

February 26, 2013

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, FEBRUARY 26, 2013 AT 2:45 P.M. IN THE COUNTY MEETING ROOM.

Present were: Jim Frydl, Chairman
 Davis Lamb, Vice Chairman
 David Cox, Member
 Eddie Deane, Member
 Clarence Peyton, Member
 Ray Clarke, County Attorney
 Patti Vogt, Deputy Clerk
 Tracy Morris, Finance Director

RE: EXECUTIVE SESSION

Upon motion by David Cox and unanimous vote, the Board entered into Executive Session to discuss legal and personnel matters pursuant to Section 2.2-3711 Subsection (a, 1-7) of the Code of Virginia.

Contract Matters:

- Water and Sewer
- Maintenance
- Assessment

Land Acquisition:

- Water and Sewer

Legal:

- Pending Litigation

Personnel:

- Administration (interviews for County Administrator)

Various Appointments:

- Interviews for Economic Development Authority
- Blue Ridge Committee for Shenandoah National Park Relations

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

Upon motion by David Cox and unanimous vote, the Board returned to Open Session.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

By unanimous vote, all members certified that only public business matters lawfully exempted from the Open Meeting requirement and only such matters as identified by the motion to enter into Executive Session were discussed.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: MAINTENANCE – ROOF ON COUNTY ADMINISTRATION BUILDING

Upon motion by David Cox and unanimous vote, the Board awarded the contract for the maintenance/painting of the roof on the County Administration Building to Glenn's Painting for a total bid amount of \$7,340.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: APPOINTMENTS TO ECONOMIC DEVELOPMENT AUTHORITY

Upon motion by David Cox and unanimous vote, the Board appointed the following individuals to the Economic Development Authority:

- Gary Schneider
- Michael A. Payne
- Douglas Miller

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: APPOINTMENT TO THE BLUE RIDGE COMMITTEE FOR SHENANDOAH NATIONAL PARK RELATIONS

Upon motion by Eddie Deane and unanimous vote, the Board appointed Mr. James E. Haney, Jr. to the Blue Ridge Committee for Shenandoah National Park Relations.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: OPEN MEETING

The Chairman opened the meeting with the Pledge of Allegiance followed by a moment of silence in honor of Mr. Rich Puryear, member of the Stanardsville Volunteer Fire Department, Mr. Dickie Runkle, School employee and member of Ruckersville Volunteer Fire Department, and Mrs. Beth Lipper, teacher at William Monroe High School.

RE: PUBLIC HEARING – REVISIONS TO ZONING ORDINANCE REGARDING BUILDING HEIGHT REGULATIONS (OR#12-007)

Mr. Bart Svoboda, Zoning Administrator, reviewed the proposed revisions, regarding building height regulations, to Articles 8, 9, 10, 11, 12, and 20 of the Greene County Zoning Ordinance. Amendments are proposed for clarification of intent, addition of definitions and correction of inconsistencies.

A provision was included that would allow the Board of Supervisors to authorize, by special exception issued in accordance with all applicable procedural requirements, an increase in building height regulations. The height limit for buildings in the B-1, B-2 and B-3 zones would be fifty (50) feet from grade. The increase in height also requires a one foot or more increase in the front, side and rear yards. The height limit for buildings in the M-1 and M-2 zones will be sixty (60) feet.

The Planning Commission recommended approval of the proposed revisions.

There were no public comments and the public hearing was closed.

Mr. Deane asked what the highest structure in the County is. Mr. Svoboda said the tallest structure would be one of the cell towers. The Best Western Hotel is about 45 feet tall.

Mr. Frydl clarified that the new heights align with the building code. He noted PUD is not included in the revisions. Mr. Svoboda said right now, PUDs are mostly residential. Staff felt PUD should be separated from this blanket change.

Upon motion by David Cox and unanimous vote, the Board approved the revisions to Articles 8, 9, 10, 11, 12 and 20 of the Greene County Zoning Ordinance (OR#12-007) as proposed. (See Planning Department for text)

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: PUBLIC HEARING – CAPITAL IMPROVEMENT PROGRAM (CIP)

The Capital Improvement Program (CIP) was produced to provide the capital needs that would be used to calculate a cash proffer amount. As planning for capital improvement projects has become more evident, a document that is a “wish list” is no longer relevant. There is a greater need for a program that is a tool for the County.

Mr. Svoboda said the Planning Commission has recommended the formation of a CIP Committee that will follow a step-by-step manual to produce a true CIP. The Board indicated this recommendation would be put on hold until after a County Administrator is hired.

Mr. Frydl said this document is part of the State regulations for the ability to accept proffers because it lists all the capital needs of the County. As a document that lists all possible capital needs with no real prioritization, this is as good as it gets. There is a need for change in the future.

Mr. Peyton felt it is impractical to think the County could fund this “wish list”.

Mr. Svoboda reviewed recent changes the Schools made to the Plan. Changes included removal of and/or combining projects; moving funding between fiscal years; reduction of project costs and inclusion of funding sources.

The Chairman opened the floor for public comments. The public hearing was closed with no comments.

Mr. Svoboda noted approval of the Program is separate from the allocation of funds for projects. Mr. Frydl agreed that none of this means that any funds are being allocated. That is taken care of by the budget. This is a list of potential needs in the County.

Mr. Peyton noted cash proffers would mostly be used to fund school projects.

Mr. Lamb questioned what proffers can be used for. Mr. Svoboda said projects that are the result of development are used in the proffer calculation. A new roof is a capital project but would not count in the proffer calculation.

Mr. Deane asked about the manual from Massachusetts that was included in information. Mr. Svoboda said developing a manual from scratch would take lots of staff time and tax dollars. Staff looked at other localities for a streamlined process and this is an example.

Mr. Frydl said the CIP can be used during discussions regarding calculating the reserve amount based on urgent projects. Some projects, like water impoundment, already have money set aside.

Upon motion by David Cox and unanimous vote, the Board approved the CIP with changes to schools as noted. (See Planning Department for text)

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: THE BIG READ

Mr. Frydl read the proposed proclamation.

Upon motion by Clarence Peyton and unanimous vote, the Board approved the proclamation as presented. (See Attachment A”)

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

Ms. Jackie Litchman, Webmaster and Publicity for JMRL, spoke briefly on the Big Read programs throughout the region.

RE: EXTENSION OFFICE

Mrs. Kathy Alstat, 4H Agent and Unit Coordinator at the local Extension Office, was present to request authorization to hire a summer intern. Summer is the busiest season for the office. Funds are available due to salary savings over the past year.

The request is for the County to authorize the use of \$2,160 to hire a summer intern. Virginia Tech will match that amount.

The intern will work for 10 weeks, 40 hours per week at a rate of \$10 per hour. Not only would a summer intern be a great help with programming but this would give a young adult an opportunity for employment in the County and to gain valuable job experience. Former interns have been real assets.

Upon motion by David Lamb and unanimous vote, the Board authorized the Extension Office to use \$2,160 of funding from salary savings to hire a summer intern.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: SKYLINE CAP – HOUSING ASSESSMENT

Ms. Brandi Day, Program Development Manager, Ms. Kim Frye-Smith, Executive Director, and Jack Naylor, Housing Manager were present.

The Housing assessment identified the following priority areas:

- Home repair programs for owners and renters, including safety repairs, weatherization and modifications to improve access for the disabled.
- Providing housing counseling related to finances, homeownership, foreclosure prevention, and being a good renter. Financial counseling was stressed by the majority of participants in the stakeholder meetings as being the crucial missing link in housing stability for all populations.
- Developing new housing with universal design features to allow for lifetime housing. This includes both rental and homeowner units.

- Coordinating services among the various social service providers (including Departments of Social Services, Community Services Boards, etc.) to help residents access all types of assistance including physical and mental health services, transportation, and financial assistance.
- Developing new housing models that address the needs of special populations including the homeless, formerly incarcerated persons, youth aging out of foster care, and fragile seniors. This housing will require ongoing supportive services for residents.

Skyline CAP provided services to 264 households in Greene County last year. Services included housing choice vouchers, foreclosure prevention services, home repair services and emergency assistance to prevent eviction or utility shutoff.

There are three new senior households at Jack Russell Apartments with plans for two additional units later this year.

Housing is an investment in both the economy and lives of Greene County residents. Each dollar spent in rehabilitating or constructing housing is multiplied many times over in returning taxes, wages, and retail expenditures.

Rehabilitated housing can improve home values in the neighborhood as well as for the property owner. Even an affordable rental housing development can increase local property values while helping to meet the basic need of safe shelter.

Ms. Day said they hope to continue working with Greene County to meet these growing needs. Skyline CAP appreciates the continued support from Greene County.

Mr. Lamb questioned the 89 houses indicated as substandard. He asked what it would cost to fix these houses to a livable condition. Ms. Day said some houses are lacking complete plumbing, complete kitchen facilities, telephone service, etc. Some of these are pretty significant repairs and the cost would depend on level of assistance needed.

RE: PROFFER POLICY GUIDELINES

Mr. Svoboda briefly reviewed the proposed proffer policy guidelines. The guidelines are provided to citizens to assist in voluntary proffer submittals. He noted the section regarding architectural design has been eliminated. The proffer amount is separate and needs to be recalculated.

Mr. Peyton asked if architectural design review would require a board. Mr. Svoboda said it could be handled in several different ways. The County could do an overlay district and have a separate architectural review board.

Upon motion by Davis Lamb and unanimous vote, the Board approved the proffer policy guidelines as presented. (See Attachment "B")

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: MADISON COUNTY – SHENANDOAH NATIONAL PARK ENTRANCE

Mr. Ernie Hoch, Madison County Administrator, was present to discuss efforts to re-establish an entrance to the Shenandoah National Park via Rapidan Road. Madison is one of the

largest counties in the Park, over 33,000 acres (over fifty square miles) and is the only county without an entrance into the Park.

Almost 84 years ago, President Herbert Hoover made a promise to Madison County that, in consideration of the sacrifice of labor, money, hospitality, and the surrendering of private property, Madison would have an entrance to the Shenandoah National Park. That promise was never kept. The road the county helped improve is still used and maintained but is blocked by a locked gate. About 5 miles of the road is in the Park.

Mr. Hoch reviewed a brief history of the purchase of the property for Hoover Camp and the establishment of a school for area children.

This entrance will provide significant economic, historic and educational value to Madison County, the region and to the Shenandoah National Park.

The Madison County Board of Supervisors and the Town of Madison have adopted resolutions to open the “gateway” to Hoover Camp and the Shenandoah National Park.

Mr. Deane thanked Mr. Hoch for his presentation saying it was very informative. He asked if Madison feels it has a good chance for approval of this request. Mr. Hoch said Madison has to have support and asked the Board to consider supporting this request.

It was the consensus of the Board to support Madison County in this request.

RE: MATTERS FROM THE PUBLIC

PROFFER POLICY GUIDELINES

Mr. Brian Higgins, Piedmont Environmental Council, said it would be beneficial to the County to include an escalation clause for the amount in the proffer policy guidelines.

RE: CONSENT AGENDA

Upon motion by Clarence Peyton and unanimous vote, the Board approved the minutes of the February 12, 2013 meeting as circulated.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

RE: OTHER MATTERS FROM BOARD

TRUCK TRAFFIC IN STANARDSVILLE

Mr. Lamb said he received a request from citizens asking the Board to hold a public hearing to discuss the Town’s request to consider the restriction of truck traffic in Stanardsville.

Mr. Frydl said he would be willing to hold a public hearing if there were any facts regarding safety issues and concerns. It is incumbent upon the Town to prove there are safety issues. The alternate route may create as many problems and might have a limited chance of success.

Mr. Deane agreed saying he was not aware of any major truck traffic issues in the Town. If the Town has statistics to show, he would be willing to listen again.

SOLID WASTE FACILITY

Mr. Frydl said the new consultant is working through issues with DEQ and submitted data as requested. DEQ is now asking the County to add four additional wells to the quarterly sampling plan.

Mr. Peyton commented that the County is still facing a penalty. Mr. Frydl agreed and said hopefully the information provided the new consultant with help with that issue.

BUDGET

Mr. Frydl said the School Board will be meeting tomorrow to discuss budget information. The Board will be holding budget workshops on Wednesday and Thursday, March 6 and 7th.

RE: EXECUTIVE SESSION

Upon motion by Davis Lamb and unanimous vote, the Board entered into Executive Session to discuss legal and personnel matters pursuant to Section 2.2-3711 Subsection (a, 1-7) of the Code of Virginia.

• Personnel - Administration

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

Upon motion by Davis Lamb and unanimous vote, the Board returned to Open Session.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

By unanimous vote, all members certified that only public business matters lawfully exempted from the Open Meeting requirement and only such matters as identified by the motion to enter into Executive Session were discussed.

Recorded vote:	Jim Frydl	-	Yes
	Davis Lamb	-	Yes
	David Cox	-	Yes
	Eddie Deane	-	Yes
	Clarence Peyton	-	Yes

Motion carried.

Board of Supervisors
February 26, 2013
Sheet 9

RE: ADJOURN MEETING

The meeting was adjourned at 9:49 p.m. The next scheduled meeting of the Board of Supervisors will be on Tuesday, March 12, 2013 at 5:30 p.m. in the County Meeting Room.



Jim Frydl, Chairman
Greene County Board of Supervisors

PROCLAMATION

THE BIG READ 2013: The Joy Luck Club by Amy Tan

WHEREAS, THE BIG READ is designed to restore reading to the center of American culture and provides our citizens with the opportunity to read and discuss a single book within our community; and

WHEREAS, the Jefferson-Madison Regional Library invites all book lovers to participate in THE BIG READ that will be held throughout March 2013. The Library's goal is to encourage all residents of Central Virginia to read and discuss THE JOY LUCK CLUB by Amy Tan; and

WHEREAS, the novel tells the story of new waves of immigrants who are changing and enriching America and have mother-daughter conflicts; and

WHEREAS, THE BIG READ is an initiative of the National Endowment for the Arts in partnership with the Institute of Museum and Library Services, and Arts Midwest; and is supported by the Art and Jane Hess Fund of the Library Endowment;

NOW, THEREFORE, be it resolved that the Greene County Board of Supervisors proclaim THE BIG READ during March 2013 and encourages all residents to read THE JOY LUCK CLUB during this time.

Adopted in Open Meeting this 26th day of February, 2013.



Jim Frydl, Chairman
Greene County Board of Supervisors

GUIDELINES FOR PROFFER SUBMISSION

INTRODUCTION

Proffer Guidelines are policies approved by the Greene County Board of Supervisors for the consideration of voluntary proffers with application to reclassify zoning on specific properties. Rezoning applications apply to changes to zoning districts and amendments to proffered conditions. Proffers are voluntarily offered by a property owner as a means to off-set the potential impacts of the change of zoning and use of the property. The Board of Supervisors has adopted the proffer guidelines to assist Rezoning applicants to prepare proffer statements that are acceptable to the County.

Greene County derives its authority to accept proffers pursuant to the Code of Virginia provision Section 15.2-2303 and Article 16-12 of the County Zoning Ordinance.

Proffer statements are voluntarily prepared and offered by rezoning applicants and include an original notarized signature of the applicant to ensure its authenticity and voluntary nature. Owners of property that is subject to a Rezoning application where proffers are voluntarily offered shall give consent to the applicant to file proffers on their behalf. The County may accept proffers for the following types of activities:

- Use restrictions
- Architectural design
- Buffers
- Landscaping
- Screening
- Land dedications
- Construction of public infrastructure
- Private amenities
- Monetary contributions to off-set impacts to capital facilities

Once accepted, proffers are binding agreements that run with the zoning of the property. Proffers may only be accepted upon conclusion of public hearings with the County Planning Commission and Board of Supervisors.

The Proffer Guidelines consist of the multiple components to include:

- General Policy Guidelines
- Guidelines for Monetary Contributions
- Guidelines for Capital Improvements

GENERAL POLICY GUIDELINES

General policy guidelines are developed to ensure that proffer statements are in a form acceptable to Greene County. The following policy guidelines are applicable to all proffer statements:

- All property owners shall consent to proffers being offered as part of the Rezoning application. This consent shall be evidenced by the owner's signatures that are witnessed by a notary.
- All proffer statements shall be signed and notarized by the applicant.
- Proffered items such as Generalized Development Plans and Architecture Elevations shall be referred to as exhibits with descriptive information to include the date of the latest version or revision to the document.
- Depictions and illustrations that are not referenced in the proffer statement shall be of no force and effect.
- Proffers related to off-site land dedications and construction of off-site capital facilities shall include an exhibit showing owners consent for the off-site proffer.
- Proffered conditions must clearly and concisely describe the objective. The clarity of meaning is critical to avoid difficulty in future interpretation.
- References to permitted uses shall be consistent with uses listed in the zoning ordinance.
- Where a proffered condition conflicts with any provision of the County Code, the County Code shall prevail.
- Where a proffered condition conflicts with any regulation or ruling from a state or federal regulatory agency, the regulation or ruling by the state or federal agency shall prevail.
- Wording and terminology should be consistent throughout the proffer statement.
- Proffered conditions shall state the circumstances of its performance. Timing conditions and thresholds for performance shall be clear and understandable. Posting of development securities to construct public facilities may be accepted as a means to deviate specified performance conditions.

GUIDELINES TOWARD MONETARY CONTRIBUTIONS

Monetary contributions may be accepted by the Board of Supervisors as a means to offset the impacts from development of properties that have been rezoned.

Monetary contributions shall only apply towards the future construction of capital facilities as identified in the County's Capital Improvements Plan (CIP). Proffer statements submitted with rezoning applications must include the following:

- A statement that shall stipulate how that payment of monetary proffers complies with provisions of Virginia Code Sections 15.2-2298, 15.2-2303 and 15.2-2303.1.

Monetary contributions may apply to one or more categories of capital facilities such as Fire and Rescue, General Government, Library, Parks and Recreation, and Schools. The methodology for determining the appropriate monetary proffer values are included in the "Cash Proffer Computation" publication dated July 12, 2006.

GUIDELINES FOR CAPITAL PROFFERS

Capital Improvements are public facilities to be constructed that add capacity to the current level of service for county public facilities. Most capital proffers involve the dedication of land. Dedication of land shall be made for the purpose of constructing future public facilities. Such land dedication shall be reasonably related to the construct of a public facility that would serve the future use of the reclassified property. The following policy guidelines are applicable to land dedications:

- All land dedications shall be made to the Board of Supervisors.
- Ownership of the land to be dedicated shall be transferred within 30 days of the request from the Board of Supervisors.
- Proffers shall stipulate that the land shall be dedicated, with proof of the land being free and clear of any encumbrances.
- If a proffered condition stipulates that the use of the land is intended for a specific type of public facility, it shall also make provisions that the Board of Supervisors may develop the property for another public purpose after notice to the developer or remaining owners of the land that was reclassified.
- Developers may choose to construct capital facilities on land that they intend to dedicate to the County. When this is the case, the proffered condition should specify the timing of completion and other performance measures satisfactory to the County. A provision shall be made for a security (letter of credit or insurance bond) to complete the proffered improvements.
- Proffered conditions should specify that dedication of land shall be made upon County acceptance of sub-surface geotechnical analysis. The land to be dedicated must be suitable for the construction of buildings and improvements necessary to serve the capital facility.

Commonly proffered conditions include providing buffers above and beyond the applicable zoning district regulations and/or restrictions on the regulations of the zoning district in respect to such areas as outdoor storage, signs, access, lighting, or use of the property. As a guide to petitioners seeking a conditional rezoning, the following language for commonly proffer conditions is suggested:

Any or all of the following categories and the language itself may not be appropriate for all rezoning. This language is provided for guidance only. Additional guidance can be found in the Comprehensive Plan.

Agreement to be bound by proffers:

- The applicant agrees that if the property is rezoned, the property will be subject to the following proffered conditions:

Use Restrictions:

- The property shall be used for only the following permitted uses: [list permitted uses for the zoning district].
- There shall be no outdoor storage of _____ (or display of merchandise).
- The hours of operation for any use of the property shall be limited to _____.
- The property, or any part of it, shall not be used as a [list permitted uses for the zoning district].

Architectural Design

- ~~• Concurrent with site plan review, architectural drawings will be submitted to the Planning Commission for design approval following the county process as outlined in the Zoning Ordinance.~~

Buffers

- Screening Buffers
- Riparian Buffers

Landscaping:

- The rezoned property shall be landscaped in accordance with the attached plans prepared by [name of firm], dated _____. All plantings shall be planted prior to the issuance of a certificate of occupancy for the structure to be erected on the rezoned property (or e.g., all plants shall be planted in accordance with the schedule of planting shown on the landscaping plans).
- All landscaping and plantings shall be maintained annually as necessary.
- The applicant shall be responsible for replacing all dead, dying, or diseased vegetation that is proffered, based on seasonal planting.

- The area designated on the attached plat as "open space" shall remain in a maintained natural state.
- The applicant dedicates to preserve all non-invasive existing trees and shrubs

Density Limitations:

- Only _____ building(s) will be erected on the property, and all structures, including buildings, will cover no more than ____% [or _____ square feet] of the property.
- No more than _____ dwelling units may be constructed on the property.
- The applicant dedicates to provide _____% of affordable housing.
- The construction of the structures will be phased.
- The clearing of the parcel will be phased.

Physical Improvements:

- A fence made of [materials], _____ high from grade, shall be erected as shown on the attached concept plan (Exhibit_____).
- The applicant shall construct a sidewalk in conformance with VDOT and County standards in the location shown on the attached concept plan (Exhibit_____).
- A retention basin or other low impact development methods for the control of storm drainage shall be constructed on the property in accordance with specifications approved by the County and plans approved by the County Engineer for the County.
- Dedicate to build energy efficient structures.
- Dedicate to build "green" structures and use sustainable materials.
- Provide water conservation plan for structures and landscaping that shall be approved by RSA and County Engineer.
- Setbacks
- Parking

Access:

- Ingress to, and egress from, the property shall be from _____ only.
- There shall be no more than _____ point(s) of vehicular ingress to, or egress from, the property.
- There shall be no vehicular ingress to, or egress from, the property from _____
- Emergency Access
- Interconnectivity to adjacent parcels
- Sidewalk construction and connection
- Standards for private streets

- A transportation impact analysis will be submitted and reviewed.

Dedication of Real Estate

- Real estate for parks, schools, fire department, rescue department, etc. As identified in the Capital Improvement Program.

Lighting:

- No on-site lighting shall illuminate any off-site property.
- All lighting fixtures shall be full-cut and not create a disability glare.
- Lighting shall be dimmed 50% 1 hour after the close of business.

Trails:

- Trails and bikeways constructed to ASHTO standards shall be provided as shown on the attached concept plan (Exhibit _____).
- Trails constructed to Appalachian Trail Standards shall be provided as shown on the attached concept plan (Exhibit _____).

Construction of Public Facilities

- The applicant identifies the facilities that are to be dedicated for construction of public infrastructure to address impacts. Those public facilities may be identified by the Capital Improvement Program.

Private amenities

- The applicant dedicates to build private playgrounds, pool, tennis courts or other amenities to be used by future residents.
- Owners Association shall be established.

Monetary contributions to off-set impacts to capital facilities

- As provided in the Proffer Computation Policy