

Board of Supervisors Strategic Priorities Healthy Growth

Stafford County
February 1, 2019

Overview

- Healthy Growth Priority Review
- Comprehensive Plan Goals
- Where are we now?
 - Current and Approved Development
- Where are we Heading?
- Rural Area Evaluation
- What can we do?
 - State Code Provisions
 - Comparative Localities

Healthy Growth Priority



Desired Future State - 2040

HEALTHY GROWTH

Stafford County is a well planned community. Healthy growth is channeled into Targeted Growth Areas, allowing the County to focus infrastructure improvements to efficiently serve the citizens of Stafford with levels of service that enhance their quality of life.

Additionally, Stafford's approach protects the County's natural and historic resources, open space, and farmland, preserving the rural nature of the County and allowing it to prosper

BOARD OF SUPERVISORS THREE YEAR PRIORITIES

1. Identify and execute growth management strategies that align our Comprehensive Plan and infrastructure (i.e. roads, broadband, schools, water and sewer) without negatively impacting taxation.
 - Incentivize growth in the Targeted Growth Areas (TGA).
 - Evaluate zoning outside areas served by public water and sewer to maintain the rural character of the County.

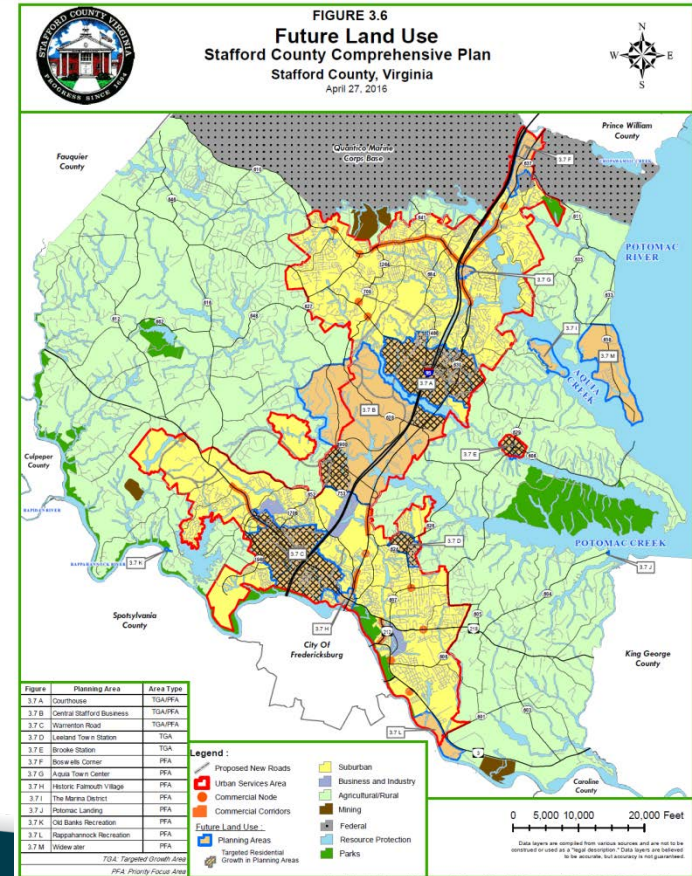
Comprehensive Plan

Stafford County's Comprehensive Plan calls for an:

- **80/20 split** in residential development between the Urban Services Area (USA) and rural area (or outside the USA) in the county.

Growth Projections / Recommendations

	In USA			Outside USA – Rural	County-Wide
	TGA	Suburban	Total		
Dwelling Units	9,418	6,278	15,696	4,054	19,750

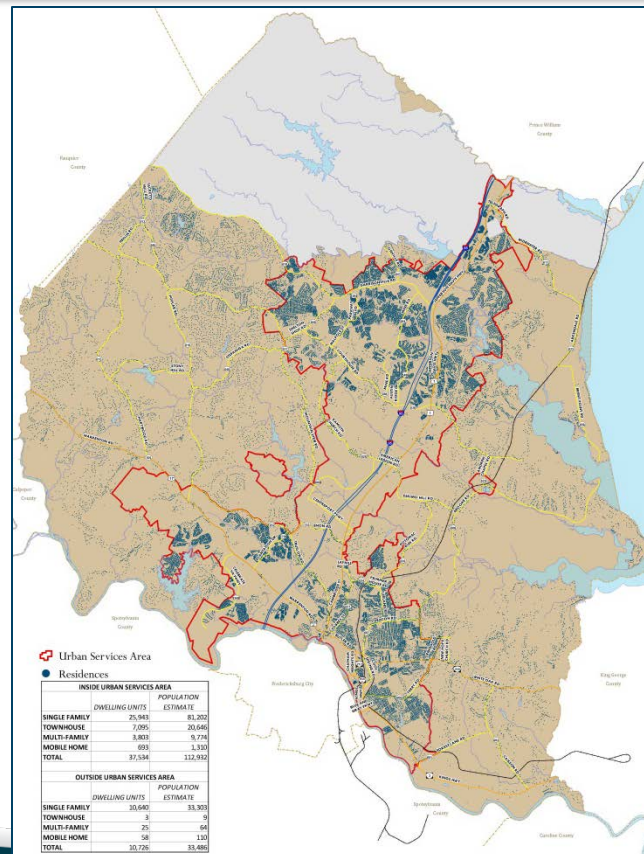


Current and Approved Development

Existing Housing Stock/Active Development

- The **current housing stock** is close to meeting the 80/20 growth goal.

	USA		Rural Area		County-Wide
Existing Units	37,534	(77.8%)	10,726	(22.2%)	48,260 (100.0%)
Recently Built Units (from active projects)					
Future Units (from active projects)					



- The **current housing stock** is close to meeting the 80/20 growth goal.
- Recent trends of **homes built in active projects** show more activity in rural areas, moving the numbers away from the 80/20 growth goal.



Produced by the Stafford County GIS Office



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- Recent trends of **homes built in active projects** show more activity in rural areas, moving the numbers away from the 80/20 growth goal.
- The remaining units to be built in active projects show acceleration of this trend.



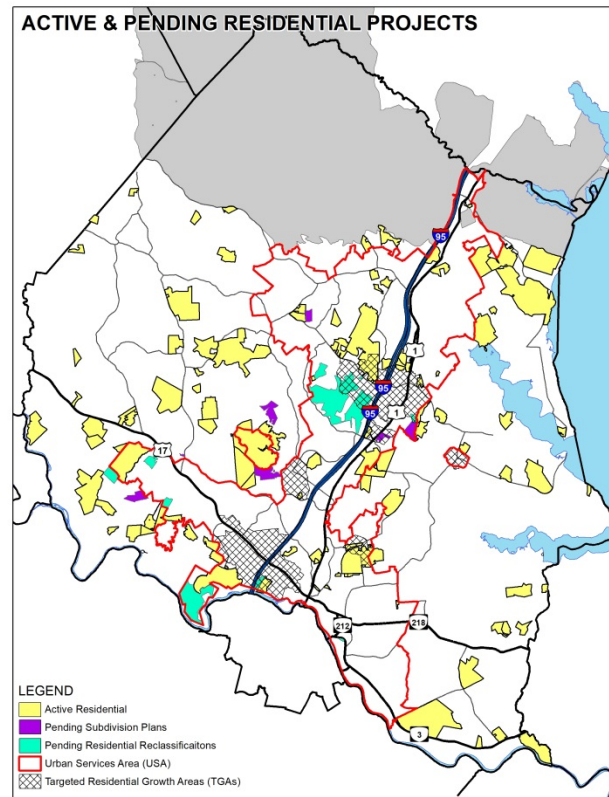
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Current and Approved Development

- Pending subdivision plans locate a higher percentage of growth in rural areas
- Potential zoning reclassifications under consideration would swing the growth trends into the Urban Services Area, in conformance with Comprehensive Plan goals.

	USA		Rural Area		County-Wide
Future Units (In active projects)	5,617	(73.7%)	2,001	(26.3%)	7,618 (100.0%)
Future Units (pending subdivision plans)	294	(70.2%)	125	(29.8%)	419 (100.0%)
Sub-Total	5,911	(73.5%)	2,126	(26.5%)	8,037 (100.0%)
Potential Units (zoning reclassifications)	4,680	(100%)	0	(0%)	4,680 (100%)
Total	10,591	(83.3%)	2,126	(16.7%)	12,717 (100%)



Current and Approved Development

Percent of the Comprehensive Plan's 20-year projected growth currently approved for development.

- A higher percentage of projected growth is approved in the Rural areas, than that of the Urban Services Areas.

Inside USA:

37.7%

- Projected Future Units (Per the Comp Plan)
 - 15,696
- Approved Units
 - 5,911
- Additional Units Left
 - 9,785

Outside USA (Rural Areas):

52.4 %

- Projected Future Units (Per the Comp Plan)
 - 4,054
- Approved Units
 - 2,126
- Additional Units Left
 - 1,928

Where are we heading?

Should the current development trends continue, there would be at total of **5,234** additional dwelling units in the rural areas **by year 2036**, exceeding the recommended **4,054** units recommended in the Comprehensive Plan.

	USA		Outside USA – Rural Area		County-Wide
Current Trends	14,516	(73.5%)	5,234	(26.5%)	19,750 (100.0%)
Comprehensive Plan Goal	15,696	(80.0%)	4,054	(20.0%)	19,750 (100.0%)

To reconcile future residential growth with the desired Comprehensive Plan goal of planning for no more than 20% of future residential growth in the **rural areas** (4,054 future units), there should be **no more than 1,928 additional units** above what is already approved.

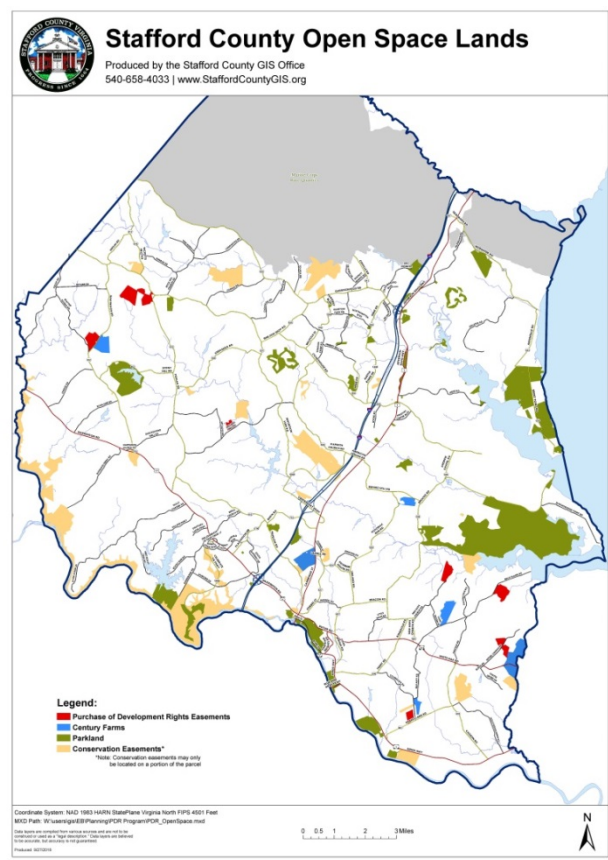
Furthermore, efforts should focus on planning for additional growth **inside the USA**, **allowing for 9,785 additional units** above what is already approved.

RURAL AREA EVALUATION

Land Conservation

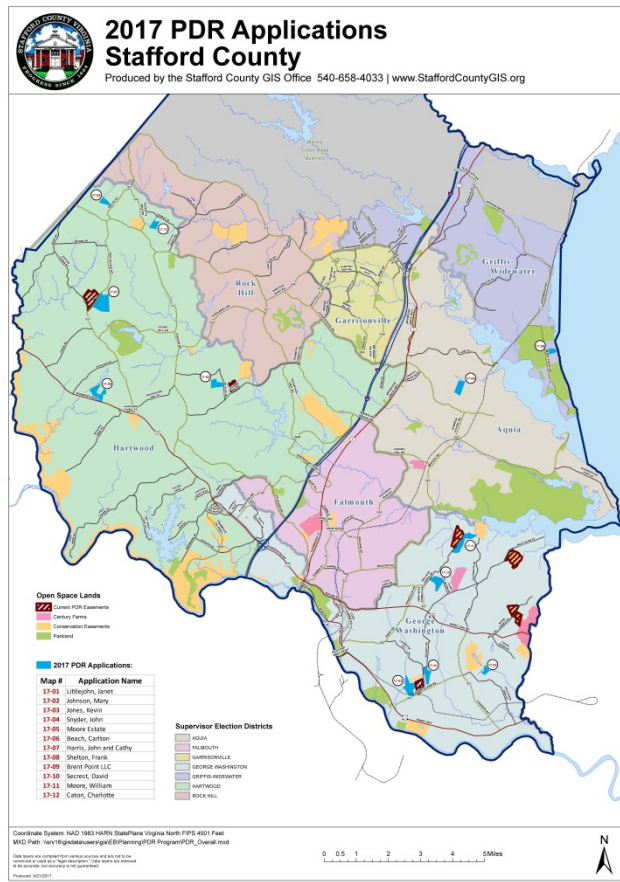
- Thousands of acres of land have been preserved from future development resulting from various easement programs and publicly owned land.

	Acres	Equivalent Development Rights
Easements	3,668.17	940
PDR Program	660.66	170
State Land	4,102.00	1,753
County Park Land	594.00	152
Total	9,024.83	3,015



Land Conservation

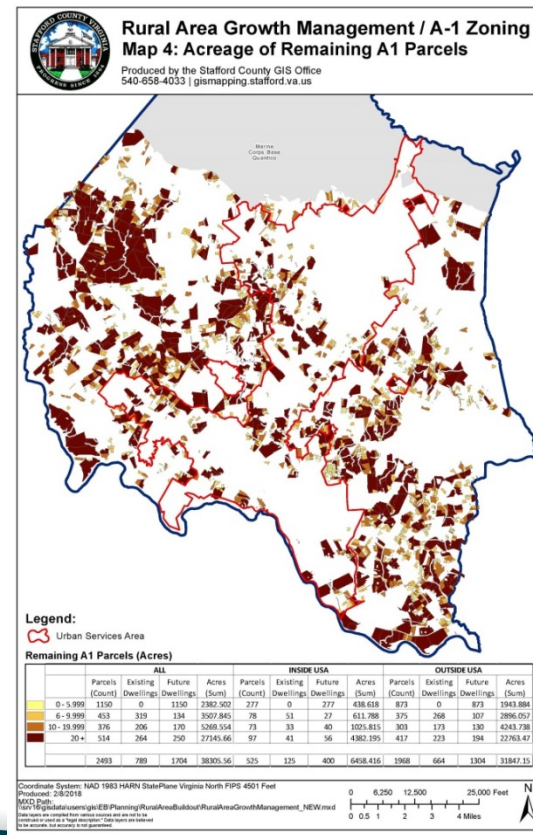
- There is increased interest in the County's PDR Program.
- **10 applications** were received in the 2017 PDR cycle.
 - 526 acres & 160 development rights
- **Four sites** have been selected for purchase.
 - 283 acres & 75 development rights



Potential Rural Area Buildout

- While land conservation efforts have been advancing, Stafford still has experienced an acceleration of rural residential development.
 - Since 2007, residential development in the rural area has produced 1,266 new homes, consuming 7,771 acres
- Looking ahead, there is a potential buildout of 9,598 additional lots If all available A-1 zoned land outside the USA was to be developed under the current zoning standards.

Development Potential	Number of A-1 Parcels	Total Acres	Future Lots - at 3 acre min. lot size
	1,968	31,847	9,598



Costs of Rural Development

Qualitative and Quantitative Factors of Residential growth in rural areas.

- **Public Safety (Sheriff/Fire and Rescue):**
 - Higher response times with increased travel and limited routes (decreased return on investment).
 - Lack of readily available water sources that increase response time, and increase the requirement for water tankers. Additional equipment requirements in rural areas: 3 tankers and 1 engine.
 - Capital Costs: \$752,000; Annual Operation Costs: \$2.19 million
- **Transportation:**
 - Rural roads pose capacity and safety issues as most do not meet modern construction standards.
 - Recent improvements - Average cost per mile: \$6.7 million (\$19.4 million total)
- **Schools**
 - Buses can be used more efficiently in urban locations.
 - All but one school is located inside the Urban Services Area resulting in lengthy school bus trip times.
 - Per-mile cost to operate a bus: \$3.28. Cost of bus replacement: \$103,472

WHAT CAN WE DO?

Potential Growth Management Strategies

State Code Provisions

Residential growth incentives granted to localities under the state code.

- Sec 15.2-2280 Zoning power – permits localities to regulate the use and area, size, or density of land to be occupied.
- Sec 15.2-2223.1 Establishment of Urban Development Areas (TGAs in Stafford) – provides the County authority to incentivize development in these areas;
- Sec 15.2-958.4 Waiver of permit fees for agencies constructing affordable housing;
- Sec 15.2-2286 Incentive Zoning – permitting increased by-right project density in return for providing features, uses, services, or amenities desired by the locality;
- Sec 15.2-2286.1 Permit Cluster development density bonuses;
- Sec 10.1-1701 Purchase of Development Rights (PDR) – Authority to acquire property for use as open space land;
- Sec 15.2-2316.2 Transfer of Development Rights (TDR) – permits density bonuses where development rights are transferred from sending areas to receiving areas.

Comparative Localities

- Rural Growth Management Strategies

Strategy	Peer Locality Growth Management Strategies						
	Stafford	Albemarle	Fauquier	Hanover	Loudoun	Prince William	Spotsy
PDR Program	✓	✓	✓				✓
Voluntary Easement Program		✓	✓	✓	✓	✓	
TDR Program	✓						
Rural Econ Dev't Program			✓	✓			
Ag/Forest Districts		✓	✓	✓	✓		✓
Land Use Taxation	✓	✓	✓	✓	✓	✓	✓
Combine with Cultural, Scenic and Envir. Component		✓	✓			✓	
Public Education/Communication		✓	✓				
Partner with Land Trusts		✓	✓	✓	✓	✓	
Set Acreage Target for Open Space			✓		✓	✓	
Establish Conservation Design Policies		✓			✓		

Comparative Localities

- Urban / Suburban Growth Management Strategies

	Peer Locality Growth Management Strategies						
Strategy	Stafford	Albemarle	Fauquier	Hanover	Loudoun	Prince William	Spotsy
Designated UDA's	✓	✓	✓		✓	✓	
Special Area Master Plans	✓	✓	✓		✓	✓	
Promotes Infill & Redevelopment	✓	✓		✓	✓	✓	✓
Promotes higher density areas as more desirable places to live		✓			✓		
Allows density bonuses when conditions met (affordable housing, design elements)		✓	✓		✓	✓	
Urban / Rural Growth Policy	80/20			70/30			

Rural / Agricultural Area Densities

Locality	Conventional Subdivisions – minimum lot areas
Stafford	A-1: 1 lot per 3 acres A-2: 1 lot per 1 acre
Albemarle	RA, Rural Area: 1 lot per 2 acres. 5 lots on parcels up to 21 acres. 1 lot per 21 acres on parcels greater than 21 acres.
Fauquier	RC & RA: 1 lot per 10 acres; Max. 11 lots per 205 acres. RR-2: 1 lot per 2 acres.
Hanover	A-1: 1 lot per 10 acres. AR-6: 2 lots on up to 13.99 acres; 3 lots on up to 24.99 acres; 1 lot per 6.25 acres over 25 acres RC: 1 lot per 6.25 acres
Loudoun	AR-1 & AR-2: 1 lot per 20 to 40 acres (80,000 sq ft min lot size) A-3 & A-10: 1 lot per 3 to 10 acres
Prince William	A-1: 1 lot per 10 acres SR-1, 3, 5: 1 lot per 1, 3, or 5 acres
Spotsylvania	A-2 & A-3: 1 lot per 5 or 10 acres RA: 1 lot per 2 acres

Public Engagement Process

- Last fall, the Board of Supervisors identified “healthy growth” as a priority when they adopted Stafford’s first-ever Strategic Plan.
- The goal is to examine options on how to balance the preservation of the rural character of the County while also allowing it to thrive and grow.
- At the December’s meeting, the Board was informed of a work plan to identify and execute growth management strategies that align with Stafford’s Comprehensive Plan without negatively impacting taxation.

Public Engagement Process

Comprehensive Analysis

This effort calls for:

- Collecting data from Stafford's comparative localities.
- Developing a list of tools available to incentivize desired development in the USA.
- Engaging with stakeholders and analyzing the costs to the County for developments within and outside the Urban Services Area (USA).

Public Education and Engagement

To promote impartiality, a consultant will assist with the gathering of Board of Supervisors approved data and engaging stakeholders.

- Two facilitated roundtable discussions are planned for stakeholders consisting of an educational component along with a discussion by roundtable participants.
- There will be two larger public sessions with educational segments along with opportunities for public discussion.

Public Engagement Process

At the conclusion of the public meetings, the information will be compiled and brought to the full Board of Supervisors for the Board to decide the next steps.

A proposed timeline for the work plan is shown.

Schedule

- January through February 2019 – Comprehensive Analysis
- March through April 2019 – Conduct Public Outreach/Facilitated Roundtables and Public Meeting
- May 7, 2019 – Presentation to the Board of Supervisors
- May 21, 2019 – Recommendations to the Board for Next Steps

QUESTIONS

Board of Supervisors Strategic Priorities
Healthy Growth