



Worman Development, L.C.

January 21, 2010

ATTN: Rachel Hudson
Stafford County Department of Planning & Zoning
1300 Courthouse Road
PO Box 339
Stafford, VA 22555-0339

RE: WIDEWATER HEIGHTS – PROFFER CLARIFICATION

Dear Mrs. Hudson,

On October 17th 2006, Parcel 13-37 was rezoned from R-4, Manufactured Homes, to B-2, Urban Commercial in consideration of certain proffers by Worman Development. The GDP showed, as an example of what could be constructed on the property a type of work/live mixed use development. The proposed four-story buildings included office/retail on the bottom two floors and residential units on the upper two stories.

Due to the residential component of the project, cash proffers were offered in the rezoning application. Historically, cash proffers have not been part of a commercial rezoning but were included to alleviate the impacts of the residential units as evidenced by the inclusion of schools and libraries in the disbursement schedule. Payment of cash proffers was not intended for commercial units without the residential component. Enclosed are minutes from meetings of the planning commission reflecting the understanding that cash proffers were intended for residential impact mitigation.

It is our intention to build only the commercial aspect of this project and have submitted plans to that effect. Unfortunately, in order to move forward, we need to have this issue clarified. Cash proffers on commercial units in this economic climate are not feasible and will not be for the foreseeable future. The financial strain imposed will force us to rethink our progress on this project.

Applying a cash proffer to a commercial office building will further delay this development and a revitalized Boswell's Corner. Furthermore, it postpones not only the desired cash proffers, but fees from submissions, inspections, utility connections, utility services, property transfers, taxes from improvements and businesses, needed jobs and a stimulus to our region. We request a clarification to Proffer # 10 that the cash proffers were intended to mitigate a residential component.

Thank you so much for your time and attention to this matter. Please contact me if you have any questions or need further documentation.

Sincerely,

Robert E. Burr
Director

Cc: Tim J. Baroody, Deputy County Administrator and Director of Economic Development

Enclosures

