

I hope you will consider your vote carefully on the TDR expansion before the Board tomorrow night. The adopted TDR ordinance is bad enough, but the changes in this expansion are absolutely horrible.

The expansion of the sending area is not good. If this is truly designed as a "pilot" program and not a political payback scheme for developers then it should stand to reason the smaller the sending area the better. If TDRs are a functional tool that will work in Stafford County then we should keep the sending and receiving areas small, and judge the success from there.

I don't think including the environmentally sensitive areas of Crow's Nest Harbor is wise. If the lot owners do take advantage of the TDR ordinance there is very little that can be done to ensure those lots are protected in the future. The county/state loses all leverage. The lot owners can still timber the lots which could basically result in clear cutting of the land which would be significantly damaging from an environmental point of view.

However, as you know my larger concern is the receiving area. I do not understand the logic behind allowing apartments by-right in B-3 zoned property. At the Planning Commission we recently had a public hearing for the Abberly South development. In that development there is an apartment complex in which we conversed with the developer and staff at three of our meetings about things down to the color and type of siding to be used on the buildings. I suspect the Board is going to have similar discussion on that project. If we care that much about a development like that, why would we allow an apartment development in adjacent property with no Planning Commission or BOS review? We will increase density in one area which will result in overburdening schools in that area, while having no input on the development and receive no proffer mitigation for schools, roads or public safety.

That issue along with still allowing A-1 zoned property in the receiving area is just bad policy. The increased density in A-1 property is detrimental to the intent the A-1 zoning. It does not matter the property is near or adjacent to more urban uses. If that is the case and the county wants to increase density on A-1 property in the area then perhaps the county should initiate rezoning of it to a more residential/urban use. Otherwise we are turning a blind eye to the adjacent property owners.

I also stand by my comments as quoted in the Free Lance Star (<http://news.fredericksburg.com/newsdesk/2013/08/30/staffords-program-for-growth-debated/>) :

"We could potentially have development that we have no input on, no public review on, in an area that we have spent a significant amount of money to say what kinds of development we want," Hiron said. He encouraged the commission members to strongly consider their votes.

"We have absolutely no review, in an area closer to the town center that's envisioned by citizens," he said. "We're really saying to citizens, we don't care about your input."

We have spent a large amount of tax money in redevelopment plans in the Courthouse area. We had an unprecedented amount of public input (<http://www.gostaffordva.com/real-estate-development-areas/featured-development-areas/master-redevelopment-plan/>) in developing the redevelopment plans. We are absolutely saying we do not care about citizen input if we go forward with this TDR expansion.

Please take your time and consider the vote. I hope you and the majority of the Board will realize this is a very bad plan. You need to vote no and ensure the Board does not approve this TDR expansion.

-Scott Hiron