

Community & Economic Development Committee Meeting AGENDA

April 14, 2015 – 12:00 Noon
Conference Room A/B/C, Second Floor

Agenda Item	
1.	Economic Development Strategic Plan
2.	Cost of major versus minor site plans
3.	Counting House
4.	Falmouth overlay
5.	Readiness and Environmental Protection Initiative (REPI)
6.	Small business initiative – verbal update

CEDC04142015agenda



Board of Supervisors

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

Anthony J. Romanello, ICMA-CM
County Administrator

April 14, 2015

TO: Community & Economic Development Committee
FROM: Brad H. Johnson, Assistant Director of Economic Development & Tourism
SUBJECT: Economic Development Strategic Plan

For the past seven months, the Economic Development & Tourism Department has been working with Board members and key stakeholders crafting an update to the Economic Development Strategic Plan element of the Comprehensive Plan, last updated in 2006. This update will also supersede the Board's Economic Development 10-Point Plan, which has been essentially fully implemented.

Attached you will find the final draft of the Executive Summary for this update as well as a copy of Tuesday's presentation by Ralph Basile, Principal with our contractor, Vantage Point Real Estate Development Management, LLC. Full documentation for this update includes the Executive Summary, an 80-page Strategic Action Plan Report, and a 160-page appendix that includes the technical supporting material for the Report.

Staff requests the Committee consider this material, and if it concurs, send the material to the full Board with a recommendation for the Board to refer it to the Planning Commission for inclusion in the Comprehensive Plan. Due to the timeliness of the material, staff recommends the Board request the Planning Commission complete their actions within 4 months.

attachments (2)



ECONOMIC DEVELOPMENT STRATEGIC ACTION PLAN:

PRESENTATION OF DRAFT FINDINGS AND RECOMMENDATIONS

APRIL 14, 2015

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

Stafford County, VA

Agenda

- Welcome and Introductions
- Purpose
- Process
- Key Visions and Goals
- Current Status
- Initial Strategies
- Next Steps



Purpose

- Update the 2006 strategic economic development plan
- Create objectives based on established project goals with available resources
- Assure objectives are consistent and compatible with current planning efforts and best practices
- Engage key stakeholders to ensure that the Strategic Plan is organizationally and functionally comprehensive
- Continue advancement of efforts to build Stafford as an enviable business location
- Increase private sector investment
- Expand job opportunities, especially high-paying jobs

Process: Where are we now?

- Reviewed recent trends and existing conditions
- Conducted key stakeholder interviews
- Held a retail forum/open house
- Reviewed peer communities
- Completed a SWOT analysis
- Reviewed and evaluated relevant plans and reports
- Conducted “best practice” review



Process: Where are we now?

■ Key Stakeholders Interviews

- Board of Supervisors
- County Administration
- Economic Development Authority
- Economic Development Department
- Finance Department
- Germanna Community College
- Planning/Zoning Department
- Police/Fire Department
- STRC Initiative
- Stafford Airport
- University of Mary Washington
- Area businesses

■ Peer County Review

- Albemarle County
- Fairfax County
- Fauquier County
- Hanover County
- Henrico County
- King George County
- Loudoun County
- Prince William County
- Spotsylvania County

Process: Where are we going and How do we get there?

- Synthesized information on “Where are we now?”
- Identified strengths, weaknesses, opportunities, and threats (SWOT)
- Established overall visions and goals
- Formulated and prioritized economic development objectives

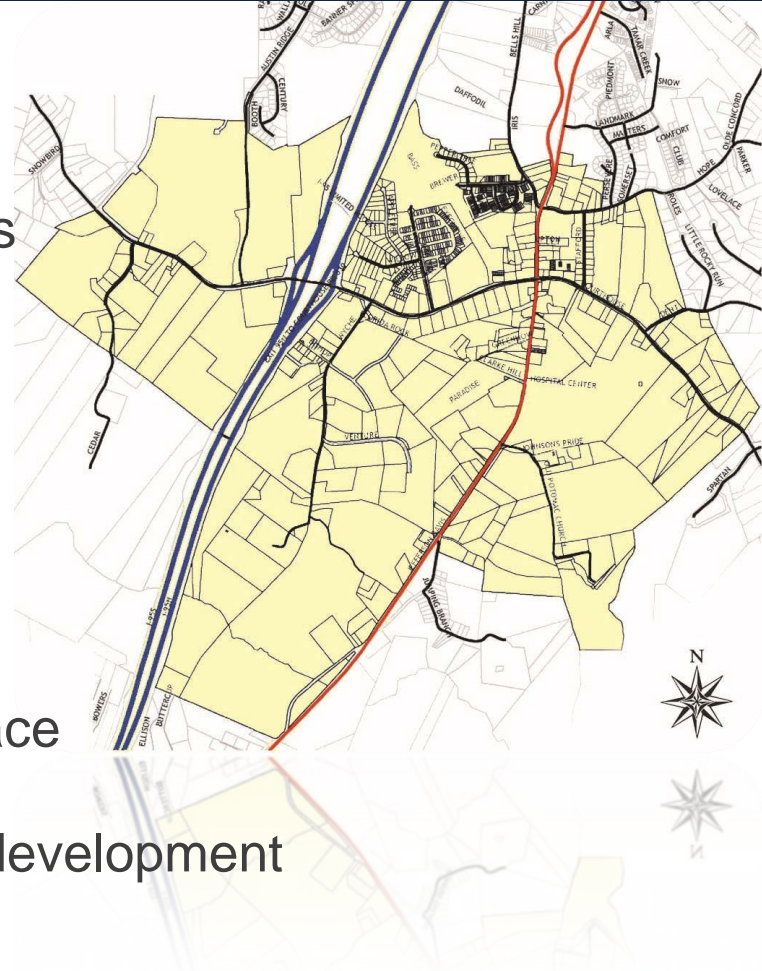


Key Visions and Goals

- Continue to expand business and employment growth
- Clarify community perception
- Facilitate attraction of upscale retail/restaurants to enhance County quality of life and attract new development
- Continue to support Federal employment
- Continue to diversify the economy and targeted industries
- Build and support technology/entrepreneurship (STRC initiative)

Key Visions and Goals (Con't)

- Build on existing assets
- Formulate focused and proactive objectives
- Create achievable metrics
- Build on and grow medical base
- Retain the rural flavor
- Continue to protect and set aside open space
- Consider appropriate waterfront areas for development



Prioritization of Initial Strategies

- There are four priority levels:
 1. Top
 - Have the greatest immediate impact; provide foundation for other objectives
 2. High
 - Have significant impact; acted on as resources are available
 3. Priority
 - Important but have a lower catalytic impact; longer in term
 4. Other
 - Longer term actions requiring cooperation outside of the Economic Development department

Note: Objectives on the following pages with an asterisk () were formulated in interview sessions with the Board of Supervisors*

Prioritization of Initial Strategies

1. Top Priority Strategies

Strategy	Description
Strategy T-1*	Implement the STRC Initiative Objective Plan
Strategy T-2*	Continue to Increase Awareness of Shovel-Ready sites
Strategy T-3	Enhance Utility and Road Infrastructure Serving Key Commercial and Industrial Sites
Strategy T-4*	Continue Business Retention and Expansion and Workforce Preparedness Efforts
Strategy T-5	Work to Increase Broadband Availability, Especially in the Redevelopment Areas
Strategy T-6*	Leverage the Regional Industry Cluster Analysis to Refine Marketing Efforts
Strategy T-7	Continue to Enhance the Economic Development Toolbox

Prioritization of Initial Strategies

2. High Priority Strategies

Strategy	Description
Strategy H-1*	Continue Efforts to Attract Upscale Retail and Restaurants
Strategy H-2*	Conduct Economic Development Best Practices Seminars
Strategy H-3	Support Development of an Angel/Venture Capital Network

Prioritization of Initial Strategies

3. Priority Strategies

Strategy	Description
Strategy P-1*	Explore Other Opportunity Areas for Economic Development
Strategy P-2*	Continue to Enhance the Coordination between Economic Development, Planning & Zoning, Public Works, and Fire/Rescue
Strategy P-3	Continue to Enhance the Economic Development Website
Strategy P-4*	Promote Mixed-Use Development around Redevelopment Area Gateways and Possibly VRE Stations
Strategy P-5*	Evaluate Economic Development Staffing

Prioritization of Initial Strategies

4. Other Important Strategies

Strategy	Description
Strategy O-1*	Create Better Visual Impact Signage from I-95
Strategy O-2	Support MCBQ in Future BRAC Rounds through Implementation of JLUS
Strategy O-3*	Support DoD B-2-B Forums to Connect Local Companies to MCBQ
Strategy O-4	Assess Current Zoning Categories and Processes (Form-based Codes, PTND)
Strategy O-5*	Develop a Unified and Coordinated Tourism Plan
Strategy O-6	Develop a Hub of Innovation through GCC/UMW
Strategy O-7*	Support Enhanced Coordination of K-12 -> STEM -> GCC -> UMW

Next Steps

- Present draft findings to the CEDC
 - Receive feedback
- Formal Presentation to Board of Supervisors
 - Refer Strategic Plan to the Planning Commission for consideration for including in the Comprehensive Plan
 - Planning Commission holds public hearing, acts on Plan and returns it to the Board
 - Board of Supervisors holds public hearing and the Plan. If adopted, it replaces the 2006 Economic Development Plan and the Economic Development 10 Point Plan

Join US IN STAFFORD Virginia

Baltimore
Washington D.C.
STAFFORD
55 miles
Richmond
Part of Virginia

- NO BUSINESS TAX (BTO)
- 40% population growth in the last decade
- A consistent Virginia leader in job and business growth
- TOP 10 US Workforce Counties
- 37% of population has a Bachelor's Degree or higher
- Affordable Commercial Real Estate
- Home Ownership Starts at 79.9k
- Stafford County is home to Marine Corps Base Quantico, the FBI Training Academy and many of the nation's leading defense and technology firms
- A new dark fiber network along the I-95 highway offers increased speed, security and capacity to customers in the market
- Within 2 hours of the Port of Virginia in Hampton Roads - deep water gateway to the global economy

JOIN THE GROWING LIST OF COMPANIES

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DAE SYSTEMS SAIC
GENERAL DYNAMICS QinetiQ

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Questions & Answers

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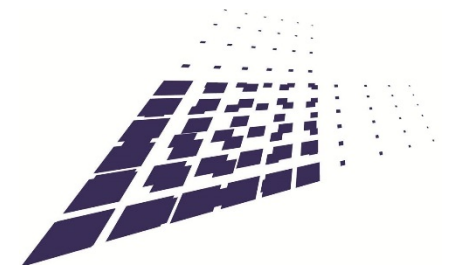
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VANTAGEPOINT

Economic & Transportation
Development Strategies, LLC

Stafford County
Department of Economic Development
Executive Summary

April 14, 2015



Prepared for:
Stafford County Department of Economic Development

Prepared by
Vantage Point Economic & Transportation
Development Strategies, LLC



Introduction

The Stafford County Board of Supervisors has a goal of providing a more desirable community with an excellent business climate which is conducive to increased investment by the private sector and increased job opportunities for its citizens. In order to achieve that goal, the County periodically reviews and updates the elements of its Comprehensive Plan. In the case of economic development, the Comprehensive Plan includes the *Economic Development Strategic Plan (2006)* and the *Master Redevelopment Plan (2011)*. To further demonstrate the countywide scope of economic development, the Board also adopted the *Economic Development 10 Point Plan* in 2011. This *Strategic Action Plan* updates and replaces the *Economic Development Strategic Plan (2006)* and the *Economic Development 10 Point Plan (2011)*.

In producing this Economic Development Strategic Plan update, key County departments (Economic Development and Tourism, Planning and Zoning, Finance, etc.), key County stakeholders, elected officials, educational institutions, state and County agencies, and private sector stakeholders were consulted. Further, various economic development and strategic planning documents were reviewed, changes in outlook for the economy and technology were examined, ongoing and proposed projects evaluated, economic conditions and development activities in competitive and comparable peer communities were reviewed and key stakeholder interviews conducted.

As was the case with the *Economic Development 10 Point Plan*, this Strategic Plan process resulted in the identification of ten goals (not in priority order) for moving forward:

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

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

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.

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

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

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

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

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

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

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

Implementation

Implementation of the recommendations of the *Strategic Action Plan* are tracked through monthly and quarterly reporting of the metrics identified herein. Compilation of the monthly and quarterly reports is the responsibility of the Economic Development Department.

Examples of these reports follow:

Quarterly Census of Establishments / Employment / Wages for Stafford County												
Year	Period	Average Establishments			Average Employment				Average Weekly Wage			
			Delta	% Growth		Delta	% Growth		Delta	% Growth		
2009	2nd Qtr	2,209			35,031			\$790				
2013	2nd Qtr	2,326	1 year	67	39,534	1 year	1,428	3.61%	\$880	1 Year	-13	-1.48%
2014	2nd Qtr	2,393	5 year	184	40,962	5 year	5,931	16.93%	\$867	5 Year	77	9.75%

2014		Monthly Unemployment		Commercial Vacancy Rates - 1Q15			
Commercial Square Footage	Investment \$	Period	Unemployment Rate (%)*		1Q15 **	1 yr trend	5 yr trend
473,296	\$59,632,743	Dec-09	6.0	Office	17.50%	↑	↑
		Dec-13	4.7	Industrial	11.80%	↓	→
		Dec-14	4.3	Retail	5.60%	↓	↓

Source: Labor Market Statistics, Covered Employment and Wages Program

*Source: LAUS Unit and Bureau of Labor Statistics

** Source: CoStar

2014 Economic Development Activity Report						
Total Prospects	Website Views	Social media interactions	Walk-ins	E-Newsletter Outreach	Prospect Meetings Networking Events	Site Visits
142	45,988	142,169	270	32,979	55	108



MEMORANDUM

Department of Planning and Zoning

TO: Community and Economic Development Committee

FROM: Andrea K. Hornung, AICP through Jeffrey A. Harvey, AICP

DATE: April 14, 2015

RE: Cost of Major Site Plans

At the March 11, 2015 CEDC meeting, staff was directed to draft a comparison of new construction and building additions. The attached charts show the difference, average and per square foot cost in fees collected for new construction and building additions less than 10,000 square feet. The current fee schedule was adopted June 2, 2009 with an effective date of July 6, 2009. Applications listed were processed between July 6, 2009 and April 2, 2015.

A total of 25 applications were processed for new construction proposing less than 10,000 sq. ft with an average building size of 5,645.76 sq. ft. and average cost of \$2.54 per sq. ft. The average cost per application totaled \$14,345.59 (Attachment 1).

A total of 12 applications were processed for additions proposing less than 10,000 sq. ft. with an average building size of 5,283.27 sq. ft. and average cost of \$2.51 per sq. ft. The average cost per application totaled \$12,161.77 (Attachment 2).

The option shown in Attachment 3 proposes reducing the fees for building additions proposing less than 10,000 sq. ft. Each fee is reduced in addition to the base fee. The methodology behind the fee proposals presumes additions to existing buildings would require less review than new construction on vacant property. Attachment 4 shows the current fee schedule and proposed fee schedule for new construction for all disturbances greater than 2,500 sq. ft. regardless of size of building construction.

Attachments (4)

SUMMARY OF FEES COLLECTED FOR NEW CONSTRUCTION < 10,000 SQ. FT. SINCE 7/6/09

	SQUARE FEET OF BUILDING CONSTRUCTION	COST OF BUILDING CONSTRUCTION
AUTOZONE RT 17	6816	\$12,440.00
BARON INDUSTRIAL PARK GARDEN OF DELIGHT CHURCH	5394	\$13,722.50
BEREA MARKET RETAIL - BLDG 3	8300	\$12,637.50
BEREA MARKET RETAIL UNION FIRST MARKET BANK	2858	\$12,617.50
CARTERS CROSSING MULTI TENANT BLDG	9900	\$13,575.84
CARTERS CROSSING PANERA	4093	\$13,171.27
CARTERS CROSSING WEST - WAWA	4326	\$13,150.00
CELEBRATE VA GOODYEAR TIRE	6066	\$12,991.46
CELEBRATE VA MERCHANTS TIRE	6922	\$13,577.00
CELEBRATE VA OREILLY AUTO PARTS	7885	\$13,421.72
CELEBRATE VA SONIC	1395	\$13,389.61
COLONIAL FORGE CLUBHOUSE	4000	\$13,428.16
COURTHOUSE WEST	7030	\$24,660.01
DOLLAR GENERAL	9188	\$13,474.48
DUNKIN DONUTS WARRENTON RD	2000	\$13,454.19
EMBREY MILL SEC 2 REC AREA C	4200	\$16,235.00
GARRISONVILLE & SHELTON SHOP RD 7-11	2940	\$14,115.00
HOLLYMEAD BUSINESS PK	3660	\$16,382.94
LIFECARE	7476	\$13,575.84
NORTH STAFFORD OFFICE COMPLEX - SHEETZ	6558	\$14,153.81
RAPPAHANNOCK LANDING REC CENTER	4679	\$13,768.50
STAFFORD CORNER	9440	\$13,402.46
UNITARIAN UNIVERSALIST FELLOWSHIP OF FBG	7923	\$15,140.00
WASHINGTON SQ ADVANCE AUTO PARTS	6895	\$14,864.62
WASHINGTON SQ MURPHY OIL EXPRESS	1200	\$17,290.26
TOTAL	141,144	\$358,639.67
AVERAGE BUILDING SIZE	5,645.76	
COST PER SQUARE FOOT OF BUILDING CONSTRUCTION	\$2.54	
AVERAGE COST PER APPLICATION	\$14,345.59	

SUMMARY OF FEES COLLECTED FOR ADDITIONS < 10,000 SQ. FT. SINCE 7/6/09

	SQUARE FEET OF BUILDING CONSTRUCTION	COST OF BUILDING CONSTRUCTION
AQUIA HARBOUR POA BUS OFC	2526	\$13,563.00
BARON IND PK PCL C LOT 2 GARDEN OF DELIGHT CHURCH	5394	\$13,722.50
CRANES CORNER IND PK PCL 25E	3000	\$13,490.00
EMBREY IND PK PCL 6F-RAPP AREA AGENCY ON AGING	5000	\$14,856.00
ST PETERS LUTHERAN CHURCH ADDITION	3000	\$13,738.70
STAFFORD CO SCHL BROOKE PT HS ADD	8000	\$12,978.35
STAFFORD CO SCHL COLONIAL FORGE HS ADD	8000	\$13,177.69
STAFFORD CO SCHL GRAFTON VILLAGE ELEM ADD	7697	\$12,824.50
STAFFORD CO SCHL MAINT GCA OFC	2820	\$12,875.60
STAFFORD CO SCHL MOUNTIAN VIEW HS ADD	8000	\$13,145.84
STAFFORD CO SCHL STAFFORD ELEM ADD	4679	\$11,569.00
TOTAL	58,116	\$145,941.18
AVERAGE BUILDING SIZE	5,283.27	
COST PER SQUARE FOOT OF BUILDING CONSTRUCTION	\$2.51	
AVERAGE COST PER APPLICATION	\$12,161.77	

SAMPLE FEES FOR ADDITIONS < 10,000 SQ. FT. UNDER NEW PROPOSAL

	SQUARE FEET OF BUILDING CONSTRUCTION	COST OF BUILDING CONSTRUCTION*
AQUIA HARBOUR POA BUS OFC	2526	\$6,850.00
BARON IND PK PCL C LOT 2 GARDEN OF DELIGHT CHURCH	5394	\$6,850.00
CRANES CORNER IND PK PCL 25E	3000	\$6,850.00
EMBREY IND PK PCL 6F-RAPP AREA AGENCY ON AGING	5000	\$6,850.00
ST PETERS LUTHERAN CHURCH ADDITION	3000	\$6,850.00
STAFFORD CO SCHL BROOKE PT HS ADD	8000	\$6,850.00
STAFFORD CO SCHL COLONIAL FORGE HS ADD	8000	\$6,850.00
STAFFORD CO SCHL GRAFTON VILLAGE ELEM ADD	7697	\$6,850.00
STAFFORD CO SCHL MAINT GCA OFC	2820	\$6,850.00
STAFFORD CO SCHL MOUNTIAN VIEW HS ADD	8000	\$6,850.00
STAFFORD CO SCHL STAFFORD ELEM ADD	4679	\$6,850.00
TOTAL	58,116	\$75,350.00
AVERAGE BUILDING SIZE	5,283.27	
COST PER SQUARE FOOT OF BUILDING CONSTRUCTION	\$1.30	
AVERAGE COST PER APPLICATION	\$6,850.00	

*fees could be further reduced based upon applicability

Current Construction Fee

A. Base Fee		\$ <u>7,400.00</u>
B. General Fee		
(_____ Impervious Acres) x (\$625.00)=		\$ _____ .00
C. Disturbed Acres Fee		
< 1 disturbed acre (\$250.00)		\$ _____ .00
1 – 5 disturbed acres (\$350.00)		\$ _____ .00
\$75.00/per add'l acre > 5 acres=		\$ _____ .00
D. Stormwater Management / E&S Review Fee		\$ <u>3,300.00</u>
E. Utilities Review Fee		\$ <u>850.00</u>
F. Transportation Review Fee		\$ <u>475.00</u>
G. Fire Lane Fee		\$ <u>200.00</u>
	SUBTOTAL	\$ _____ .00 + 2.75%

Proposed Building Addition Fee <10,000 sq. ft.

A. Base Fee		\$ <u>4,500.00</u>
B. Utilities*	(\$365.00)	\$ _____ .00
C. Fire*	(\$125.00)	\$ _____ .00
D. Transportation*	(\$160.00)	\$ _____ .00
E. SWM*	(\$1,700.00)	\$ _____ .00
	SUBTOTAL	\$ _____ .00 + 2.75%

*If applicable, total fee could be reduced if B through E are not applicable.

Board of Supervisors

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County Administrator

April 14, 2015

TO: Community & Economic Development Committee
FROM: Brad H. Johnson, Assistant Director of Economic Development & Tourism
SUBJECT: Counting House Update

We last updated the Committee on the status of the Counting House on February 3rd when we noted that following the closing of the 2nd RFP on December 2nd, staff has continued to talk with people who attended the November pre-bid meeting, as well as one other person who just became aware of the project.

Since February, we provided tours of the property several times and conversations have continued. To begin bring this to closure, we asked all of those who we have been talking with to let us know by April 6th whether or not they were seriously interested in doing something with the Counting House along the lines of the last RFP. As of April 7th, one proposal has been received and four other parties have expressed interest. At this point, we have asked the four other parties to provide us with formal proposals, along the lines of the requirements included in the last RFP, by April 28th. Staff will continue to keep you informed.





MEMORANDUM

Department of Planning and Zoning

MEMORANDUM TO: Community and Economic Development Committee

FROM: Jeffrey A. Harvey *JAH*
Director of Planning and Zoning

DATE: April 14, 2015

SUBJECT: ***Falmouth Redevelopment Area Overlay District (FRAOD)***

At the March 3, 2015 CEDC meeting, staff presented draft text for the FRAOD. The Committee found the language to be generally acceptable but asked for more detail about the definitions of the proposed uses for the district. Staff identified eleven of the listed uses currently in the zoning ordinance (attachment 1). The remaining five listed uses (boarding house, drive-through, machinery sale and service, place of worship, public art) had no previous definition. Staff drafted definitions for those terms and added them to the draft FRAOD (attachment 2). The basis for four of those definitions is the ongoing work for the revision to the subdivision and zoning ordinances. The term for public art was not previously considered as public art could be allowed on County-owned property as part of its public facilities. The drafted term could allow for public art to be located on privately held lands.

Staff prepared a draft map of where the FRAOD may apply (attachment 3). The boundary of the current Falmouth Redevelopment Area was superimposed over the existing zoning map as a graphic illustration of the applicable area. It is also informative to what additional uses may be allowed in the FRAOD relative to current zoning.

If the CEDC is satisfied with the revisions to the ordinance text and proposed district boundary, the next step in the process would be to discuss community involvement. To date, discussion on this topic has been between staff and the CEDC. Next steps could involve community out-reach and/or discussions with the Planning Commission and Board prior to starting the public hearing process.

JAH:jh

Existing Definitions of Uses for Proposed Falmouth Redevelopment Overlay Zoning District

By-Right:

Adult day care center. A building or suite within a building, other than a residence, designed to provide care, protection and guidance to semi-independent adults, where overnight care is not provided.

Apartment, commercial. A dwelling unit that is designed and constructed in conjunction with a commercial use and is structurally integrated into and a part of the primary structure.

The floor area for commercial apartments shall not be included in the floor area ratio calculations of nonresidential developments. Commercial apartments shall be subject to the following standards:

- (1) The total area occupied by a commercial apartment(s), including access ways, balconies or patios, shall not exceed the area occupied by the nonresidential use(s) and any associated arcades, covered walks, or similar structures.
- (2) Commercial apartments shall be provided balconies, patios or yards of no less than one hundred fifty (150) square feet in area; these amenities shall not be located on street-facing sides of the structure.
- (3) Two (2) on-site parking spaces shall be provided to each commercial apartment.

Bed and breakfast inn. A commercial enterprise, housed in a building primarily designed as a single-family residence, where no more than ten (10) short-term lodging rooms and meals served family style are provided. The operator of the inn shall live on the premises.

Cemetery. Any land or structure used or intended to be used for the interment of human remains to include, but not exclusive of, burial grounds, single grave sites, and memorial cemeteries. The sprinkling of ashes on church grounds shall not constitute the creation of a cemetery.

Farmers market. A building, structure, or place used by two (2) or more vendors for the seasonal sale of agricultural, horticultural, or aquacultural produce and accessory/incidental merchandise. Accessory/incidental merchandise includes garden accessories, baked goods, floral supplies, or other similar type items directly related to the culture, care, use of, or processing of the principal use.

Home business. An occupation, profession, business or trade, with the exception of retail sales, carried on by the occupant of a dwelling unit as a secondary use, which does not generate an increase in vehicular trips beyond that normally associated with residential use and complies with the following performance standards for such uses:

- (1) Not more than one employee other than the occupant's family member residing in the principal dwelling.
- (2) Customer visits by appointment only.
- (3) The business must provide off-street parking for an employee and customers in addition to the minimum requirements for the district. Fleet parking shall not be permitted.

- (4) The area dedicated to the home business shall not exceed twenty-five (25) percent of the gross floor area, excluding unfinished basements and garages. There shall be no outdoor storage of merchandise or materials.
- (5) Home businesses shall be permitted in single-family detached dwellings only.

Conditional Use Permit:

Automobile repair. The maintenance, servicing, repair, restoration, or painting of vehicles. Uses permissible at an automobile repair establishment include those allowed at automobile service establishments, major mechanical work, engine overhaul, body work, straightening of body parts, painting, welding, storage of vehicles not in operating condition, or other work involving noise, glare, fumes, smoke, or other nuisance characteristics to an extent greater than normally found at an automobile service establishment.

Hotel/motel. A facility offering transient lodging accommodations to the general public or on a time-share basis and which may provide additional services such as restaurants, meeting rooms and recreational facilities.

Live/work unit. A building containing commercial unit(s) and dwelling unit(s). The dwelling unit(s) shall be on floors above the commercial unit(s). The access to the dwelling unit(s) shall be within the building containing the commercial unit(s). The occupant of the single-family unit does not have to be the occupant of the commercial unit. The floor area for each type of unit, commercial or single-family, excludes any stairs or hallways used to access the unit(s). This term does not include commercial apartments or three-family dwellings.

Flea market. An individual or congregate commercial retail activity conducted from or at one or more booths, stands, tables, or tents that may be conducted indoors or outdoors, where groups or individual sellers offer goods for direct sale to the public. This definition shall not include bazaars or charity fundraisers conducted by and for the benefit of a nonprofit organization provided such bazaars or fundraisers are conducted not more than four (4) times per calendar year at any location nor shall it include periodic festivals provided such festivals are conducted not more than two (2) times per calendar year at any location. Flea markets shall be subject to the following standards:

The operator of a flea market shall maintain a listing of all vendors utilizing the flea market with the name, permanent address, Social Security Number and home phone number of the vendors on the listing. The listing shall be kept current and made available to the sheriff's office upon request.

Recreational enterprise. Enterprises where the principal use is the operation of such businesses as, but not limited to, bowling alleys, skating rinks, swimming pools, tennis and racquetball courts, miniature golf and health spas, martial arts instruction and fitness centers.

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 ___, 2015:

MEMBERS:

- Gary F. Snellings, Chairman
- Laura A. Sellers, Vice Chairman
- Meg Bohmke
- Jack R. Cavalier
- Paul V. Milde III
- Cord A. Sterling
- 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 TO AMEND SEC. 28-25, DEFINITIONS OF SPECIFIC TERMS, AND CREATE SEC. 28-67, ENTITLED "FALMOUTH REDEVELOPMENT AREA OVERLAY DISTRICT"

WHEREAS, the Master Redevelopment Plan, Stafford County, Volume IV, Falmouth Village was adopted as 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 plan; and

WHEREAS, the Board desires to establish a Falmouth Redevelopment Overlay District to implement the recommendations of the Master Redevelopment Plan; and

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

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the ___ day of ___, 2015, that the Zoning Ordinance be and it hereby is amended and reordained with all other provisions remaining unchanged to amend Sec 28-25, entitled Definitions of specific terms, and create Sec. 28-67, entitled “Falmouth Redevelopment Overlay District.”

Sec. 28-25. – Definitions of specific terms.

Dwelling, boarding house. A dwelling in which the proprietor supplies, for a fee, sleeping accommodation and regular meals for at least three (3) persons and not more than ten (10) persons, exclusive of the proprietor, members of the proprietor’s family, and servants of the establishment. This definition does not include a hostel.

Drive-through. A facility designed to enable a person to transact business or order and pick up food while remaining in a motor vehicle.

Machinery sale and service. An establishment for the sale, rental, and/or service of equipment normally or routinely used by homeowners, on farms and in gardens, or on a temporary basis by non-residential uses, and related parts, tools and accessories. Sale and repair of motor vehicles designed for transport are not considered machinery sale and service.

Place of Worship. A structure or place in which worship, ceremonies, rituals, and education are held, together with its accessory buildings and uses (including buildings used for educational and recreational activities) which are operated, maintained, and controlled under the direction of a religious group. Places of worship include churches, mosques, synagogues, and temples. Accessory uses may include, but are not limited to, school facilities, parking, caretaker’s housing, pastor’s housing, and group living facilities such as convents.

Public art. Art produced, sponsored, or commissioned by a public agency that is highly accessible to the general public.

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

(a) *Purpose of the FRAOD.* In furtherance of the purposes set forth in Code of Virginia, §§ 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 created in recognition of the need to provide suitable and sufficient opportunities for redevelopment 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 Falmouth Redevelopment Area Overlay District (FRAOD) shall be designated by the board of supervisors by separate ordinance and will overlay all other zoning districts where it is applied so that any parcel of land lying in the FRAOD shall also lie within one or more other land use districts provided for by this chapter. The regulations and requirements of both the underlying district(s) and the FRAOD shall apply; provided, however, that when the regulations applicable to the FRAOD conflict with the regulations of the underlying district, the less restrictive regulations shall apply with exception of compliance with Sec 28-57, Sec 28-58 and Chapter 27B of this code, where those provisions shall prevail.

(c) District boundaries.

(1) FRAOD boundaries shall be designated on the official zoning map as ordained by ordinance, pursuant to Chapter 28, article XII.

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

(1) Adult Day care

(2) Apartment, commercial

(3) Bed and Breakfast Inn

(4) Boarding House

(5) Cemetery

(6) Community Use

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

(8) Home Business

(9) Live/work unit

(10) Place of Worship

(11) Public Art

(e) Conditional uses. In addition to the listed uses requiring a conditional use permit (as listed in Table 3.1) in the underlying district, the following uses shall require a conditional use permit when proposed to be established in a FRAOD:

(1) Any uses which include drive-through facilities

(2) Automobile repair

(3) Hotels or motels

(4) Machinery sales and service

(5) Outdoor flea market

(6) Recreational enterprise

(f) *Development standards.* All uses shall be subject to the use limitations and development standards set forth in the underlying land use district(s) and, in addition, shall be subject to the following FRAOD 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 one hundred twenty-five (125) percent 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 thirty-six (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 one hundred dollars (\$100.00) which shall be payable at the time of the execution of the sidewalk security agreement.
 - 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 shall be paved with concrete, bituminous concrete, brick, concrete pavers or other similar material except for low-impact development sites in accordance with the provisions of chapter 21.5 of this Code where pervious paving blocks and other similar materials may be allowed 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 the 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.
- (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. The Architectural Review Board shall review and approve all building elevations for compliance with the above referenced standards and for compatibility with nearby architectural styles of buildings in the district.
- (8) Area and bulk regulations in the FRAOD shall be the same as for the underlying land use 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.
 - 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. 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.

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.

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.

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.

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 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 to the time period from 7:00AM to 11:00PM.
- b. The use of outdoor seating shall not obstruct the movement of pedestrians on any sidewalk or through any areas intended for public use.

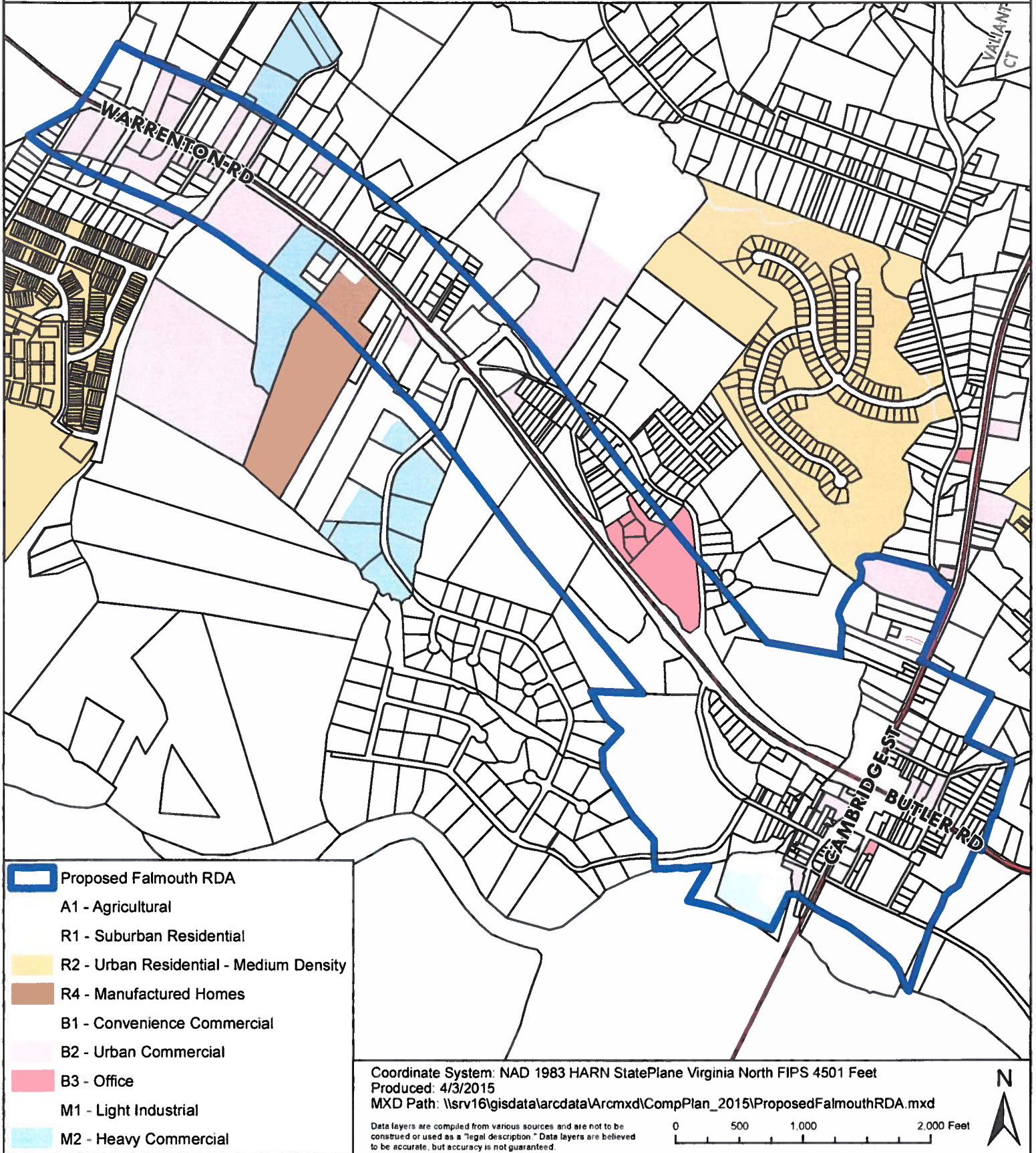
(11) All minimum yards shall be as specified in the underlying zoning district. The property owner may be granted relief of the minimum yard requirement pursuant to Sec.28-351 of this Chapter.

AJR:JAH:



Proposed Falmouth Redevelopment Overlay Zoning District

Produced by the Stafford County GIS Office
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MEMORANDUM

Department of Planning and Zoning

MEMORANDUM TO: Community and Economic Development Committee

FROM: Jeffrey A. Harvey
Director of Planning and Zoning

DATE: April 14, 2015

SUBJECT: **Readiness and Environmental Protection Integration (REPI) Program Progress Report**

Background

At the February 3, 2015 Community and Economic Development Committee meeting, staff presented an update regarding the REPI program to the Committee. Representatives from the Northern Virginia Conservation Trust (NVCT) attended the meeting, as well as a representative from Marine Corp Base Quantico (MCBQ). Ryan Stewart, Land Conservation Specialist for NVCT, presented an assessment of MCBQ's Encroachment Partnership priority parcels against various environmental data NVCT uses to assess the feasibility of its own projects. The correlation between the two sets of priorities, as well as interest expressed from landowners, has provided a starting point for outreach to landowners. Steve Hundley, Community Plans & Liaison Officer with MCBQ, indicated an application round for new REPI funds will be announced later this spring.

March 3, 2015 Update

Staff continued its cooperative effort with NVCT and the Base. Staff reviewed the existing list of potential parcels and removed some parcels from the list that have either been developed, or have been placed in a conservation easement. In addition, NVCT completed the following:

- Verified ownership of the highest priority partnering/REPI candidates
- Updated records to account for properties no longer under consideration
- Begun the process of creating outreach materials for landowners
- Conducted a site visit and met with a property owner on Poplar Road who recently contacted the County and expressed interest in the program

April 14, 2015 Update

Staff contacted the Base to determine if an application date has been set, but there has been no announcement to date. NVCT continues its outreach efforts to property owners, and has met with two owners that have expressed interest. Staff will be scheduling a joint meeting with NVCT and MCBQ in late April to further review potential properties.

Staff will continue to provide monthly progress reports to the Committee.

JAH:KCB:kb