

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 2nd day of March, 2021:

<u>MEMBERS:</u>	<u>VOTE:</u>
Crystal L. Vanuch, Chairman	Yes
Cindy C. Shelton, Vice Chairman	No
Tinesha O. Allen	No
Meg Bohmke	Yes
Thomas C. Coen	No
L. Mark Dudenhefer	Yes
Gary F. Snellings	Yes

On motion of Ms. Bohmke, seconded by Mr. Snellings, which carried by a vote of 4 to 3, the following was adopted:

A RESOLUTION TO AMEND THE DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036," ADOPTED ON AUGUST 16, 2016, AS LAST REVISED (COMPREHENSIVE PLAN), CHAPTER 2, "THE FOUNDATION FOR THE FUTURE;" CHAPTER 3, "THE LAND USE PLAN;" AND CHAPTER 6, "THE PEOPLE AND THE PLACE;" IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2229, REGARDING AGRICULTURAL/RURAL AREA DENSITY

WHEREAS, the Comprehensive Plan supports 80 percent of the growth in the County within the Urban Services Area (USA); and

WHEREAS, the Comprehensive Plan discourages growth in the rural areas of the County outside of the USA; and

WHEREAS, growth in the rural areas has exceeded the recommendation and projections in the Comprehensive Plan; and

WHEREAS, the Stafford County Code provides for minimum lot size requirements within the A-1, Agricultural Zoning District of three acres; and

WHEREAS, based on information made available to the Board, including but not limited to, impacts on housing growth, water and sewage, transportation, fire and rescue, quality of life, agricultural uses, tax revenues and public expenditures, the Board has determined that continued residential development under the current three-acre lot size minimum in the rural areas is not consistent with the Comprehensive Plan, is not sustainable with the County's resources, will negatively impact the County's rural areas, infrastructure, expenditures and taxes, and is not in the best interest of the health, safety and welfare of the community; and

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

WHEREAS, the Board desires to amend the Comprehensive Plan to preserve the agricultural/rural areas of the County by adopting an gross residential density of one dwelling unit per 6 acres in the A-1, Agricultural Zoning District; 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 is consistent with good planning practices; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice requires amendment to its Comprehensive Plan as outlined above;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 2nd day of March, 2021, that it be and hereby does adopt amendments to Chapter 2, "The Foundation for the Future;" Chapter 3, "The Land Use Plan;" and Chapter 6, "The People and the Place" of the document entitled "Stafford County, Virginia, Comprehensive Plan 2016-2036," adopted on August 16, 2016, as last revised, as identified in **Exhibit A**, entitled "Comprehensive Plan Amendment, Agricultural/Rural Areas Density," with all other portions of the Comprehensive Plan remaining unchanged.

A Copy, teste:



Frederick J. Presley
County Administrator

Exhibit A: Comprehensive Plan Amendment, Agricultural/Rural Areas Density

The Foundation for the Future

2.2 Goals, Objectives and Policies

Goal 1. Manage growth and development in a sustainable manner.

Objective 1.4. Discourage growth in the Rural areas ~~outside the Urban Services Area~~ of the county.

Policy 1.4.1. Areas outside of the Urban Services Area will be characterized by ~~large lot residential subdivisions,~~ agricultural and forestry activities, and open land. These rural areas will have limited public services, utilities and facilities. Location of new residential development is discouraged; however, such uses should have a maximum gross density of one (1) dwelling unit per six (6) acres, with a minimum lot size of three (3) acres for conventional subdivisions, and one and one-half (1.5) acres for cluster subdivisions which incorporate significant farming and forest lands into the required minimum open space land.

The Land Use Plan

3.1 Overview

The Land Use Plan for Stafford County is a key element of the Comprehensive Plan, guiding the physical form of the County by directing the location, type, and intensity of land uses. The Plan has been developed after taking into account factors such as existing development patterns and conditions, the potential for existing land use regulations to accommodate projected growth, and opportunities and constraints.

The key points of the Plan are:

- The Land Uses within the Urban Services Area (USA) have been generalized as Planning Areas, Suburban areas, and Business and Industry areas.
- The USA boundary has been designated to promote infill development to access public water and sewer in the established suburban and industrial areas. The majority of future residential and commercial development is being recommended along the I-95 and U.S. Route 1 corridors.
- Key Planning Areas are identified with one land use designation for areas that include Targeted Growth Areas and/or Economic Development Priority Focus Areas, including Redevelopment Areas, in an effort to simplify overlapping planning recommendations.
- Establishes five (5) Targeted Growth Areas (with a mix of residential and commercial land uses) located in the vicinity of primary road networks, transportation hubs, and along the rail corridor to maximize the use of public transportation.

Business and Industrial land uses are encouraged around established and developing business areas.

- Lot sizes-Residential development in agricultural and rural areas outside of the USA should be have a maximum gross density of one (1) dwelling unit per six (6) acres, with a minimum lot size of at least three (3) acres, for conventional subdivisions, and one and one-half (1.5) acres for cluster subdivisions which incorporate significant farming and forest lands into the required minimum open space land.

3.6 Future Land Use Recommendations

The recommended future use of land in the County is designated in Figure 3.6, the Future Land Use Map. The type of development that is recommended in each land use designation, as depicted in the map, is described in detail in this section.

Agricultural/Rural Areas

Areas of the county where farming, forestry and ~~low density residential~~ land conservation activities are encouraged. Location of new Single single-family detached dwelling units are to be discouraged; however, such uses may be developed at a maximum density of one (1) unit per ~~three (3)~~ six (6) acres. ~~Such~~ These areas are located beyond the limits of the Urban Service Area and would have limited community services. Agricultural service establishments and community service retail establishments may be located at significant crossroads. As a means to support agriculture and the existing rural character, these areas ~~will~~ may be designated as sending areas in a future transfer of development rights (TDR) program. They are also the focal point for the County's purchase of development rights (PDR) programs and voluntary land conservation efforts.

In order to help preserve the rural character, the following design criteria for development are recommended for the Agricultural/Rural area:

- useable open space shall be preserved for ~~agricultural~~ agriculture, forestry and ~~or~~ conservation purposes
- areas containing steep slopes greater than ~~35%~~ 25%, Resource Protection Areas, and floodplains should be excluded from the developable area
- a building setback of 100 feet should be maintained from the perimeter boundary where located adjacent to existing agricultural uses
- a building setback of 100 feet to be maintained along existing state-maintained roads to help retain the scenic quality of rural county roads
- wildlife migration corridors to be maintained where identified. Connectivity of open space areas shall be considered to enhance wildlife movement
- large stands of trees shall be maintained to the greatest extent possible on forested tracts of land
- the preservation of cultural resources to be considered in accordance with the Cultural Resources Management Plan
- cluster subdivisions should be encouraged where permitted
- Low Impact Development (LID) practices should be encouraged for stormwater management

6.0 The People and the Place

6.1 Land Use

6.1.3 Future Build-out Under Existing Zoning

To assess the impact the current zoning regulations would have on future land development in the County, a build-out analysis was conducted. This assumes that all available land builds out to its maximum potential based on the maximum allowable densities in effect as of August 16, 2016.