

MEMORANDUM

DATE: October 9, 2001
TO: The Board of Supervisors
FROM: John T. P. Horne, Development Manager
SUBJECT: Cash Proffers

Attached for the Board's consideration is a resolution that would establish a systematic cash proffer policy in James City County. This issue was last discussed with the Board of Supervisors on June 27, 2001, at which time the Board instructed staff to bring forward a resolution for consideration. The resolution has been modeled from similar resolutions used in other counties in Virginia. In addition to setting cash proffer amounts that would be typically expected from future rezoning proposals, it also contains a number of other policy statements that are very important.

When Board members review the resolution they will note that the proffer amounts summarized in the resolution are intended as maximum amounts. A number of the proffer guidelines indicate examples under which the actual proffers that would be expected in a particular case could be smaller. Two good examples of this would be when a development constructs facilities or dedicates land as part of the development, that partially satisfies the need for public facilities. Another example is where the costs of the units meet certain affordability guidelines. Also included is a provision dealing with the costs of providing public water. The calculation of the cash proffer related to this issue would depend on estimated water usage from a particular development.

In setting this policy, the Board can take into a variety of issues, in addition to the facility costs documented by staff. If the Board decides that lower proffers are appropriate, setting the generally expected proffers at a lower lever poses no significant concerns to staff.

While this resolution is placed on the Board's agenda as a Board Consideration and not a public hearing, staff did place display ads in local newspapers to alert the community of the Board Consideration. Staff will be available on October 9 to answer any addition questions.

Staff recommends adoption of the attached resolution.

John T. P. Horne

JTPH/adw
proffer.mem

Attachments