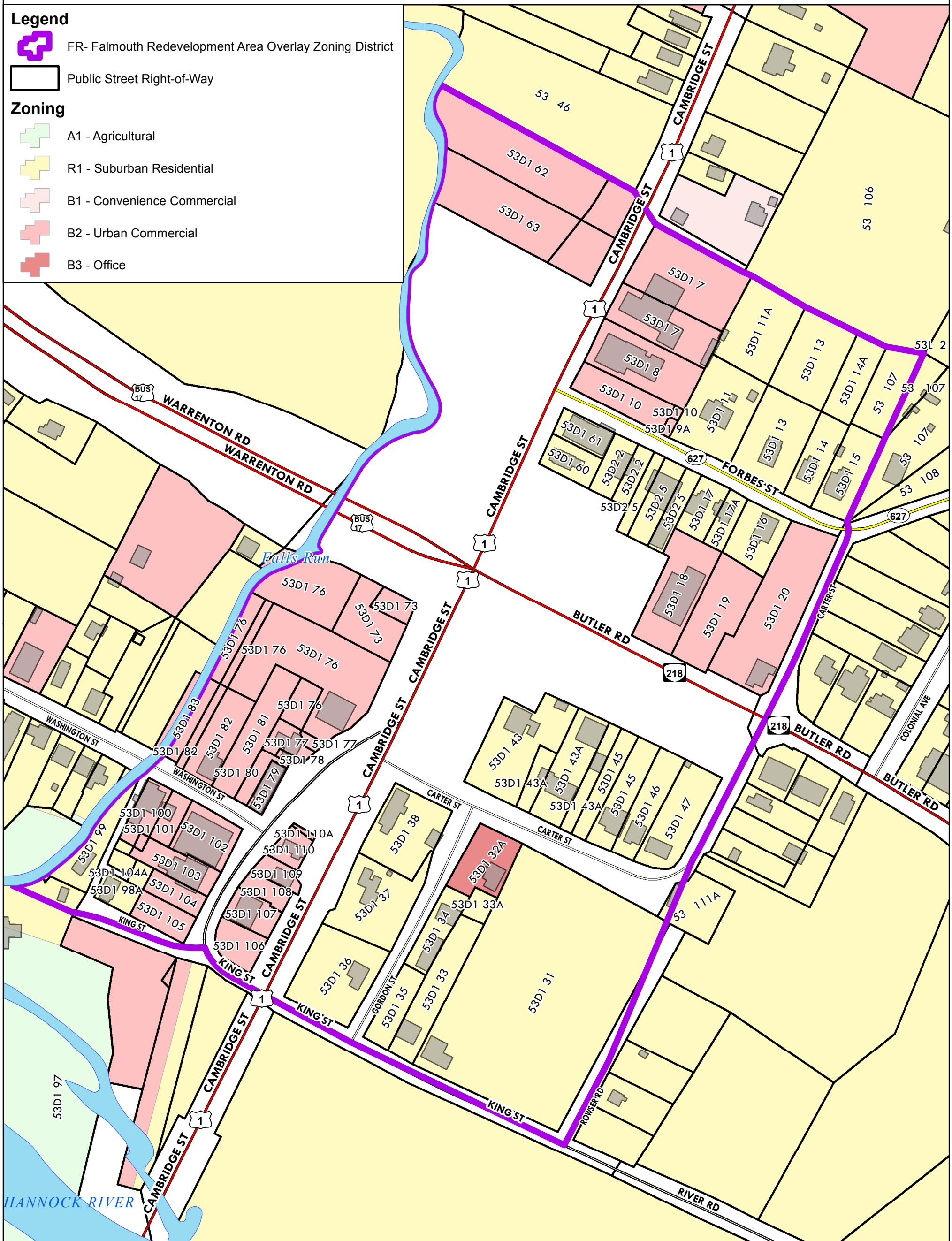
 A1 - Agricultural

 R1 - Suburban Residential

 B1 - Convenience Commercial

 B2 - Urban Commercial

 B3 - Office



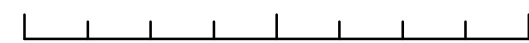
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Produced: 2/24/2017

MXD Path: \\srv16\gisdata\users\gis\EB\Planning\FalmouthOverlayDistrictConcept_RDAPlan_Portrait.mxd

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

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O16-24

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

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 18th day of October, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr, Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Yes

On motion of Ms. Bohmke, seconded by Mrs. Maurer, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-33, "DISTRICTS GENERALLY;" SEC. 28-34, "PURPOSE OF DISTRICTS;" AND SEC. 28-35, "TABLE OF USES AND STANDARDS;" AND TO ORDAIN SEC. 28-67, "FALMOUTH REDEVELOPMENT AREA OVERLAY DISTRICT"

WHEREAS, the Master Redevelopment Plan, Stafford County, Volume IV, Falmouth Village is an element of the Comprehensive Plan; and

WHEREAS, the Master Redevelopment Plan recommends changes to the Zoning Ordinance in order to facilitate development as envisioned in the Master Redevelopment Plan; and

WHEREAS, the Board desires to establish a Falmouth Redevelopment Area Overlay Zoning District to implement the recommendations of the Master Redevelopment Plan; 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 public necessity, convenience, general welfare, and good zoning practice require adoption of such an ordinance;

O16-24

Page 2

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 18th day of October, 2016, that Stafford County Code Sec. 28-33, "Districts Generally;" Sec. 28-34, "Purpose of Districts;" Sec. 28-35, "Table of Uses and Standards" be and it hereby is amended and reordained; and that Sec. 28-67, entitled "Falmouth Redevelopment Overlay District," be and it hereby is created and ordained, with all other provisions remaining unchanged.

Sec. 28-33. – Districts Generally.

With the exception of the Marine Corps Combat Development Command (MCCDC), the unincorporated areas of the county are hereby divided into the following zoning districts:

Land may also be classified in the following special overlay districts:

FR Falmouth Redevelopment Area Overlay

Sec. 28-34. – Purpose of Districts.

In order to carry out and implement the purposes and objectives of this chapter, the land use districts herein established shall have the following purposes, respectively:

Falmouth Redevelopment Area. *The purpose of the FR district is to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.*

Sec. 28-35, - Table of uses and standards.

Table 3.1, District Uses and Standards

Falmouth Redevelopment Area Overlay (FR)

The purpose of the FR district is to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.

- (a) Uses permitted by right. All uses permitted in the underlying zoning district, unless otherwise specifically made a conditional use by this section. Additional by-right uses shall be:

Apartment, commercial

Bed and breakfast inn

Community use

O16-24

Page 3

Farmers market (in accordance with subsection 28-39(v))

Home business

Live/work unit

Place of worship

Public art

(b) Conditional uses. All conditional uses permitted in the underlying zoning district. Additional conditional uses shall be:

Any permitted or conditional uses which include drive-through facilities

Adult day care

Fleet Parking

Hotels or motels

Wholesale business

(c) Prohibited uses: The following uses shall be prohibited in the FR district:

Automobile repair

Auto Service

Car wash

Lumber/building/electric/plumbing supply

Machinery sales and service

Motor vehicle sales

Outdoor flea market

Plant and tree nursery/greenhouse

Recreational enterprise

Vehicle fuel sales

Warehouse, mini storage

Warehouse, storage

(d) Requirements:

(1) Intensity:

Maximum floor areaAs in the underlying zoning district

Open space ratioAs in the underlying zoning district

(2) Minimum yards:

Front, side, backAs in the underlying zoning district

(3) Maximum height:

Three stories or as in the underlying zoning district, whichever is less

(4) Minimum lot width:

As in the underlying zoning district

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The property owner may request relief from the maximum floor area, minimum open space ratio, yard, and lot width requirements pursuant to Sec. 28-351(a).

Sec. 28-67. – Falmouth Redevelopment Area Overlay (FR).

- (a) Purpose of the FR district. The FR district is created in furtherance of the purposes set forth in Virginia Code §§ 15.2-2280, 15.2-2283, 15.2-2284, and 15.2-2285, and in general to protect the health, safety, and general welfare of the public by establishing regulations to allow for redevelopment efforts consistent with the recommendations of the Master Redevelopment Plan element of the Comprehensive Plan. This district is also created in recognition of the need to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the County.
- (b) Establishment of districts. The FR district shall be designated by the board by separate ordinance and will overlay all other zoning districts where it is applied so that any parcel of land lying in the FR district shall also lie within one or more other zoning districts provided for by this chapter. The regulations and requirements of both the underlying zoning district(s) and the FR district shall apply; provided, however, that when the regulations applicable to the FR district conflict with the regulations of the underlying zoning district, the more restrictive regulations shall apply with the exception of compliance with Sec. 28-57, Sec. 28-58 and Chapter 27B of this code, where those provisions shall prevail.
- (c) District boundaries. The FR district boundaries shall be as designated on the official zoning map.
- (d) Development standards. All uses shall be subject to the use limitations and development standards as set forth in the underlying zoning district(s) and shall also be subject to the following FR limitations:
- (1) Pedestrian circulation shall be provided for and coordinated with that generated from or using adjacent properties.
 - a. The requirement for the provision of pedestrian circulation for the development of any parcels abutted on both sides along its road frontage to undeveloped parcels may, at the option of the county administrator, be satisfied by the execution and recordation of a sidewalk security agreement between the owner of the property and the county administrator to be prepared by the director of planning. The agreement shall provide for payment of 125% of the amount of an engineer's certified cost estimate of the construction of the required sidewalk(s) at the time of permits or by monthly installments during a term not to exceed 36 months, and shall contain appropriate provisions for acceleration upon the sale or transfer of the property or upon a breach of the terms of the agreement. Payments made pursuant to this section shall also include an administrative fee of \$100.00, which shall be payable at the time of the execution of the sidewalk security agreement.

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b. The requirement for the provision of pedestrian circulation for the development of any parcels abutted on both sides along its road frontage to undeveloped parcels may, at the option of the planning director (agent) or his designee, be satisfied by a payment in lieu of constructing the required pedestrian circulation. The payment shall be in the amount of an engineer's certified cost estimate of the construction of the required sidewalk(s) that is deemed to be acceptable by the agent. Such payment shall be made at the time of permits. The payment shall be deposited in an account designated for pedestrian circulation improvements along the corridor highway that serves the property.

- (2) Outdoor storage of goods shall be prohibited in any front yard, and shall be completely screened from view of the public street. Outdoor storage shall include the parking of company owned and operated vehicles, with the exception of passenger vehicles. Outdoor display areas shall be permitted in any front yard or street-facing side yard from dawn to dusk. Outdoor displays by businesses with first floor frontage are permitted during business hours. The merchandise must be stored inside when the business which displays it is closed.

Merchandise shall not be placed in the public right-of-way, nor shall it obscure the architectural features of a building (columns, railings, belt courses, balconies or other decorative features) or extend past the length of the storefront. Permanent display tables or racks or other permanent display pieces are prohibited outside of buildings. All items and displays shall be safe and stable with no risk of overturning due to wind or contact. No signs may be placed upon or hung from outdoor merchandise.

- (3) Parking areas and driveways that serve more than 24 parking spaces shall be paved with concrete, bituminous concrete, brick, concrete pavers or other similar material except for pervious paving blocks and other similar materials may be allowed for stormwater management purposes and as approved by the agent. Surface treated parking areas and drives shall be prohibited. Concrete curb and gutter shall be installed around the perimeter of all driveways and parking areas, except that concrete curb without a gutter may be permitted where drainage is designed to flow away from the curb. Drainage shall be designed so as to not interfere with pedestrian traffic.
- (4) Utility lines such as electric, telephone, cable television, or similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within a project. All junction and access boxes shall be screened. All utility pad fixtures and meters shall be shown on the site plan. The necessity for utility connections, meter boxes, etc., should be recognized and integrated with the architectural elements of the site plan.
- (5) Loading areas, service entrances, and service bays shall be oriented and/or screened so as to not be visible from the public street and adjacent residential uses.

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- (6) Dumpster and other waste disposal or storage areas shall be completely screened from the public view by means of a board-on-board fence and/or landscaping, or similar opaque material approved by the zoning administrator.
- (7) Construction of any new buildings or building additions shall be in compliance with the Neighborhood Design Standards and Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan. Architectural Review Board review and approval of all building elevations for compliance with the above reference standards and for compatibility with nearby architectural styles of buildings in the district is required.
- (8) Area and bulk regulations in the FR district shall be the same as for the underlying zoning district(s), except that:
- a. The height of buildings or structures shall not exceed three (3) stories or forty-five (45) feet, whichever is less;
 - b. The height of accessory structures shall not exceed twenty-five (25) feet;
 - c. No individual multi-family building shall exceed a length of two hundred fifty (250) feet; and
 - d. The minimum open space ratio on a lot shall be 0.10.
- (9) A landscaping and planting plan shall be submitted in conjunction with site plan submittal.
- a. Such landscaping and planting plan shall be drawn to scale, including dimensions and distances, and clearly delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size, and description of all landscaping materials and areas. Landscaping and planting plans shall be prepared by persons practicing in their area of competence.
 - b. All plant materials shall be living and in a healthy condition. Plant materials used in conformance with the provisions of these specifications shall conform to the standards of the most recent edition of the "American Standard for Nursery Stock," published by the American Association of Nurserymen.
 - c. Preservation of existing trees is encouraged to provide continuity, improved buffering ability; pleasing scale and image along the corridor. Any healthy, existing tree on-site may be included for credit towards the requirements of this section.
 - d. The owner, or his designee, shall be responsible for the maintenance, repair, and replacement of all landscaping materials as may be required or approved within the scope of these provisions.
 - e. New development that requires submittal of a site plan pursuant to Article XIV of this chapter shall be exempt from the provisions of Sec. 110.2, Street buffering along arterial and major collector streets, and Sec. 110.3, Transitional buffers of the Design and Construction

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Standards, Landscaping, Buffering, and Screening (DCSL). Screening pursuant to Sec. 130 of the DCSL shall be reviewed for compliance with the Neighborhood Design Standards and Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan. The Architectural Review Board shall review and approve all screening for compliance with the above referenced standards and for compatibility with nearby architectural styles of buildings in the district.

- (10) Restaurants with outdoor seating shall comply with the following standards:
- a. The use of outdoor seating shall be limited from 7:00 AM to 11:00 PM.
 - b. Outdoor seating shall not obstruct the movement of pedestrians on any sidewalk or through any areas intended for public use.
- (11) All minimum yards shall be as specified in the underlying zoning district. The property owner may request relief from the minimum yard requirement pursuant to Sec.28-351(a) of this Chapter.

A Copy, teste:



C. Douglas Barnes
Interim County Administrator

CDB:JAH:sjs

R16-353

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 22nd day of November, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr., Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Absent
Gary F. Snellings	Yes

On motion of Mrs. Maurer, seconded by Ms. Bohmke, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO INITIATE A ZONING CLASSIFICATION APPLICATION FOR TAX MAP PARCEL NOS. 53-46, 53-106, 53-107, 53-108, 53-111A, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 54D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 54D-1-73, 54D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, 53D-2-5, AND 53L-2 TO APPLY THE FR, FALMOUTH REDEVELOPMENT AREA OVERLAY ZONING DISTRICT, WITHIN THE FALMOUTH AND GEORGE WASHINGTON ELECTION DISTRICTS

WHEREAS, the Master Redevelopment Plan, Stafford County, Volume IV, Falmouth Village is an element of the Comprehensive Plan; and

WHEREAS, the Master Redevelopment Plan recommends changes to the Zoning Ordinance in order to facilitate development as envisioned in the Master Redevelopment Plan; and

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WHEREAS, on October 18, 2016, the Board adopted Ordinance O16-24 establishing regulations for the FR, Falmouth Redevelopment Area Overlay Zoning District; and

WHEREAS, the Board desires to implement the vision of the Master Redevelopment Plan by reclassifying certain properties to the FR District; and

WHEREAS, the Board desires to authorize the below mentioned properties to be included in an application for consideration to be classified as part of the FR District;

NOW, THEREFORE BE IT RESOLVED by the Stafford County Board of Supervisors on this the 22nd day of November, 2016, that the Interim County Administrator be and he hereby is authorized to initiate a Zoning classification application for Tax Map Parcel Nos. 53-46, 53-106, 53-107, 53-108, 53-111A, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 54D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 54D-1-73, 54D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, 53D-2-5, and 53L-2 to apply the FR, Falmouth Redevelopment Area Overlay District; and

BE IT FURTHER RESOLVED that the Interim County Administrator is authorized to act as the applicant on behalf of the Board in order to process the application for classification; and

BE IT STILL FURTHER RESOLVED that any owner of the above listed properties may request in writing, or by oral request at the Planning Commission and the Board public hearings, that his or her property be excluded from the zoning classification application.

A Copy, teste:



C. Douglas Barnes
Interim County Administrator

CDB:JAH:dk

USES PERMITTED BY-RIGHT IN B-2 (INCLUDES B-1 USES)
Adult day care center.
Bakery.
Bank and lending institution.
Barber/beauty shop.
Building material sale and storage yard and mulch sale.
Car wash. (Prohibited in FR overlay)
Child care center.
Clinic, medical and dental.
Club, lodge, fraternal organization.
Convenience center.
Convenience store.
Dance studio.
Data and computer services centers.
Drug store.
Dry cleaner/laundry.
Farmers market.
Flex office.
Florist.
Funeral home.
General office use.
Gift/antique shop.
Hotel. (Conditional Use Permit required in FR overlay)
Indoor flea market.
Low intensity commercial retail.
Lumber/building/electrical/plumbing supply with covered storage. (Prohibited in FR overlay)
Machinery sale and service. (Prohibited in FR overlay)
Medical/dental office.
Medium intensity commercial retail.
Motel. (Conditional Use Permit required in FR overlay)
Pet store.
Place of worship.
Plant and tree nursery/greenhouse. (Prohibited in FR overlay)
Printing, publishing, engraving.
Professional office.
Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
Public works excluding wastewater treatment facilities.
Recreational enterprise. (Prohibited in FR overlay)
Restaurant without drive-through facility
Restaurant.
Retail bakery.
Retail food shop.
School.
School, vocational.
Tailor shop.
Theater with fewer than 3,500 seats.
Veterinary clinic.
Warehousing, mini storage. (Prohibited in FR overlay)
Wholesale business. (Conditional Use Permit required in FR overlay)

ADDITIONAL USES PERMITTED BY-RIGHT IN B-2 (WITH FR OVERLAY)
Apartment, commercial
Bed and breakfast inn
Community use
Home business
Live/work unit
Public art
USES PERMITTED BY CONDITIONAL USE IN B-2 (INCLUDES B-1 USES)
Adult business.
Arcade.
Auto service. (Prohibited in FR overlay)
Automobile repair. (Prohibited in FR overlay)
Boat sales.
Broadcasting station.
Dwelling for watchman or caretaker on premises.
Fleet parking.
High intensity commercial retail not otherwise listed for this district.
Hospital.
Marina.
Motor vehicle rental.
Motor vehicle sales. (Prohibited in FR overlay)
Nightclub.
Outdoor flea market. (Prohibited in FR overlay)
Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
Public parking lot.
Restaurant with a drive-through facility.
Retail photo laboratory processing.
Theater with 3,500 or more seats.
Vehicle fuel sales. (Prohibited in FR overlay)
Warehouse, storage (Prohibited in FR overlay)
ADDITIONAL USES PERMITTED BY CONDITIONAL USE IN B-2 (WITH FR OVERLAY)
Any permitted or conditional uses which include drive-through facilities
Hotel or motel. (Permitted by-right in B-2, but requires CUP in FR overlay)
Wholesale business. (Permitted by-right in B-2, but requires CUP in FR overlay)
USES PROHIBITED IN FR OVERLAY
Automobile repair.
Auto service.
Car wash.
Lumber/building/electrical/plumbing supply
Machinery sales and service.
Motor vehicle sales.
Outdoor flea market.
Plant and tree nursery/greenhouse.
Recreational enterprise.
Vehicle fuel sales.
Warehouse, mini-storage
Warehouse, storage

USES PERMITTED BY-RIGHT IN B-3
Bank and lending institution.
Clinic, medical and dental.
Farmers market.
Flex office.
General office use.
Low intensity commercial retail.
Medical/dental office.
Professional office.
Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
Public works excluding wastewater treatment facilities.
Restaurant without drive-through.
School.
School, vocational.
ADDITIONAL USES PERMITTED BY-RIGHT IN B-3 (WITH FR OVERLAY)
Apartment, commercial.
Bed and breakfast inn.
Community use.
Home business.
Live/work unit.
Place of worship.
Public art.
USES PERMITTED BY CONDITIONAL USE IN B-3
Child care center.
Hospital.
Hotel/motel.
Laboratory research and testing facility.
Printing, publishing, engraving.
Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
Public parking lot
ADDITIONAL USES PERMITTED BY CONDITIONAL USE IN B-3 (WITH FR OVERLAY)
Any permitted or conditional uses which included drive-through facilities.
Adult day care.
Fleet parking.
Wholesale business.
USES PROHIBITED IN FR OVERLAY
(Note: this does not impact B-3 district since uses are not currently permitted)
Automobile repair
Auto Service
Car wash
Lumber/building/electric/plumbing supply
Machinery sales and service
Motor vehicle sales
Outdoor flea market
Plant and tree nursery/greenhouse
Recreational enterprise
Vehicle fuel sales
Warehouse, mini storage
Warehouse, storage

USES PERMITTED BY-RIGHT IN R-1
Accessory dwelling.
Community use.
Farmers market.
Group family day care home.
Home occupation.
Park and playground.
Place of worship within a Historic Resource (HR) overlay zoning district.
Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
Public works excluding wastewater treatment facilities.
School.
Single-family dwelling.
Small family day care.
ADDITIONAL USES PERMITTED BY-RIGHT IN R-1 (WITH FR OVERLAY)
Apartment, commercial
Bed and breakfast inn
Home business
Live/work unit
Place of worship
Public art
USES PERMITTED BY CONDITIONAL USE IN R-1
Bed and breakfast inn. (Permitted by-right in FR Overlay)
Cluster subdivision, maximum density 2.25 du/acre.
Golf course.
Marina.
Nursing home.
Place of worship (except for a place of worship located within a Historic Resource (HR) overlay zoning district). (Permitted by-right in FR Overlay)
Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
Recreational facility.
ADDITIONAL USES PERMITTED BY CONDITIONAL USE IN R-1 (WITH FR OVERLAY)
Any permitted or conditional uses which include drive-through facilities
Adult day care
Fleet parking
Hotels or motels
Wholesale business
USES PROHIBITED IN FR OVERLAY
(Note: this does not affect R-1 district since the uses are not currently permitted)
Automobile repair
Auto Service
Car wash
Lumber/building/electric/plumbing supply
Machinery sales and service
Motor vehicle sales
Outdoor flea market
Plant and tree nursery/greenhouse
Recreational enterprise
Vehicle fuel sales
Warehouse, mini storage
Warehouse, storage

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> <u>RCI7151633</u>
<u>Falmouth Redevelopment Overlay District</u> PROJECT NAME	SECTION
<u>Multiple - 103 Gordon Street (Primary)</u> ADDRESS (IF AVAILABLE)	<u>30 acres</u> TOTAL SITE ACREAGE
<u>See Attached (multiple)</u> TAX MAP /PARCEL(S)	<u>B-2, B-3, and R-1</u> ZONING DISTRICT
<u>East and west sides of Cambridge Street at the intersection with Warrenton Road and Butler Road</u> LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>C. Douglas Barnes</u> NAME	<u>Stafford County Board of Supervisors</u> COMPANY
<u>P. O. Box 339</u> ADDRESS	<u>Stafford</u> CITY
	<u>VA</u> STATE
	<u>22555</u> ZIP
<u>(540) 658-8605</u> PHONE NUMBER	<u>(540) 658-6824</u> FAX NUMBER
	<u>DBarnes@staffordcountyva.gov</u> EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>See Attached</u> NAME	COMPANY
ADDRESS	CITY
	STATE
	ZIP
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>N/A</u> NAME	COMPANY
ADDRESS	CITY
	STATE
	ZIP
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.


Signature of Applicant/Agent

C. Douglas Barnes 1-17-17
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Rezone approximately 30 acres to apply the Falmouth Redevelopment Overlay Zoning District to 81 parcels located with the Falmouth Redevelopment Overlay area

INFORMATION FOR FEE CALCULATIONS

30 # of Acres

Type of Rezoning:

- Standard Rezoning
- Planned Development
- Proffer Amendment
- Minor Proffer Amendment
- Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # _____

Previous Resolution # _____

of Lots (if rezoning to residential) _____

Original Zoning B-2, B-3 and R-1

Proposed Zoning B-2, B-3 and R-1, with Falmouth Redevelopment Overlay Zoning

Proposed Use(s) Mixed commercial and residential within a Historic District

Application Affidavit

This form to be filed with:

**STAFFORD COUNTY
BOARD OF SUPERVISORS**

**1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555**

Internal Use Only
Project Name: <u>Falmouth Redevelopment Overlay District</u>
A/P #: _____
Date: _____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant C. Douglas Barners, Interim County Administrator
Name of Company Stafford County Board of Supervisors

Applicant Address P. O. Box 339, Stafford, VA 22555

Applicant's Signature *C. Douglas Barners*

Name of Agent Same

Address of Agent _____

2. Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit
Page 2
Applicant: Stafford County

Project Name: <u>Falmouth Redevelopment Overlay District</u> A/P #: _____ Date: _____
--

3. Property Information

Assessor's Parcel(s)	<u>See attached</u>
Address	<u>See attached</u> _____ _____

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
<u>See attached</u>	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit
Page 3
Applicant: Stafford County Board of Supervisors

Project Name: Falmouth Redevelopment Overlay District
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ **X**
Cost for certified letters \$ _____ (cost as of the day of submittal)
Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit
Page 4
Applicant: Stafford County Board of Supervisors

Project Name: <u>Falmouth Redevelopment Overlay District</u> A/P #: _____ Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer C. Douglas Barnes
Corporate Office of Signer Stafford County Administration
Signature C. Douglas Barnes
Date 1-17-17

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 17th day of January, 2017 by C. Douglas Barnes owner/applicant.

My commission expires: 12/31/17

Cheryl Giles
Notary Public



Falmouth Redevelopment Overlay
Owners List

Parcel ID	Owner	Mail Address	Mail City	Mail State
53 107	ROGERS MONROE M	115 FORBES ST	FREDERICKSBURG	VA
53D 1 7	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 7	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 8	106 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 9A	ROBERSON C W ESTATE	319 CHATHAM HEIGHTS ROAD	FREDERICKSBURG	VA
53D 1 10	104 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 10	104 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 11	LOPEZCERON MAURICIO	105 FORBES ST	FREDERICKSBURG	VA
53D 1 11A	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA
53D 1 13	BOURNE LINWOOD P & DEBORAH W	416 CAMDEN DRIVE	FALMOUTH	VA
53D 1 13	BOURNE LINWOOD P & DEBORAH W	416 CAMDEN DRIVE	FALMOUTH	VA
53D 1 14	RIDDLE CHARLES RONALD	111 FORBES ST	FREDERICKSBURG	VA
53D 1 14A	RIDDLE CHARLES RONALD & ANNETTE JOAN	111 FORBES ST	FREDERICKSBURG	VA
53D 1 15	PALMER NANCY LEE	113 FORBES ST	FREDERICKSBURG	VA
53D 1 16	DAY CORNELIUS & ANN S	16 CURTIS CIR	FREDERICKSBURG	VA
53D 1 17	CRITES MARY BERRY & ETALS	106 FORBES ST	FALMOUTH	VA
53D 1 17A	BERRY MARY L	106 FORBES STREET	FALMOUTH	VA
53D 1 18	IGLESIA DE DIOS PENTECOSTAL CRISTO L	15 BUTLER RD	FREDERICKSBURG	VA
53D 1 19	IGLESIA DE DIOS PENTECOSTAL CRISTO L	15 BUTLER RD	FREDERICKSBURG	VA
53D 1 20	GAY GORDON B & SANDRA S	25 BUTLER ROAD	FALMOUTH	VA
53D 1 31	SCHOOLS NORMAN L & LENETTA F SMALL	305 KING STREET	FALMOUTH	VA
53D 1 32A	HOWELL WILLIAM J & CECELIA S	PO BOX 8296	FREDERICKSBURG	VA
53D 1 33	RANGE JEROMY V & JANE C	303 KING STREET	FREDERICKSBURG	VA
53D 1 33A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 34	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 35	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 36	COUNTY OF STAFFORD	PO BOX 339	STAFFORD	VA
53D 1 37	JONES ANNE B	2203 COWAN BLVD APT 44B	FREDERICKSBURG	VA
53D 1 38	CLIFTON IRMA A	100 CARTER STREET	FALMOUTH	VA
53D 1 43	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA
53D 1 45	WATERS SALEM & PARRISH	115 CARTER ST	FREDERICKSBURG	VA
53D 1 45	WATERS SALEM & PARRISH	115 CARTER ST	FREDERICKSBURG	VA

Falmouth Redevelopment Overlay
Owners List

53D 1 46	SNELLINGS EMMA CHINN	117 CARTER STREET	FALMOUTH	VA
53D 1 47	HANSEN ANDREW P	119 CARTER ST	FREDERICKSBURG	VA
53D 1 60	GOVENIDES LINDA C	100 CAMBRIDGE ST	FALMOUTH	VA
53D 1 61	TRUSTEES OF THE GOLGOTHA CHURCH OF O	121 JIB DRIVE	STAFFORD	VA
53D 1 62	FALMOUTH BILLBOARD	6615 GEORGETOWN PIKE	MCLEAN	VA
53D 1 63	FALMOUTH BILLBOARD	6615 GEORGETOWN PIKE	MCLEAN	VA
53D 1 73	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 73	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 77	SIMPSON ANN HUNTER	PO BOX 34	HARTWOOD	VA
53D 1 77	SIMPSON ANN HUNTER	PO BOX 34	HARTWOOD	VA
53D 1 78	COUNTY OF STAFFORD (CUSTOMS HOUSE)	PO BOX 339	STAFFORD	VA
53D 1 79	ROTHFELD MICHAEL I TRADING AS SCI IN	101 WASHINGTON ST	FREDERICKSBURG	VA
53D 1 80	ROTHFELD MICHAEL I TRADING AS SCI IN	101 WASHINGTON ST	FREDERICKSBURG	VA
53D 1 81	ASHLEY DAWN LLC	1011 PRINCESS ANNE STREET	FREDERICKSBURG	VA
53D 1 82	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 82	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 83	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA
53D 1 97	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA
53D 1 98A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA
53D 1 99	CHAVES MARCIA C	106 WASHINGTON STREET	FALMOUTH	VA
53D 1 100	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA
53D 1 100	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA

Falmouth Redevelopment Overlay
Owners List

53D 1 100A	CHAVES MARCIA C	106 WASHINGTON STREET	FALMOUTH	VA
53D 1 101	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA
53D 1 102	ASHLEY DAWN LLC	1011 PRINCESS ANNE STREET	FREDERICKSBURG	VA
53D 1 103	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 104	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 104A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA
53D 1 104A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA
53D 1 105	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 106	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 107	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 108	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA
53D 1 109	MEEKER WILLIAM ROLAND	8111 AINSWORTH AVENUE	SPRINGFIELD	VA
53D 1 110	COX WILLIAM KENNETH & THELDA A	3623 JOAN LN	PORT ORANGE	FL
53D 1 110A	GESLOIS SUSANNE CLEONA	PO BOX 846	STAFFORD	VA
53D 2 2	AMAYA CRISTIAN E DURAN & HENRY O	104 FORBES ST	FREDERICKSBURG	VA
53D 2 2	AMAYA CRISTIAN E DURAN & HENRY O	104 FORBES ST	FREDERICKSBURG	VA
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA

Falmouth Redevelopment Overlay
Abutting Property Owners

53	13	MARY WASHINGTON COLLEGE BOARD OF VISITORS	224 WASHINGTON STREET	FALMOUTH VA 22405-2360
53	19	SHIFLETT GLENNA GRAVES TRUSTEE	PO BOX 707	FREDERICKSBURG VA 22404-0707
53	46	KEIGER BASIL	XXX	XXX XX XXX
53	106	MELE LISA DIANE O	6 JOHN JAY ROAD	FREDERICKSBURG VA 22405-2965
53	107	ROGERS MONROE M	115 FOREBES ST	FREDERICKSBURG VA 22405-2009
53	108	ROGERS MONROE M	115 FOREBES ST	FREDERICKSBURG VA 22405-2009
53	111	TRUSTEES OF THE UNION CHURCH OF FALMOUTH	2220 WARRENTON RD	FREDERICKSBURG VA 22406-4831
53	111A	TRUSTEES OF FALMOUTH UNION CHURCH	305 KING ST	FALMOUTH VA 22405-2337
53	113	STAFFORD COUNTY VIRGINIA	PO BOX 339	STAFFORD VA 22555-0339
53	113B	VIRGINIA ELECTRIC & POWER CO	707 E MAIN ST FL 12	RICHMOND VA 23219-2814
53D1	5	DABNEY-CLARK PHYLLIS TRUSTEE	144 RICHARDS FERRY RD	FREDERICKSBURG VA 22406-4812
53D1	21	LOGAN ANGELO D & LISA L	175 MINE RD	STAFFORD VA 22554-7503
53D1	23	WISE RONALD	206 CARTER ST	FREDERICKSBURG VA 22405-2306
53D1	25	PERE KELLY C	38 BUTLER ROAD	FREDERICKSBURG VA 22405-2332
53D1	26	CLINE JAMES H	PO BOX 5032	FALMOUTH VA 22403-0632
53D1	27	STAFFORD COUNTY HISTORIAL SOCIETY	PO BOX 1664	STAFFORD VA 22555-1664
53D1	29	MEYER VICTOR A & SANDRA L	8 LOCKHART CIRCLE	FREDERICKSBURG VA 22401-2234
53D1	30	MAYFIELD KARL R & ELENA S	4262 MEYERS RD	TRIANGLE VA 22172-1700
53D1	83A	BOARD OF SUPERVISORS OF STAFFORD COUNTY	PO BOX 339	STAFFORD VA 22555-0339
53D1	84C	COUNTY OF STAFFORD	PO BOX 339	STAFFORD VA 22555-0339
53D1	84G	BOARD OF SUPERVISORS OF STAFFORD COUNTY	PO BOX 339	STAFFORD VA 22555-0339
53D1	96	LOGSDON PETER & NIKARY	108 WASHINGTON ST	FREDERICKSBURG VA 22405-2362
53D1	97	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG VA 22405-2336
53D1	105A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG VA 22405-2336
53D3A	1	BREEN KEVIN & KATE	9 FOX RUN LN	FREDERICKSBURG VA 22405-3305
53D3A	4	HUTCHINSON JOHN WAYNE	305 COLONIAL AVE	FREDERICKSBURG VA 22405-2302
53D3A	5	VAN ZANDBERGEN BENJAMIN R	307 COLONIAL AVE	FREDERICKSBURG VA 22405-2302
53D3A	6	MARTINEZ ELSA WINSLOW	309 COLONIAL AVENUE	FALMOUTH VA 22405-2302
53D3A	7	DOMINGUEZ MICHAEL A	311 COLONIAL AVE	FREDERICKSBURG VA 22405-2302
53L	2	WINKIE KEVIN L	403 FORBES ST	FREDERICKSBURG VA 22405-2035

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1. RC17161533; Reclassification - Falmouth Redevelopment Area Overlay District - A proposed zoning reclassification to apply the FR, Falmouth Redevelopment Area Overlay Zoning District to Tax Map Parcel Nos. 53-107, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 53D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 53D-1-73, 53D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, and 53D-2-5. The parcels are located near the intersection of Cambridge Street and Warrenton Road/Butler Road, along Cambridge Street, Butler Road, West Cambridge Street, Gordon Street, Carter Street, and Forbes Street, within the Falmouth and George Washington Election Districts. The underlying zoning of the parcels is B-2, Urban Commercial; B-3, Office; and R-1, Suburban Residential Zoning Districts. The total area of the parcels is approximately 30 acres. Application of the FR Overlay District would not change the existing underlying zoning classifications of the parcels. **(Time Limit: June 2, 2017)**

Mr. Harvey: Thank you Mr. Chairman. If you'd please recognize Kathy Baker for the presentation.

Ms. Baker: Good evening Mr. Chairman, members of the Commission. Kathy Baker, Department of Planning and Zoning. And if you'll bear with me, my voice may give out a little bit tonight, but hopefully I'll be able to maintain. So this item is the reclassification for the Falmouth Redevelopment Overlay District. And this reclassification would apply the FR, Falmouth Redevelopment Area Overlay District to 81 parcels in the Historic Falmouth District. The current zoning of these properties is a mix of R-1, Suburban Residential, B-2, Urban Commercial, and B-3, Office. It's approximately 30 acres for the entire area, and the Board of Supervisors is the applicant. I'll note that the actual reclassification is to an Overlay District and it is not changing the underlying zonings. So, the zonings that exist are R-1, B-2, and B-3 are not changing. The Board adopted an Ordinance back in October, Ordinance O16-24 which created the Falmouth Redevelopment Overlay District and the regulations that go with that. They also established the boundary for the FR District. Application of this district does require a rezoning application and, in this case, the Board is acting as the applicant and authorized the reclassification of these 81 parcels. The Board did state in the authorization that any owner who wishes to opt out of this application may do so. They would need to have either verbal comments at this public hearing or the Board of Supervisors public hearing, or they can submit written comments. And as you'll note, the boundary highlighted in purple is the area of the district. And you'll see the parcels... first let me acclimate you to the area. So, we're on Route 1/Cambridge Street at the intersection of Warrenton Road/Route 17 and Butler Road. This, of course, was the area of the recently completed Falmouth intersection. Other streets within the district are West Cambridge in this location; King Street; Gordon Street; Carter Street; and then Forbes Street in this area. Also, a portion of Washington Street is included in the district. You'll see the white area, that's all VDOT right-of-way. That's remnant right-of-way from the Falmouth intersection improvements. And this just shows you an aerial overview of the area in question. The district is approximately this location; it follows those lines. And we've kind of broken it up typically into four quadrants just for discussion purposes. You have the northwest, the northeast, the southeast, and the southwest. And typically the southeast and the southwest quadrants are the ones that are going to have your more significant historic structures dating back to the 1750s. And there are no structures in the northwest quadrant, other than billboards along two of the property frontages. The northeast quadrant has some more modern buildings; they're 20th century structures but still considered historic because they were constructed up to the 1950s and that's the period of significance -- about 1750

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to 1956 for the Falmouth Historic District. You'll note that the... along King Street, the elevation is around 20 feet in height... or excuse me, in elevation and the topography increases as you go up this direction. And it's most flat then in the upper areas. You do have Falls Run along the western boundary line which includes Resource Protection Area. You also do have flood zone in a good portion of the southern part of the district. I'll note that there are about 35 historic structures in the entire district boundary, and there are about 25 parcels that are undeveloped. I should have noted that there are about 39 parcels that are zoned R-1, 41 that are zoned B-2, and then one parcel is zoned B-3. So the purpose of the FR District is to provide suitable and sufficient opportunities for redevelopment in the Historic District. It would also allow flexibility in new construction and reuse of existing buildings.

Mr. English: Ms. Baker?

Ms. Baker: Yes.

Mr. English: I've got a question, if you could go back to the slide a second. Why didn't they go all the way up to Falmouth Baptist Church and up to the Falmouth School with that and they just stopped right there? Is there a reason?

Ms. Baker: The Board of Supervisors just went with a boundary that they thought was small enough to use this as, I guess to test out the district to see how it would work. Jeff, if you have more.

Mr. Harvey: Yes, Mr. English, the Board was initially looking at this as a pilot project, and felt that if it became successful it may be able to expand the boundaries. So this was the initial small or more compact area which people mostly know as most of the core of Historic Falmouth. There were some questions earlier on about extending it further Washington Street, further down Butler Road, further up Route 1; this was the core area that the Board landed on.

Mr. English: I was just curious because of the Falmouth Baptist Church. I don't know, that's probably historical and then you've got the school. That was my reasoning. Thank you.

Ms. Baker: Moving on, the last bullet there, maintaining the historic nature and cultural contacts of Falmouth. Sorry, Jeff could you just read these slides for me?

Mr. Harvey: The district regulations do allow more by-right uses than in the underlying district. There are some restrictions to the underlying uses that are not compatible with the historic area, so some of the commercial zoned properties actually have some prohibited uses which would normally be allowed throughout other parts of the County, but in the historic area the Board felt it was important to restrict those types of activities. These properties generally were built prior to the concept of modern zoning, so often times they don't meet setback requirements, lot coverage requirements, and those types of things. So the Ordinance, when it was adopted, allowed for relief of those standards. Those relief could be handled through a Special Exception process with the Board of Zoning Appeals. The Ordinance also includes development standards to encourage pedestrian circulation; in other words, sidewalks. It requires that any new construction or additions to existing buildings comply with the Neighborhood Design Standards in our Comprehensive Plan, and also would go to the ARB for approval for compatibility with the historic nature of Falmouth. It wouldn't be quite the same level of review as you normally see with historic district properties. The Architectural Review Board issues certificates of appropriateness for historic district properties, and they go under a higher level of scrutiny to ensure that whatever changes to those buildings are keeping it in nature with the integrity of the building itself and its

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time period in which it was initially constructed. The Ordinance also establishes some limitations for outdoor restaurant seating from 7:00 a.m. to 11:00 p.m. That currently doesn't apply elsewhere in the County at this point in time. There are some other issues that are dealt with with the Ordinance and it would prohibit outdoor storage of goods in the front yard and require certain areas to be screened from view such as loading spaces and dumpster spaces. It restricts the hours for outdoor display of goods, and also outdoor display should not obscure the architectural features of the building and should not impede access along sidewalks. And paved parking would be required for parking lots with more than 24 spaces. At one point in time there was a lot of discussion about a lot of the way Falmouth was developed, there wasn't paved parking. So, for smaller sites that could still be the case. But for larger parking lots, it would have to be paved. Other district regulations require a minimum open space ratio of 0.1; in other words, 10% of the total property area would have to be in open space. There's a requirement for a landscaping buffering plan. Again, this only applies to new development so, if someone's taking a vacant lot and building on it, or if they're proposing to put an addition onto a commercial building, they would have to provide landscaping and buffering. There's a requirement that any new construction install underground utilities; it limits the location of loading areas and service entrances and trash storage. Also, the Ordinance would set limits on building height. Currently, our B-2 zone which, as Ms. Baker indicated, many of the properties in this area are zoned B-2, Urban Commercial, the current zoning regulations allow buildings up to 65 feet, which is generally 5 stories, and that's a bit out of character for the historic nature of Falmouth. That's why the Ordinance Overlay District would limit any buildings to 3 stories or 45 feet. And also limit the height of accessory buildings; in other words, detached garages or sheds or those types of buildings, they'd be limited to 25 feet. And then also it limits the length of a multi-family building if a site was to be redeveloped for that purpose. The importance of that is to make sure that the building itself again stays in the smaller type of scale and character that you see in Historic Falmouth.

Ms. Baker: Okay, I can try now. Thank you.

Mrs. Bailey: Mr. Coen?

Mr. Coen: Yes Mrs. Bailey.

Mrs. Bailey: Mr. Harvey or Ms. Baker, so the 81 parcels that the land owners have been contacted, and if they want to opt out -- let's say that they fall within one of the prohibited uses, they have the opportunity to opt out?

Ms. Baker: They actually have the opportunity to opt out of this application of the rezoning. So they're parcel would be excluded from the Redevelopment Overlay. So, none of the overlay regulations would apply to that particular parcel that opted out.

Mrs. Bailey: If they didn't opt out and they were in one of the... utilizing one of the uses that currently are prohibited, what would happen in that case?

Ms. Baker: If they have an existing use that's... they can continue that as long as they continue it as a legal non-conforming use.

Mrs. Bailey: And then the parking, the riverfront that's being used -- would that necessarily also be required to be paved?

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Ms. Baker: That's outside of the district, the riverfront park is outside the district.

Mrs. Bailey: Okay.

Ms. Baker: It's from the north side of King Street.

Mrs. Bailey: Got it. Okay, thanks.

Ms. Baker: So, this slide shows, under the Ordinance, what the uses are that are permitted by-right in addition to any of your existing underlying uses that are allowed in any of the zoning districts. So in R-1, B-2, or B-3, under your... if the overlay were put in place, you could also do a commercial apartment, a bed and breakfast, a community use, a farmer's market, a home business, a live/work unit, a place of worship, or public art. You would also have to have a conditional use permit for any of the uses shown in the middle column which is anything requiring a drive-through, adult daycare, fleet parking, hotel or motel, or wholesale business. The last column does show uses strictly prohibited in the FR Overlay District, and that includes automobile repair, auto service, car wash, lumber/building/electrical or plumbing supply, machinery sales and service, motor vehicle sales, outdoor flea market, plant and tree nursery or greenhouse, recreational enterprise, vehicle fuel sales, or a warehouse mini-storage or regular storage warehouse. There are more detailed lists broken out by zoning district in your Attachment 5 in your report. With regard to the historic resources in the area, Falmouth is listed on the National Register of Historic Places, as well as the Virginia Landmarks Register. These are more designations and don't have any particular standards or requirements that are in place for development. However, portions of the Falmouth District was designated in 1985 as a Historic Resource Overlay District, which is another Resource Overlay District in the area. And this is a map that shows currently the parcels within the historic overlay. As you can see, the red boundary is the new area of the resource, the FR Overlay District. And what that means is the properties that are currently in the Historic District are subject to review by the Architectural Review Board. As we noted already, one of their new requirements in the FR District means that also any development of properties would be subject to ARB review. So, in essence, anything within the red boundary would now have the same type of regulations which requires review by the ARB for any exterior improvements or changes to the buildings or any new structures on properties. And these would comply with the Secretary of Interior Standards for rehabilitation of structures. There are 22 districts throughout the County; Falmouth is the only one that has multiple properties in the district. And I'll just give you some slides here showing the area of the historic properties. This is looking north on West Cambridge Street. And you can see how the buildings are set very close to the street. So, most of them are going to be non-conforming with regard to what your setback requirements currently are in the district. So adding on to a building you may not be able to do if that area falls within building restriction lines. Those are some of the things that could be... the standards could be lessened. This is another example showing primarily residential structures on a portion of Washington Street. Again, they sit very close to the properties... or to the street. This just shows a couple of buildings looking west from Washington to West Cambridge Street, showing that they do have very small sizes of the parcels; so, very limited room to have any type of... there is actually a business in the building to the left. But somewhat limited on your redevelopment potential. This just shows you the area up on Forbes Street. Again the single-family structures are a little bit... they're more 20th century. They do have some larger lot sizes so have a little bit more ability to redevelopment the parcels along this street. And this is just a few more examples kind of showing the various sizes and shapes of the different buildings. These are a few more. So with regard to the Comprehensive Plan, this is designated within the Falmouth Village Planning Area. And generally that's for mixed use, commercial, and residential, and also following the Falmouth Village Redevelopment Plan which was adopted in 2011. So overall, staff does

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find that the proposal is consistent with the established development pattern. You do have small scale residential, commercial, and office in the area. The proposal would encourage future development that would be compatible with Historic Falmouth. The proposal would incentivize rehabilitation and reuse of vacant historic structures. And it is compatible with the Falmouth Village Planning Area and Falmouth Village Redevelopment Plan. And we don't find any negative aspects. So staff is recommending approval; again I'll note that any property owner that wishes to be excluded can do so by submitting written or verbal comments at either hearing. And I will note that an individual property owner could opt to rezone their property in the future with this overlay, but they would actually have to pay application fees in order to do so. So, with that, I'll be happy to answer any additional questions.

Mr. Coen: Okay, anyone have any questions for Ms. Baker? Mr. Apicella.

Mr. Apicella: Mr. Chairman, so I believe Mrs. Bailey sort of asked this question but I just want to be clear because I'm not sure I heard an answer. Were all of the A-1 parcel owners advised of this rezoning process?

Ms. Baker: We sent out notices to every owner on record, yes.

Mr. Apicella: And in that notice, did it tell them that they could opt out?

Ms. Baker: Yes.

Mr. Apicella: And what's the deadline for submitting a written opt out request? I didn't see it in the referral.

Ms. Baker: It's my understanding it's during... it's at the public hearings or to be presented at one of the public hearings, either the Planning Commission or the Board of Supervisors.

Mr. Apicella: Is that the way the County Attorney sees it? Just because it's not real clear in the referral.

Ms. McClendon: The request would have to come before the Board acts on it. Once the Board acts on it, the request could not be taken up.

Mr. Apicella: Okay. Thank you.

Mr. Coen: Alright, any other questions? I do have one question. The fleet parking -- do we have what we normally envision as fleet parking?

Ms. Baker: That's typically if you have a business like a plumbing business or something where you would have all of your plumbing trucks that would be parked onsite.

Mr. Coen: Okay. And just for clarification, Ms. McClendon, so that if people wanted to opt out, they sort of have tonight to say something, anything up to the actual public hearing that the Board of Supervisors have on this issue?

Ms. McClendon: That's correct. They could actually make the request in person at the Board's public hearing as well.

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Mr. Coen: Right. Theoretically, can they do that in person... say they had questions and they wanted to talk to staff. Can they do it then or do they have to do it at the public hearings?

Ms. McClendon: I believe they're allowed to do it either in writing or at the public hearing. The idea is to have something on the record. So, if they do it at the public hearing, it's on the record. Or if they do it in writing to staff it's on the record.

Mr. Coen: Okay. Alright, thank you. Any other questions? Seeing none, alright, we'll open up the public hearing on this issue. During the public hearing we ask that you come up, state your name and your address before you speak. Address the comments to the Commission as a whole. You have 3 minutes to speak at which the green light will turn on. Same rules apply; the yellow light infers that you have less than a minute left, and then when you see the red light, we ask that you wrap up your comments. And so, with that, is there anyone who'd like to speak on this issue? Then come on down; you're the next contestant on...

Mr. Bundrick: My name is Gregory Bundrick. And first, of course, I want to express my appreciation as a citizen for your service to the community. I'm not quite sure in terms of the impact of the proposal on my property. But I can tell you about Forbes Avenue which is seeing a whole lot of density. We're experiencing a high load of traffic up and down Forbes, more during some times of the day than others. The speed of traffic is of concern to us. The condition of the road is of concern to us. There is considerable erosion on the road, and also considerable erosion along the side of the road. So, it seems that, as I said, we're not in that exact district per se but we're concerned of course about what any development means on Forbes and then us. So, I just wanted to bring this to your attention as you consider this matter.

Mr. Coen: Okay, thank you Mr. Bundrick.

Mr. Bundrick: Thank you.

Mr. Coen: Alright, and Ms. Clifton? Not that you're the only one, but you're here.

Ms. Clifton: Good evening again. I'm Irma Clifton. No one wants to see Falmouth thrive more than I do, but within limits. For example, protecting its historic and cultural integrity. Also, I believe in property rights, within reason. I don't think there is anyone who has moved into Falmouth in the last 40 to 50 years or even bought property there who did not recognize that there were certain limitations. When I was reading the report today, I noticed that the very first permitted thing was allows for more by-right uses than the underlying zoning districts. Such uses include commercial apartment, bed and breakfast inns -- where are you going to park, over in Fredericksburg, community farmer's market, home businesses, live/work units, place of worship -- you couldn't have very many people, and public art uses. To this, all I can say is parking, parking, parking. Anyone who travels through Falmouth during the summer weekends will be in for a shock. The improvements to Route 1 and Route 17 intersection is notwithstanding; traffic is still a problem and a study should be conducted to try to find a way to improve the flow. There was no traffic study conducted for this overlay district. Overall, I think the plan is good and I can offer support on a limited basis, after the parking and the secondary street traffic, and the pedestrian problems are solved. You will be considering a rezoning request early next month that will test the parameters of this overlay district in respect to parking and pedestrian passage. This overlay district may open the door to more than Falmouth can handle. Don't permit this Falmouth Overlay to become a Falmouth Over-power District. Thank you.

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Mr. Coen: Thank you Ms. Clifton. Anyone else wish to speak? Yes sir.

Mr. Waters: I'm Parrish Waters. I am referring to a couple of the designations that... I think Ms. Baker, I'm getting that wrong, sorry... that were presented here and I noticed this also refers to the referral that Ms. Clifton made to the proposal next month. Anyway, my point is, I'll get to it, is to urge the Committee, the Board to be cautious when rezoning. The uses that were listed up here do not... it's not a comprehensive list of the things that are available to B-1, B-2, and B-3. And just looking here at your website, with B-1, things like a apartment or a bed and breakfast, but it also includes convenience center, dance studio, drugstore, florist, dry cleaner. All of these things are pretty unattractive or some of them are unattractive to residents. My kids play in the back yard. If there was dry cleaner next door, that'd be a little toxic. If it was a bakery, wonderful. There are a lot of uses that I would be very happy to have, but I would just urge the Board to be cautious in the rezoning to make sure that things are compatible with the residential. I have two small kids; I'd hate to have them play out in the fumes from a dry cleaner or a automotive shop, which I know that's not allowed, but something like that. Thank you.

Mr. Coen: Thank you Mr. Waters. Anyone else wish to speak? Come on, welcome down.

Ms. Govenides: I'm Linda Govenides. I'm sure some of you have talked to me. It's my understanding that the VDOT right-of-ways have been turned over to the County. Is that true or not?

Mr. Coen: Okay, well, we can't answer right now but I'll ask staff when you're done.

Ms. Govenides: Oh, I'm sorry, okay. That is a big concern. I've been waiting to know what they're going to actually do with that property since it's right next door to me. And I think most of this is very nice. Who's our architectural review? That's not a question, I'm just asking who is it. And what impact are they going to do with the existing communities and things and houses, etcetera? Because mine's not exactly the color that they'd probably fit. It's pink. So, those are my concerns. And there's a lot of information to gather here tonight to make any kind of a verbal or written request of any kind. So, where do we get more in-depth information on that? Again, you don't have to answer it; just curious. Anyway, okay, those are my concerns. Thank you.

Mr. Coen: Thank you Ms. Govenides. Alright, anyone else wishing to speak? Alright, seeing none, we bring it back to staff. Does staff want to address any of these questions? As you come up Ms. Baker, would you be the one that if people have for the questions to contact in the Planning Department?

Ms. Baker: Yes, that would be fine.

Mr. Coen: Okay, so if anybody has further questions, Ms. Govenides, this is the fine, professional, intelligent person that would be able to help you.

Ms. Baker: Just a couple of things; with regard to the rezoning overall, we did not do a traffic analysis or any analysis on the public facilities because it's going to depend upon the development of each individual parcel. As a property does come in and want to do something under the existing zoning, they can certainly do that. They would either have to submit a site plan or, in some cases, if they would want to submit a rezoning application if they want to go say from R-1 to B-1, then that's when those issues would be laid out and presented, and the impacts could be weighed at that time. Right now, anybody can develop any of these properties under its existing zoning. So, if a B-2 use wanted to come in, they would have to submit a plan of development showing their parking, showing all of their... where they're

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meeting all zoning regulations, and they would have to show where they're meeting any parking requirements and where they're putting their properties and such. So, that was just an overall comment. As far as the VDOT properties... could we pull up the computer please?

Mr. Coen: Computer please? There we go.

Ms. Baker: I'll go back to this... As I stated, the white areas are VDOT remnant right-of-way. There was an agreement based on the impacts to the Historic District back at the very beginning of this process that indicated that additional right-of-way not needed at the end of the project along Butler Road would go to the County. There's also been a request since then for additional areas to be conveyed to the County. We've been told that VDOT is still in the process of finalizing all of their punch list items for the project going through whatever various finalizations that they have to do in order... before they can convey these properties. So, right now it is still VDOT right-of-way. It's the intent that at least this portion is going to be conveyed to the County. The other areas are still in question; we're not sure what they will do. We don't have a timeframe yet but, if it does convey, we still have to have certain uses that are going to permit interpretation of the Falmouth Historic District that could include parking areas, it could include trails, pedestrian seating, parks, open space area; it's limited area but it does have to relate to interpretation of the Historic District the way that it was written in an agreement with VDOT. So, it's limited uses but it could provide some additional parking areas for Falmouth in general.

Mr. Coen: Ms. Baker, if you could make a note as this goes forward, and I think I mentioned this before but, to put in the legend that the white area, what it is.

Ms. Baker: Sure.

Mr. Coen: So that way people, when they look at the map, understand what all the white area is. It just would be helpful, thank you.

Ms. Baker: Certainly. Is there anything else that you would like me to comment on at this time?

Mr. Apicella: Mr. Chairman?

Mr. Coen: Go ahead Mr. Apicella.

Mr. Apicella: I heard some concerns that this might be to additional development, I think Ms. Baker pointed out that many of the uses did not change from what already exist. When I look at the three categories, additional uses permitted by-right, that may not have been allowable before but now are allowable. There's not a lot; it's not a very exhaustive list. But can you explain what a commercial apartment is?

Ms. Baker: And I think the intent of that plus the live/work unit is to provide somebody who wants to live within that historic building and have say a, if it's a 2-story building, to have the commercial use or the office use on the bottom floor and then still maintain a residence upstairs. We used to have that allowance in some of the zoning districts, but that's no longer an allowed use anywhere. So that would go back to where someone could continue to live but also have a small office or other use in the building. And that would be the, like I said, the live/work unit or the other...

Mr. English: Sort of like Amy's Café type thing?

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Ms. Baker: ... commercial apartment. Yes, Amy's Café has a commercial apartment upstairs. So it just gives that owner a little bit more flexibility in what they can do with their structure.

Mr. Apicella: And when this was in front of us previously, we did take out some proposed by-right uses that were new.

Ms. Baker: That's correct.

Mr. Apicella: Under the category of additional uses permitted by CUP, these may have been by-right uses that now have a CUP requirement.

Ms. Baker: That's correct.

Mr. Apicella: And there's a fairly lengthy list of what were either by-right or CUP uses that are now prohibited.

Ms. Baker: That's correct.

Mr. Apicella: So, in theory, aside from adding, you know, an additional ARB review and Neighborhood Design Standards, this isn't necessarily trying to push for more development; it's just trying, to the extent there is development, it's in concert with the historic nature of the district. And we did not add a lot of new categories, but categories that may fit into this Historic District. Is that correct?

Ms. Baker: That's correct, yes.

Mr. Apicella: Okay, thank you.

Mr. Coen: Any other questions? Alright. Just for those watching or listening, when Mr. Apicella says ARB he means Architectural Review Board. For those people who are not up on the lingo. And correct me, Ms. Baker or Mr. Harvey, if I get this wrong, but if we were to try to take items out of say the CUP use, it would add another of we would have to make more recommendations and to have it come back type aspect. Am I correct on that?

Mr. Harvey: Yes, Mr. Chairman, there would need to be another zoning text amendment which involves another series of public hearings. Tonight's hearing is changing the zoning map to put the overlay on the property. If the Commission and Board of Supervisors want to change the regulations some more, that would require another set of public hearings.

Mr. Coen: Okay. But we certainly could let them know if there were certain uses that we had sort of angst about.

Mr. Harvey: Yes.

Mr. Coen: Okay, thank you. Thank you Ms. Baker. Alright, because this is primarily in my district, I will turn over the gavel to Mrs. Vanuch.

Mrs. Vanuch: Thank you Mr. Coen.

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Ms. McClendon: Just one second, I'm sorry. Mr. Chairman, I don't believe you've closed the public hearing.

Mrs. Vanuch: Okay, we're going to close the public hearing at this time. So, since this is in your district Mr. Coen, what say you?

Mr. Coen: I'm going to make a motion to approve O17-16.

Mrs. Vanuch: Any second?

Mr. Rhodes: Second.

Mrs. Vanuch: Alright, Mr. Rhodes seconds. Any discussion Mr. Coen?

Mr. Coen: Yes. We have had a lot of discussion on this. We pulled many items that we thought were problematic out of the by-right to put it into CUP or take it out. I will say that staff has done an excellent job of bringing these up. If we can make it very clear to individuals that of who they can get hold of Ms. Baker to get answers to their questions and, not to add more work to you Ms. Baker, but it would just be helpful for people to be able to know the process and have their questions answered. I do have angst about two things in particular that I would hope that the Supervisors will take care of. I don't want to slow down this process any farther than it already has, but the adult business as a CUP I feel is sort of problematic. And a nightclub under the CUP; if the timeframe is to close by 11 p.m., the nightclubs would by normalcy be going past 11 p.m. And so, if those aren't really in concert to what we're trying to do in this area, it would make sense just to remove them altogether. So, that's why I'm pushing this forward and recommending approval of this, and just hoping that the Supervisors will then turn around and do the process to remove those two items.

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

Mr. Rhodes: No further comment.

Mrs. Vanuch: Alright, time to close that out. Anybody else want to say anything? No? Alright. Go ahead and pick up your ticker and vote. Okay, so the motion passes 7-0.

Mr. Coen: And then if Mr. Apicella, I appreciate that, Mr. Harvey and Ms. Baker, if anybody that we know of if we can communicate again with them to let them know that the second step is before the Supervisors, that would probably help them in knowing what timeframe so they're not caught unawares. And I want to thank everyone for coming out this evening and participating. I think we've taken into consideration your angst and concerns. Alright, we move onto the next item for the public hearing

Deferred Business 3/21/17

	Issue for Consideration	Date	Status
1.	Authorize PH for No Shooting Zones	9/16/14 12/16/14 6/2/15 9/15/15 (PCS)	PH 12/16/14 on Noise and Weapons - referred to Public Safety committee to discussion on 16 year old restriction, BB guns - weapons ord. discussed by PSC on 4/21/15; no shooting zones to be discussed at PSC meeting 5/19/15; Weapons Ordinance amendments passed 6/2/15
2.	Three Plat Note Vacations @ Crow's Nest Harbour	9/16/14	Public hearing cancelled (no reschedule date specified)
3.	Endorse a Multi-cultural Coalition	1/19/16	CEDC discussed on 7/6/16, no action taken
4.	Outdoor Vehicle Display/Sales	1/19/16	Deferred (no date specified) 6 - 1 (PM voted no)
6.	JLUS Update on State-wide Strategy	11/01/16	Deferred to BOS meeting to follow 11/30 QRESC meeting
7.	Winding Creek Rezoning and CUP	1/24/17	LS/WM to defer, no return date specified 6 - 1 (JC voted no)
8.	CUP for a Special Event Permit @ Clearview	2/7/17	MB/LS 7 - 0 to defer a vote; Unfinished business 3/21/17
9.	ICTP Zoning Category	3/7/17	LS/GS 6 - 1 (JC voted no) deferral to 5/2/17

Board Committees

3/21/17

	Issue for Consideration	Committee	Status
1	Armed Services Memorial Commission	Mr. Snellings, Mr. Dudenhefer, Lt. Gen. Ron Christmas Mark Osborne Dan Chichester John Cox Sue Henderson Elizabeth Davis Charlie Jett Frank White Billy Shelton James Brown	Ground breaking held on March 4, 2017 Ribbon cutting scheduled for July 15, 2017
2	Pump and Haul Committee	Paul Milde	Amendments to policy passed 6/2/15 – consideration of loans to Subsidized P & H users, PH 6/7/16 –passed – Discussed at 3/7 CEDC meeting – WM requested copy of notifications sent to P & H participants
3	At-Risk Youth Partnership Opportunities Public Day Care Committee	Laura Sellers	LS toured w/ Donna Krauss, met in Richmond, Commission on Youth, 6/15/15; met 8/18/15 – met on 12/16/16.

Standing Committee Structure

Standing Committee	2017 Members	Status
Community & Economic Development	Wendy Maurer/Bob Thomas/ Gary Snellings	1 st Tuesday of each month at 12:00 Noon in Conference Room A/B/C
Infrastructure Committee	Jack Cavalier/Paul Milde/ Meg Bohmke	1 st Tuesday of each month at 1:30 p.m. in Conference Room A/B/C
Finance, Audit, and Budget Committee	Jack Cavalier/Wendy Maurer, Chair/ Bob Thomas	2 nd Tuesday of each month at 1:30 p.m. in Conference Room A/B/C
Public Safety Committee	Meg Bohmke/Jack Cavalier/ Laura Sellers, Chair	3 rd Tuesday of each month at 12:00 Noon in Conference Room A/B/C
Joint Schools Committee	Jack Cavalier/Gary Snellings/ Laura Sellers (BOS) Patricia Healy/Irene Egan/ Jamie Decatur	Next meeting scheduled for 3/20/17, Schools Administration Building
Legislative Committee	Wendy Maurer/Laura Sellers	Met with Eckert Seamons, new consultants, on 10/4/16 – discussion of 2017 priorities 10/18/16, new business, with a vote scheduled for 11/01/16. Weekly meetings to resume on Fridays, 3:00 p.m., once the GA is in session. Legislative Initiatives adopted 11/1/16-Legislative dinner 12/6/16 – meeting scheduled for every Friday, 3:30 p.m. in the County Admin Conference Room – Last meeting for 2017 held on 2/25/17
Bylaws Committee/FOIA Committee	Jack Cavalier/ Gary Snellings	Amended bylaws voted on 8/16/16, approved 7 – 0. Discussion of Bylaws at BOS retreat agenda, 2/10 and 2/11/17 @ Airlie.

Referred to the Planning Commission
3/21/17

	Issue for Consideration	Date	Status
1.	Consider Amendments to the Terminal Reservoir Ordinance 009-14	5/05/09	Will be scheduled with the Reservoir Overlay public hearing – Board referred to PC
2.	Terminal Reservoir District/ Reservoir Overlay District	6/16/09 9/15/09	Referred to CEDC for review before going before the full Board – no date specified for return to BOS
3.	Rappahannock and Potomac River Overlay District	4/6/10	Referred to PC, consider w/ Potomac River Overlay. PC requested additional time; Awaiting BOS direction/action – FAB reviewed on 3/18, CS/PM did not agree with PC recommendations; referred back to PC for additional review
4.	Cluster Ordinance	6/18/13 7/2/13 9/17/13 10/01/13 4/21/15	Approved 9/17/13; Returned to PC with task to review smaller lot sizes – 10/1/13, referred to PC with 90 day turn around for review and recommendation(s). PC recommended not changing lot size in cluster developments – PC recommendations given to the CEDC, no date scheduled for return to the full BOS. At MB request, R15-123 referred to PC
5.	Transfer of Development Rights	7/1/14 10/21/14 1/20/15 2/24/15	Referred to Planning Commission 2/24/15
6.	Recreational Business Campus (RBC)	9/15/15	Amendment to the RBC w/ 90-day turn around – 11/17/15 additional time granted for PC review
7.	Integrated Corporate and Technology Park Overlay District	9/20/16 2/7/17 3/7/17	Referred to Planning Commission 9/20/16 – R17-52 passed 6-1 (JC voted no) to accept the Planning Commission’s recommendation to remove the multi-housing component. PH held 3/7/17 – vote deferred to 5/2/17 following meeting w/ staff to further discuss and understand ICTP.
8.	Creation of a R-5 Zoning District for Age-Restricted Apartments	11/22/16	Referred to PC 11/22/16 PH date TBD
9.	Zoning Text Amendment/Permit Vaccination Clinics in Pet Stores/Amend Definition of a Pet Store	2/21/17	Referred to PC 2/21/17 PH date TBD
10.	Zoning Text Amendment re. Maximum Light Levels at Residential Property Lines	2/21/17	Referred to PC 2/21/17 PH date TBD