

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 22ND DAY OF FEBRUARY 2005, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Michael J. Brown, Chairman, Powhatan District
Jay T. Harrison, Sr., Vice Chairman, Berkeley District
Bruce C. Goodson, Roberts District
John J. McGlennon, Jamestown District
M. Anderson Bradshaw, Stonehouse District

Sanford B. Wanner, County Administrator
Michael Drewry, Assistant County Attorney

B. BOARD DISCUSSION

1. 2005 Cash Proffer Policy

Mr. John T. P. Home, Development Manager, presented an updated policy for cash proffers to be considered by the Board in conjunction with other land use factors applicable to particular development proposals and other proffers offered by rezoning applicants.

The Board and staff discussed the components involved in calculating what a new dwelling will cost the County to provide services such as public school, what other jurisdictions use as components in calculating affordable cash proffers, impacts of the proposed cash proffer on affordable housing, requested information on what happens to the balance fund for a specific development after seven years if the proffers have not been expended, and the application of the proposed cash proffer to rezonings and not to special use permit applications or each home of a development.

Mr. Home presented the proposed 2005 Cash Proffer Policy resolution for input and review,

The Board and staff discussed the single-family detached residential category

Mr. Bradshaw inquired if cash proffers for attached single-family residential units are less than single-family detached residential units and if that would artificially change the architecture of residential units.

Mr. Home stated that staff would look into the inquiry.

Mr. Brown inquired how Resolution Item II.C, James City Service Authority Drinking Water, applies to school cash proffers.

Mr. Home stated that provision would not be required if the proffers adopted by the Board deal exclusively with public schools.

The Board and staff discussed the proposed guidelines for reductions of proffers associated with certain residential developments based on the sales price of the home, the weight of proffers for types of households based on income and connection to what types of houses that generally generate additional school-age children, and if houses cost more or less on the market with the association of cash proffers.

The Board and staff discussed a target date for a Cash Proffer Steering Committee to bring forward a review on the proposed Cash Proffer Policy and a Rural Lands Policy, what it would involve, whether to use a steering committee or an independent consultant, and if the two Policies should be separated for review by different groups.

Mr. Brown stated that it is the consensus of the Board to have the Rural Lands Policy reviewed for any needed adjustments and the impacts of cash proffers on the Policy.

The Board discussed the Cash Proffer Steering Committee and what group the Committee members would be made up of.

The Board discussed timing of bringing the Policies back to the Board, development of a notification system to let potential buyers know if their purchase would involve an additional fee associated with the policy, what the purpose of the Cash Proffer Steering Committee would be in connection with the independent consultant, and desire to bring back the Cash Proffer Policy in June and Rural Lands Policy by September.

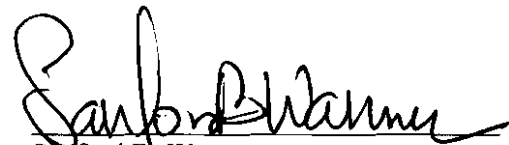
The Board and staff discussed the language of the Request for Proposal for an independent consultant for the Cash Proffer Policy, Mr. Brown's proposal for the consultant's participation in the Policy review, what the goal of the Steering Committee and consultant will be, and what duties are expected for the Committee and consultant.

The Board held a brief discussion on what unresolved questions the Board wants the Committee to address.

Mr. Wanner recommended that the Chairman join staff to interview the consultant and then come back to the Board on March 8 for a Closed Session to appoint members to the Steering Committee that will contain staff, citizens, and representatives from the home builders.

C. BREAK

At 5:44 p.m. the Board took a dinner break until 7 p.m.



Sanford B. Wanner
Clerk to the Board