

At a joint quarterly workshop meeting (Mini Retreat) of the Southampton County Board of Supervisors and the Southampton County Planning Commission held at the Workforce Development Center in Franklin, VA on May 10, 2005 at 6:00 PM

SUPERVISORS PRESENT

Dallas O. Jones, Chairman (Drewryville)
Walter L. Young, Jr., Vice-Chairman (Franklin)
Walter D. "Walt" Brown, III (Newsoms)
Carl J. Faison (Boykins-Branchville)
Anita T. Felts (Jerusalem)
Ronald M. West (Berlin-Ivor)
Moses Wyche (Capron)

SUPERVISORS ABSENT

None

COMMISSIONERS PRESENT

Dr. Alan Edwards, Chairman (Jerusalem)
Ira H. "Pete" Barham, Vice-Chairman (Capron)
Douglas A. Chesson (Berlin/Ivor)
Michael G. Drake (Newsoms)
Freeman J. Harrell (Franklin)
Dallas O. Jones (At-Large)
J. Michael Mann (Boykins-Branchville)
Oliver W. Parker (At-Large)
Keith Tennessee (Drewryville)

COMMISSIONERS ABSENT

None

OTHERS PRESENT

Michael W. Johnson, County Administrator (Clerk)
Cynthia L. Cave, Community/Economic Development Director
Vernie W. Francis, Jr., Sheriff
David K. Britt, Treasurer
John R. Harrup, Commissioner of the Revenue
Robert L. Barnett, Building Official
Lee D. Copeland, Building Inspector
John P. Jenkins, Code Services Specialist
Julien W. Johnson, Jr., Public Utilities Director
Robert Croak, Utility Systems Supervisor
Carlton Edwards, Chief Utility Systems Operator
Hart Council, Public Works Director
Sandi P. Plyler, Data Processing Manager
Susan H. Wright, Administrative Secretary

Supervisor Faison gave the invocation at 6:00 PM and dinner and fellowship immediately followed from 6:00 PM – 6:30 PM.

Chairman Jones called the meeting to order at 6:30 PM.

Mr. Michael Johnson, County Administrator, welcomed everyone and turned the meeting over to Virginia Enterprises, Inc. and their consulting and engineering team, who would be making a significant announcement. Owned by George and Ed Fiscella, Virginia Enterprises, Inc., a Newport News-based quality residential construction company, had 20+ years in the industry, had constructed over 40 subdivisions, and would be completing its 2000th home this summer. Its mission was to provide a quality built home in a family oriented neighborhood which homeowners will know was built with integrity and pride. Virginia Enterprises, Inc. announced that they were proposing to construct a \$364 million development known as "The Villages of Southampton" on the former Cutchins Farm Property near the intersection of Camp Parkway and Delaware Road. Plans for the "Villages of Southampton" would include the following:

- A new Hunterdale Elementary School for 750 students, with a projected finish date of 2008;

- 764 single-family dwellings, each averaging 2800 square feet with an average value of \$365,000. The first house was proposed to be built in 2009;
- 252 “Active Adult” homes, each averaging 1400 square feet with an average value of \$200,000. Construction would take place 2012-2016;
- 100 assisted living rental homes, averaging 500 square feet each, with rentals of \$2,500/month. To be built in 2015;
- A nursing home with 100 units, each averaging 200 square feet, with rentals approximately \$3,000/month. To be built in 2016;
- Commercial/retail space, comprising 70,000 square feet. To be built in 2013;
- Medical office space comprising 40,000 square feet. To be built in 2017;
- Recreational areas and a community center
- An independent wastewater treatment plant with a potential capacity of 1 million gallons by 2010. The developer planned to “gift” this to the County.

The “Villages of Southampton” would be enhanced with detailed landscaping including sidewalks, trees, shrubs, ponds, open space, etc. The commercial/retail space would consist of small shops such as a hair salon, ice cream shop, etc. – it was not intended for a Wal-Mart or Lowes.

George Fiscella of Virginia Enterprises, Inc., Barry Duvall of Kauffman & Canoles Consulting, Delegate Glenn Oder of Kauffman & Canoles Consulting who is serving as Director of Land Management, Melissa Cossaboon of Land Planning Solutions, Jamie Weist of Woolpert Engineering, David Reaves of Prism Engineering, and Don Messmer of the Wessex Group (providing economic analysis) all had a part in presenting the plans of “The Villages of Southampton” to the Board of Supervisors, Planning Commission, County staff, and constitutional officers.

Local revenues were estimated at \$7.2 million and expenses (schools, fire/rescue, etc.) were estimated at \$5.9 million, all based on the current rates, by the time all the homes were built. So the local net fiscal benefit was \$1.3 million. The proposed development would also create full and part-time construction jobs in the community and would ultimately create approximately 571 permanent jobs.

Currently, approximately one-third of the property is zoned Agricultural (A-1), and the other two-thirds is zoned Residential (R-1). Virginia Enterprises will seek to rezone the majority of the property to Residential (R-2), with a small Business (B-1) section.

The current projected timeline of Virginia Enterprises to move forward with “The Villages of Southampton” is as follows:

May 10 (tonight)	–	Public Presentation
June 1	–	Submit Rezoning Application
July 7	–	Planning Commission (would hold public hearing on application)
July 25	–	Board of Supervisors (would hold public hearing on application)

The meeting was adjourned at 8:00 PM.

Dallas O. Jones, Chairman

Michael W. Johnson, Clerk