

Stafford County
Board of Supervisors Meeting
Agenda Item Report
Meeting Date: March 5, 2019
UNFINISHED BUSINESS

Subject:	
PLANNING AND ZONING; DISCUSS HEALTHY GROWTH STAKEHOLDER GROUPS BACKGROUND SUMMARY: Discuss roundtable stakeholder groups.	
Recommended Action:	
No action is needed at this time. This discussion item is to receive input and feedback on what groups should be considered as stakeholders for the Healthy Growth roundtable discussions.	
Committee/Commission Recommendation:	
NA	
Fiscal Impact:	District:
NA	
Overview:	
<p>At its meeting on November 7, 2018, the Board adopted Resolution R18-262 establishing its vision statement for the year 2040. A key to the desired future vision includes actions pertaining to Healthy Growth. One of the three-year priorities adopted by the Board is to "identify and execute growth management strategies that align our Comprehensive Plan and infrastructure " ...without negatively impacting taxation." This is to be done by incentivizing growth in the Targeted Growth Areas (TGAs) and an evaluation of zoning outside of areas served by public water and sewer to maintain the rural character of the County.</p> <p>On December 11, 2018, staff presented a work plan for pursuing the Healthy Growth priority. The work plan included milestones to include public engagement.</p>	
Discussion/Analysis:	
The public engagement efforts would be facilitated by a consultant who has worked with staff to develop an engagement plan for this process (attachment 1). The first part of this effort would be focused on Land Development Stakeholders. These meetings would take the form of individual interviews with six to eight representative stakeholders. These stakeholders would be representatives	



of the types of people and organizations directly affected by potential changes to zoning regulations in the rural areas and incentives in the Urban Services Areas (USA). They would include developers, homebuilders, property owners with large land holdings, and organizations devoted to conservation efforts.

The second phase of public engagement would include two public roundtable discussions with both Land Development Stakeholders and Community Stakeholders. Each roundtable meeting would have between 10 and 12 participants. Community Stakeholders would be comprised of citizens that are representative of groups that are impacted by development. The types of stakeholders for this group would be realtors, bankers, construction contractors, Home Owners Associations (HOAs), Parent Teacher Organizations (PTOs), and a community liaison officer from Quantico.

The final phase of the public engagement process will include two public meetings where anyone from the public may come and express their views.

The use of consultants ensures that fair and unbiased conversations can take place during the discussion sessions. Stantec Consulting Services, Inc. is the consultant with the County on this process. Representatives of their team will be conducting the round table discussion sessions.

Attachments:

1. Attachment 1 - Elements of the Public Engagement Process

Summary/Conclusion:

Staff is seeking input from the Board regarding the types of groups who would be considered as Land Development Stakeholders and Community Stakeholders for this part of the community engagement process. The proposed listing of stakeholder types is included in Attachment 1. Some group types may have more than one representative for the community stakeholder sessions.

A formal vote of the Board is not required. However, input and feedback regarding this matter are desired.

Reviewed By:

Rysheda McClendon, County Attorney (Legal Review Only)
Thomas C. Foley, County Administrator

Elements of the Public Engagement Process:

Purpose:

To solicit feedback regarding potential growth management strategies from a variety of impacted and engaged audiences and the public at large to inform the Board's discussion about this topic.

Engagement Strategy:

1. **Individual stakeholder interviews** with representatives from the following land development groups who are identified as being most impacted directly by the strategies under consideration – this feedback will be used to help shape the alternatives that go forward to the next step of the engagement process.
 - Residential developer
 - Residential builder
 - Large-scale property owner
 - Land use attorney
 - Northern Virginia Conservation Trust
 - Tri-County-City Conservation District

Additional groups to consider:

- *Commercial developer – Since this work will include a focus on how to make urban areas more attractive for developers to relieve pressure on the rural areas, a commercial developer might have some important perspectives*
- *Farm/agriculture industry - Could include farm wineries*

2. **Round table discussions** with representatives from the following community stakeholder groups who are identified as having a significant interest in or retain specific expertise regarding the strategies under consideration – this feedback will be used to continue refining strategies that will go to the broader public for input.
 - Realtor
 - Residential loan officer
 - General contractor
 - Quantico Community liaison officer
 - Home Owners association representative
 - PTO representative
 - Friends of the Rappahannock (other advocacy groups)
 - Residential Developer
 - Residential Builder
 - Large-scale property owner

Additional groups to consider:

- *Commercial developer – as noted above*
- *Chamber of Commerce/economic development organization*
- *Major business/employer and any other institutional entities that might have standing in the community*

3. Public meetings with the public at-large invited – this feedback will be used as a final step in refining options that will be brought to the Board for review/direction in May.

4. Online engagement opportunities to supplement the public meetings – recognizing that public meetings may not be convenient for everyone who may want to provide input, the engagement process will include an online component for education and feedback - this feedback will also be used as a final step in refining options that will be brought to the Board for review/direction in May.