



Friends of Lancaster County LLC
P.O. Box 641
Lancaster, VA 22503

June 19, 2008

Mr. Don G. Gill
Lancaster County Planning & Land Use Director
8311 Mary Ball Road
Lancaster, Virginia 22503

RE: Application for Rezoning Map 27 Parcel 297 297A Confederate Interests LLC

Dear Mr. Gill & Members of the Lancaster County Planning Commission

This letter is a summary of comments on behalf of Friends of Lancaster County LLC made by Joe Urban.

- The rezoning is inconsistent with the Comprehensive Plan:
The proposed project does not fall within the triangle of Kilmarnock, Irvington & White Stone. The outer boundaries of the project lie 1 to 1.9 miles from the Planned Growth Area. Close Proximity would be at most ½ mile.
In addition the proposed rezoning does not preserve our rural heritage and the natural beauty of the area.
- The land in question has been identified as LOC1 or LQC1 for a potential reservoir:
It is one of the only sites for a potential reservoir near the county population centers and could supply 240,000 gallons per day, enough for about 2400 people. The proposed reservoir map is below and is basically the 40 foot contour on a topographic map of the area.



One important objective of the Comprehensive Plan is to protect these impoundment areas from development that could make them unusable for water storage

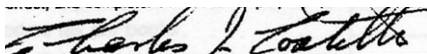
- The cap of 700 dwelling units offered as a proffer exceeds the existing "by right" density and is excessive:
The developer has indicated that only 50-60% of the property is suitable for building. This translates into a "by right" density of 450 to 550 dwelling units.
- The developer has indicated he intends to use water and sewer service from the Town of Kilmarnock. This should be a condition of the rezoning if approved.
- The proffer is totally inadequate for a rezoning of this size and impact:
For a project of this magnitude adequate proffers should be offered to offset the impact to roads and public services provided. In today's fiscal climate the state will not be able to make these improvements and the taxpayers of the county should not be expected to subsidize development impacts. A development of this scale should as much as possible pay for itself. For example in New Kent County a recent project had an impact mitigation of \$4,500 per non-restricted dwelling unit and \$1,500 per age restricted dwelling unit. Lancaster County has since 2006-2007 been allowed to accept cash proffers and the Planning Commission should table this application and urge the Board of Supervisors to adopt a proffer policy.

The proffer is also inadequate in terms of defining the type of development to be pursued and a timetable. The County in the past has granted rezoning without the necessary conditions attached. It is suggested that proffers require X conditions be met before additional dwelling units can be constructed.

The proffer fails to mitigate the impact of development to the Eastern Branch of the Corrotoman River which is already impaired.

- A rezoning of this scale should not be rushed:
We do not now know or understand the impacts to our roads, fire and rescue services, water quality, potential loss of a water source etc. from this application. Additional information is needed from both the applicant and staff. All of the stake holders in the community need to be involved.

Respectfully submitted,



Charles Costello
President
by Joe Urban

Attachments

