

**Document Title**

Development and Land Use Tools in Virginia's Localities

**Author**

Joint Subcommittee

**Enabling Authority**

HJR 135/SJR 89 (2010)

**Executive Summary**

Joint Subcommittee Studying Development and Land Use Tools in Virginia's Localities  
(HJR 135/SJ R89 (2010))

During the 2010 Session of the General Assembly, the General Assembly passed both HJR 135 and SJR 89, which continued a joint subcommittee to continue study development and land use tools in Virginia's localities.

Delegate Athey, the patron of HJR 135, served as chairman of the joint subcommittee, and Senator Vogel, the patron of SJR 89, served as vice-chairman of the joint subcommittee. Other legislative members of the joint subcommittee were Delegates Orrock, Oder, Miller, and Toscano and Senators Lucas and Herring. The Secretary of Transportation, Sean Connaughton, and the Secretary of Commerce and Trade, Jim Cheng, also served as the ex officio members of the joint subcommittee. The joint subcommittee met on November 15, 2010.

The resolution instructed the joint subcommittee to "continue to examine and monitor the transition to channeling development into Urban Development Areas and determine if additional legislation is needed to help localities as they transition to Urban Development Areas."

In addition, the resolution also requested the joint subcommittee to "continue to make a comprehensive evaluation of all existing land use planning tools and infrastructure financing options and make any recommendations deemed appropriate."

In furtherance of the resolutions' aims, the joint subcommittee studied development and land use tools in Virginia's localities. To that end, the joint subcommittee heard testimony on November 15, 2010, from Bill Ernst, *Policy Manager*, Department of Housing and Community Development. He presented the findings from the Commission on Local Government's "Draft Interim Report on the Progress of Cities, Counties, and Towns Toward Designating UDAs." In addition, the joint subcommittee heard a joint presentation delivered by Senator Richard H. Stuart, and Cord A. Sterling and Susan B. Stimpson, Supervisors, Stafford County Board of Supervisors. The three discussed (1) principles by which Stafford County will implement urban development areas, (2) the Virginia Department of Transportation's concerns regarding the impact of Stafford County's larger urban development areas on major transportation nodes, and (3) Stafford County's suggested legislative changes relating to urban development areas. Furthermore, the joint subcommittee received testimony from Ray Utz, the Long Range Planning

Division Chief of Prince William County. He discussed Prince William County's recent planning initiatives, spoke about the appropriateness of the new density requirements in the statute governing urban development areas to Prince William County, and shared legislative recommendations, such as extending the deadline by which localities must designate urban development areas. Finally, the joint subcommittee received public comment.

The joint subcommittee will not submit a formal report embodying any legislative recommendations as a House or Senate Document to the 2011 Session.

The joint subcommittee's Internet website can be found at: <http://dls.virginia.gov/DLUT.htm>.