



Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF PLANNING AND ZONING

DATE: August 10, 2015

TO: Town of Smithfield Planning Commission

FROM: Richard Rudnicki, AICP – Isle of Wight County Assistant Director of Planning & Zoning

RE: **Cary & Main Comprehensive Plan Amendment and Change in Zoning Classification**

Isle of Wight County would like to provide the following comments pertaining to the Proposed Cary and Main development. Based on a thorough review of the information available we have the following concerns with the Cary & Main Development.

- The cash proffer amount of \$2,496.13 is woefully short of the cash proffer study and neglects multiple areas of impact from this development.
- No cash proffers have been identified for schools. Based on the cash proffer study this development will generate 27 elementary school aged children, 10 middle school aged children, and 20 high school aged children. Based on current enrollment numbers both Hardy and Westside are currently over capacity while being expected to accommodate children from this development. Therefore the full elementary portion of the cash proffer, \$4,504.00 per unit. Smithfield Middle and Smithfield High are currently under their capacity based on current enrollment numbers and the additional students will not trigger either school to reach capacity, therefore based on Isle of Wight's proffer policy those portions of the cash proffer should not be offered.
- The proffer statement says the proffers are going to the Town of Smithfield to offset the impacts incurred, including \$1,386.27 for EMS (\$299.00) and Fire (\$1,087.27) services. These services are provided by the County and it should be clarified that this proffer should be paid directly to the County or distributed to the County by the Town of Smithfield upon receipt.
- The proffer statement does not account for impacts to Libraries (\$285), Animal Control (\$43.08), or Courts (\$347.48), all services which will be impacted by this development

which are administered by the County. The addition of proffers in this amount, \$675.56, and should be added and distributed directly to the County or distributed to the County by the Town of Smithfield upon receipt.

- Based on these changes the total cash proffer amount should be \$7,675.69, with the Town receiving the amounts stated in the proffers previously of \$511.94 for Recreation and \$597.92 for Police, for a total of \$1,109.86; and the County receiving \$299.00 for EMS, \$1,087.27 for Fire, \$285.00 for Libraries, \$43.08 for Animal Control, \$347.48 for Courts, and \$4,504.00 for Schools, for a total of \$6,565.83. The appropriate proffer amount is paramount in providing continued quality services to all citizens of Isle of Wight.
- After review of the TIA the County does not have any significant concerns on the developments impact to County (VDOT) roads. The peak hour trips identified, under 100, are not significant in nature, additionally no impacts are identified on the immediate road network. With the distribution of those trips through the Town onto County (VDOT) roads the volume at peak hours is so small it would be unlikely that any impact on the Level of Service (LOS) on a County (VDOT) road or intersection would occur.
- The addition of some affordable housing units should be considered for this project. The price range identified in the narrative exceeds any reasonable expectation of affordability.
- Design Considerations - The Conceptual design of the site lacks creativity and fails to mesh with the character of any surrounding development. A design which more directly reflects an orthogonal street grid on the eastern side of the site and transitions to larger lot sizes on the western side of the site would be more appropriate.
- Design Considerations - The architectural designs provided do not appear to meet the character of the historic district at this time. In order to ensure the development is a quality addition to the Town additional work should be done by the applicant to enhance the aesthetic quality of the proposed product.

Please feel free to contact me at rudnicki@iwus.net or 757-365-6276 if you have any questions pertaining to these comments.

CC: Smithfield Town Council, Peter Stephenson – Town Manager, William Saunders – Town Planner, IOW Board of Supervisors, IOW Planning Commission, IOW School Board, Anne Seward – IOW County Administrator, Mark Popovich – IOW County Attorney, Beverly Walkup – IOW Director of Planning and Zoning