

**Comments before the Lancaster County Board of Supervisors during  
Public Input Session – June 26, 2008 by Joe Urban**

Lancaster County has been authorized by Virginia statutes to accept cash proffers from developers or property owners since Fiscal Year 2007. Sister counties such as Middlesex have implemented a cash proffer policy and started collection of these payments.

Cash proffers are a form of conditional zoning in Virginia. Conditional zoning involves “proffered” conditions voluntarily offered by a developer or property owner that limit or qualify how the property subject to the conditions will be used or developed. These conditions are in addition to the general, uniform regulations otherwise applicable to land within the same zoning district, and they are made to lessen the potential negative effects of an unrestricted rezoning.

Virginia law provides localities with limited means of raising the necessary revenues to support public facilities, infrastructure and services required by new growth. In these extraordinary times of financial stress on our citizens and in light of tax increases, to ignore or forego the revenue from cash proffers is unreasonable.

I have copied for you a copy of the Middlesex County policy which I think may be a starting point for a policy in Lancaster County. I urge prompt action by the Board on this issue. Until the Board has a cash proffer policy in place action on any significant rezoning in the County should be deferred. By law the board has up to 12 months to act on any rezoning requests.

Thank you for your consideration.