

**STATEMENT OF THE REASON FOR SEEKING A ZONING AMENDMENT/CHANGE**

**Isle of Wight County  
Planning and Zoning Department  
17140 Monument Circle, Suite 101  
Isle of Wight, VA 23397  
Attn:, Richard Rudnicky, AICP**

**May 4<sup>th</sup>, 2018**

**RE: parcel 34-01-1068**

Dear Mr. Rudnicky;

K.S. Carrollton LLC is requesting a zoning change for the above mentioned property which is currently zoned General Commercial and would like to have it changed to Urban Residential. In which no adverse or negative repercussions are anticipated for the immediate adjoining properties and the general area.

We are proposing 6 one bedroom and 6 two bedroom units, housed in one attractive building with safe and easy access to Carrollton Boulevard.

The property is situated next to an existing residential area are on the right and on the left by an outdated retail outlet for cigarettes. Current zoning ~~(without obtaining conditional use permits)~~ would allow for uses ranging from; agricultural equipment sales, commercial accessory apartment, assisted living facility to auction establishment and many other applications. K.S. Carrollton LLC believes that the Community and County would be better served by changing the zoning to UR so the property can accommodate affordable housing units and at the same time enhance the neighborhood.

~~When taking a survey of the immediate surroundings one will find precedent for Urban Residential use. You will find a number of properties that are either established, rezoned to accommodate Condo units or under construction offering family dwellings.~~

~~The project is small in scale and therefore impact on infrastructure, traffic, emergency and other services is negligible. The overall project will have a positive impact, providing affordable housing geared to the millennial segment of our population with many economic and social benefits.~~

~~We look forward to working with the county in order to make this a successful endeavor that will benefit all residents of Carrollton.~~

~~Sincerely,~~

~~Jeremy H. Kooiman for K.S. Carrollton LLC~~