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TOWN OF WINDSOR

Town Elected Officials
Carita J. Richardson, Mayor
Clint Bryant-Vice Mayor
Durwood V. Scott
Greg Willis
N. Macon Edwards, III
Patty Fleming
Tony Ambrose



Established 1902

July 5, 2016

Town Manager
Michael R. Stallings, Jr.

Town Clerk
Terry Whitehead

Treasurer
Christy Jernigan

Town Attorney
Wallace W. Brittle, Jr.

Memorandum

**To: Michael Stallings, Town Manager
Honorable Mayor Richardson and Town Council**

From: Dennis Carney, Planning and Zoning Administrator

Subject: Repeal of the Town of Windsor's Proffer Policy on Conditional Rezoning

The Virginia General Assembly this year passed more restrictive legislation on the use of cash proffers for Conditional residential zoning requests. Because of these amendments, Isle of Wight County has decided to review each request on a case by case study and has repealed its overall cash proffer policies (see the attached article).

The Town has a very simple Proffer Policy on Conditional Rezoning (see the attached policy) that refers to Isle of Wight's proffer policy study of 2003. The County has actually updated their policy study since that time but did not sign a formal agreement with the Town on the new studies. Since that time, the Town has utilized the school proffers from Isle of Wight's studies and passed those funds along to Isle of Wight for the School System (for Holland Meadows).


Because the County no longer utilizes a blanket Residential Cash Proffer Policy, Staff recommends that Town Council repeal "Windsor's Proffer Policy on Conditional Rezoning" from our Policy Notebook. This is because our policy is predicated on a now repealed County policy system.

It is noted that when new development is proposed that requires a rezoning, for residential or whatever uses, the Town will continue to look at the effects of the proposal, both positive and negative, and the developer will be able to respond accordingly to the negative effects upon the Town. We have a good relationship with the development community and hope that even in this more uncertain environment, that a dialog can occur and adverse effects can be ameliorated in a non-contentious way.

**Windsor's Proffer Policy
On
Conditional Rezoning**

A recommendation is made that staff suggest to all future developers that, if a conditional rezoning is requested, proffers for schools be offered at the rate suggested in Isle of Wight's proffer study of 2003. This policy is for any conditional rezoning, from this date forward, for properties in the annexed area of the Town of Windsor.

Adopted: August 14, 2007


Clerk