

**Joe Urban**

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**From:** "Charlie & Anne Costello" <chanoew@peoplepc.com>  
**To:** "Robert Mason Jr" <editor@rrecord.com>  
**Sent:** Tuesday, October 28, 2008 10:51 AM  
**Subject:** BOS Mtg 30 Oct 08 Public Hearings re King's Grant rezoning

The Lancaster County Board of Supervisors (BOS) will hold three public hearings regarding rezoning requests that constitute the majority of King's Grant tonight at 7 pm in the Lancaster Courthouse. The proposed development will eventually encompass more than 750 acres and occupy a major portion of the land between Irvington Road, Lumberlost Road and Black Stump Road. The requested rezonings are proffered to yield no more than 575 dwelling units or a mathematical reduction of 17 units from the current projection as presently zoned. This proffer is basically zero.

The applicant has indicated that his plan will yield "Open Space" of about 30 percent. I would submit that the applicant is giving no increase in "Open Space". By his own statements the area is 25% wetlands and the Resource Protection Area (RPA) is in addition to that acreage. The current zoning requires 10% "Open Space", but the requirements for wetlands and RPA will still yield almost 30% without rezoning. The actual yield on numbers of dwellings under the current zoning is debatable until actually surveyed and platted.

Rezoning should be granted only when they yield to the greater benefit of the community in the areas of public safety, health and welfare. Given the economy and the current abundance of available building sites in the county, there appears to be no compelling reason to approve these requests. The only thing happening here is prepositioning for future actions before possible changes such as a Ground Water Management Area is approved or the Federal Gov't requires new limits to better protect the Chesapeake Bay. I support the concerns raised by others regarding the major impact this development will place on our limited water resources. This impact was implied by the applicant's water system expert during a planning commission meeting on this project when he commented that it was especially good that Lancaster County is not part of a General Water Management Area.

Cash Proffers should become a way of life for our county. Taxpaying county citizens should not have to foot the bill for the services required by increased growth. On this property, if it isn't rezoned, the yield could prove to be much less than any mathematical projection and therefore less of a burden on services, even with public water and sewer.

I urge you to attend this vital meeting and to express your concerns on this major project. The county's comprehensive plan has as a basis and part of its vision statement that the county should remain rural. I find it hard to understand how anyone can consider hundreds of lots of about 12,000 square feet jammed together to be satisfying the county citizen's stated desires.

The BOS is not required to approve the applicant's requests. The requests should be denied.

Sincerely,  
Charlie Costello  
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