

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a public hearing of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, 1300 Courthouse Road, Stafford, Virginia, on the 14th day of December 2010, regarding certain amendments to the Comprehensive Plan that had been advertised for hearing by the Board:

<u>MEMBERS:</u>	<u>VOTE:</u>
Mark Dudenhefer, Chairman	Yes
Paul V. Milde III, Vice Chairman	Yes
Harry E. Crisp II	Yes
Gary F. Snellings	Yes
Cord A. Sterling	Yes
Susan B. Stimpson	Yes
Robert "Bob" Woodson	Yes

On motion of Mr. Sterling, seconded by Ms. Stimpson, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION TO: (1) AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 15.2-2229 OF THE CODE OF VIRGINIA (1950), AS AMENDED, BY ADOPTING THE PROPOSED AMENDMENTS, INCLUDING, AMONG OTHER THINGS, A NEW TEXTUAL DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2010-2030," DATED NOVEMBER 17, 2010, AND THE PROPOSED LAND USE MAP, ALSO DATED NOVEMBER 17, 2010, PROVIDED, HOWEVER, THAT THE BOARD DOES NOT ADOPT THE PROPOSED STAFFORD STATION AND BROOKE STATION URBAN DEVELOPMENT AREAS; (2) FURTHER AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN BY REPEALING THE EXISTING LAND USE PLAN, THE EXISTING LAND USE MAP, AND THE EXISTING TRANSPORTATION PLAN; (3) ESTABLISH A JOINT COMMITTEE OF THE BOARD AND THE PLANNING COMMISSION TO DEVELOP AND RECOMMEND COMPREHENSIVE PLAN AMENDMENTS NECESSARY TO REDISTRIBUTE THE 4,000 DWELLING UNITS INCLUDED IN THE FORMERLY PROPOSED STAFFORD STATION AND BROOKE STATION URBAN DEVELOPMENT AREAS NOT ADOPTED BY THE BOARD; (4) DELINEATE DEADLINES AND RESPONSIBILITIES FOR THE JOINT COMMITTEE TO COMPLETE ITS WORK; AND (5) ESTABLISH DEADLINES FOR THE PLANNING COMMISSION TO RECOMMEND AND THE BOARD TO ADOPT COMPREHENSIVE PLAN AMENDMENTS TO ACCOMPLISH THE REDISTRIBUTION OF THE 4,000 DWELLING UNITS INCLUDED IN THE FORMERLY PROPOSED STAFFORD STATION AND BROOKE STATION URBAN DEVELOPMENT AREAS

WHEREAS, under Va. Code § 15.2-2229 of the Code of Virginia, the Board may amend its Comprehensive Plan; and

WHEREAS, under Va. Code § 15.2-2229 the Planning Commission ("Commission") has been directed by the Board to prepare and consider Comprehensive Plan amendments; and

WHEREAS, under Va. Code § 15.2-2230 the Commission can review the Stafford County Comprehensive Plan to determine whether it is advisable to amend the Plan; and

WHEREAS, the proposed Comprehensive Plan Amendments would, among other things, amend the Comprehensive Plan by adopting a new textual document entitled "Stafford County, Virginia, Comprehensive Plan, 2010 – 2030," dated November 17, 2010, with new Goals, Objectives, and Policies, and new recommended land uses, as shown on the proposed Land Use Map, also dated November 17, 2010, to serve as a framework to guide and accomplish the coordinated, adjusted, and harmonious development of Stafford County, Virginia; and

WHEREAS, the Commission duly advertised and held a public hearing on November 17, 2010, on the proposed Comprehensive Plan Amendments, received a recommendation of County staff supporting approval of the proposed Amendments, received public testimony, decided on a 5-2 vote to recommend approval of the proposed amendments, and has forwarded its recommendation of approval of those proposed Amendments to the Board; and

WHEREAS, the Board duly advertised and held a public hearing on the proposed Comprehensive Plan Amendments on December 14, 2010, at which time public testimony was received and the above-referenced Comprehensive Plan Amendments were considered by the Board; and

WHEREAS, the Board has carefully considered the recommendations of the Commission, the recommendations of County staff, and the public testimony at the public hearing; and

WHEREAS, the Board has concluded that the proposed Stafford Station and Brooke Station Urban Development Areas ("UDAs") should not be adopted; and

WHEREAS, the Board recognizes that the Virginia Code contains a deadline of July 1, 2011, for the Board to comply with certain requirements applicable to urban development areas, and wishes to establish a joint committee comprised of members of the Board and the Commission in order to develop and recommend proposed Plan amendments that would redistribute the 4,000 dwelling units that were formerly proposed for the Stafford Station and Brooke Station UDAs, neither of which are being adopted by the Board in this resolution; and

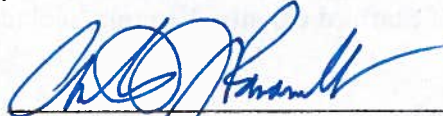
WHEREAS, the Board concludes that the adoption of the proposed Comprehensive Plan Amendments, less and except the proposed Stafford Station and Brooke Station UDAs, will guide and accomplish a coordinated, adjusted, and harmonious development of Stafford County, Virginia, which will, in accordance with the present and probable future needs and resources of Stafford County, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the citizens of Stafford County, Virginia, including the elderly and persons with disabilities; and

WHEREAS, the Board concludes that the adoption of the proposed Comprehensive Plan Amendments is consistent with good planning practices;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 14th day of December 2010, be and it hereby does decide the following:

- (1) except for the proposed Stafford Station and Brooke Station UDAs, the Board hereby adopts the proposed Comprehensive Plan Amendments, as advertised, by approving a new textual document entitled "Stafford County, Virginia, Comprehensive Plan, 2010 – 2030," dated November 17, 2010, and the proposed Land Use Map, also dated November 17, 2010, and by repealing the existing Land Use Plan, the existing Land Use Map, and the existing Transportation Plan;
- (2) in conjunction with the foregoing approvals and repeals set forth in the immediately preceding paragraph, the Board establishes a joint committee of the Board and the Commission, comprised of three members of the Board, to be appointed by the Chairman of the Board, and two members of the Commission, to be appointed by the Chairman of the Commission;
- (3) because neither the Stafford Station nor Brooke Station UDAs are being adopted by the Board, it will be necessary for the foregoing joint committee of the Board and Commission to develop and recommend an amendment(s) to the Stafford County Comprehensive Plan regarding how the 4,000 dwelling units that had previously been proposed for the Stafford Station and Brooke Station UDAs shall be distributed, either in one of the six UDAs adopted this day by the Board or in one or more new UDAs to be proposed by the joint committee;
- (4) the joint committee shall provide its recommendations in writing to the Board and the Commission no later than February 15, 2011;
- (5) in the event the joint committee is unable to agree on a recommendation, on or before February 15, 2011, it shall notify the respective chairmen of the Board and the Commission of the joint committee's inability to agree on its recommendations;
- (6) in the event the joint committee provides its recommendations in writing to the Board and the Commission on or before February 15, 2011, the Commission shall, on or before April 1, 2011, conduct a public hearing on the proposed Plan amendments for the purpose of making its recommendation to the Board; and

- (7) upon receipt of the Commission's recommendations regarding the proposed Plan amendments to redistribute the 4,000 dwelling units previously proposed for the Stafford Station and Brooke Station UDAs, the Board will conduct a public hearing on said proposed Plan amendments on or before June 21, 2011, in order to meet the statutory deadline for the adoption of UDAs in Stafford County.



Anthony J. Romanello, ICMA-CM
County Administrator