

Comprehensive Plan Work Session Questions / Answers

Population:

- What is the impact on Spotsylvania County as Stafford County grows and developable land decreases in Stafford?
 - Stafford County's Comprehensive Plan (2016) includes a residential build-out analysis that shows the maximum potential of 65,986 residential units that could be built by-right. Their population projection in 2036 is 200,524 resulting in the need for 20,840 new residential housing units. It does not appear that in this 20 year planning period the development pressure on Spotsylvania will increase due to a lack of residential potential in Stafford.
- What is the release date of the Weldon Cooper projections going out to 2045?
 - June 2017
- What is the breakdown of in-migration vs. natural births in the Weldon Cooper projections?
 - The Populations Projections Methodology is attached. The inputs include data from the 2000 US Census, 2010 US Census, and 2015 estimates by Weldon Cooper. Historical trend data is used to project forward. No specific information is available on in-migration vs. birth rates, but data does show a decrease in the birth rate between 2010 and 2016. The birth rate continued to exceed the death rate during this period. Weldon Cooper does project an increase in the 65 year and older population, rising from less than 10% of the population in 2010 to between 15% and 20% by 2020 and holding steady in that range through 2040.

Primary Development Boundary:

- What percent of the Primary Development Boundary is built out?
 - 50-60% based on preliminary analysis. Additional analysis is underway to refine the estimate.
- Provide a map showing the Primary Development Boundary
 - Attached
- What areas within the Primary Development Boundary cannot be served with public water and sewer in the near term?
 - The Utilities Dept. is analyzing this as part of the Water and Sewer Master Plan update and expects to have the areas available by August.

Mixed Use:

- How can we ensure that Mixed Use development is truly a mix of non-residential and residential uses?
 - The Planning Commission has asked staff to bring forward amendment recommendations on the Mixed Use zoning district. Amendments may include more detailed plan requirements, phasing residential development based on the timing of non-residential development, and requiring two or more types of uses.

- As part of the Comprehensive Plan update we will also propose policies in the Mixed Use land use section to address the concerns raised by the Board and Planning Commission.

Rezoning:

- Can we put a sunset on a rezoning approval?
 - Currently under review by the County Attorney's office

Update Timeline:

- What is the timeline for completion of the update?
 - The following timeline provides highlights of anticipated meetings/topic review (subject to change depending on special use/rezoning public hearing schedule and at direction of the Planning Commission).

Month	Action
June	<ul style="list-style-type: none"> • Public Facility review with departments/agencies
July	<ul style="list-style-type: none"> • PC work session on Land Use
August	<ul style="list-style-type: none"> • PC work session on Public Facilities • BOS work session on Transportation work session • PC work session on Primary Development Boundary
September	<ul style="list-style-type: none"> • PC work session on Economic Development • Transportation Committee Discussion • PC work session Transportation
October	<ul style="list-style-type: none"> • PC work session on Natural and Historic Resources • Transportation Committee Discussion • PC work session on Transportation
November	<ul style="list-style-type: none"> • PC work session to finalize Draft Plan for Community Input • Community meetings
December	<ul style="list-style-type: none"> • PC work session to consider changes to Draft Plan
January	<ul style="list-style-type: none"> • PC work sessions to finalize Draft Plan
February	<ul style="list-style-type: none"> • BOS work session on Draft Plan
March	<ul style="list-style-type: none"> • PC work sessions Final Edits
April	<ul style="list-style-type: none"> • PC public hearing
May	<ul style="list-style-type: none"> • PC vote
June	<ul style="list-style-type: none"> • BOS public hearing