

Patrick County Planning Commission

Meeting of August 9, 2004

Present: Leon Holt, Chairman; Michael Burnette; Bill Clark; Johnny Marion; and Roger Martin

Also Present: Mavin and Tracy Harris, Harris Builders; Brian Lewis and Mark Johnson, Representatives for The Reserve at Fairystone, James “Jim” Shortt, Attorney for The Reserve at Fairystone; Jeannie Frisco, Special Assistant for Economic Development and Tourism; Nancy Lindsey, The Enterprise; Jamie Clark, WHEO and supporters of the The Reserve at Fairystone

Absent: Hansford Alderman and Cleve Lawson

A meeting of the Patrick County Planning Commission was held on August 9, 2004, at 7:30 PM, in the Second Floor Conference Room of the Patrick County Administration building.

Mr. Leon Holt, Chairman, called the meeting to order. The minutes of the August 2, 2004 were presented for approval. Mr. Bill Clark asked that the following sentence be deleted from the minutes: Mr. Clark indicated that he would feel better that a condition be added that the landowner’s agreement cannot deviate once the 90% of property is sold which can be found on page 3, paragraph 5 of the original minutes. Mr. Burnette made the motion to approve the amended minutes and Mr. Clark seconded the motion.

Mr. Johnny Marion made the motion for the commission to open the Public Hearing concerning The Reserve at Fairystone and was seconded by Mr. Burnette. Mr. Holt opened the floor for public comment and asked that the attendees for the hearing identify themselves before speaking.

Ms. Teresa Potter addressed the commission regarding a letter of support that she had written on behalf of The Reserve. She indicated that she had contacted the county office and had been informed that this was a “done deal, a moot point” and did not understand why a public hearing was being held after the fact. Mr. Holt explained to Ms. Potter that normally the Planning Commission studied requests and if the commission felt a variance should be granted, it would then go to a public hearing for citizen input and then the commission would make a decision. However, Mr. Holt indicated, that at the August 2nd meeting a motion was made and seconded that the variance be approved and was carried with a majority vote. Mr. Holt then read the variance aloud which did grant The Reserve the right to develop on 1/3 of an acre lots with a total density of 1 acre per cabin and commercial development must be on at least 1 acre. Mr. Holt indicated that the ordinance was confusing and needed to be re-written for future use to make sure the commission knew what due process was. Ms. Potter thanked Mr. Holt for the point of clarification. Ms. Potter continued to say that she supported the project 100%. She felt this would have a huge economic impact for the county. She could clearly see the quality in this

project and it definitely has merit. Ms. Potter went on to say that she understood the County Attorney had spoken in favor of this project as far as legal issues. Ms. Potter indicated that she was concerned that throughout the minutes it indicated what had been done in the past. She told the commission that “you can’t go back and worry about the past”. She then recited information regarding the Smith River Historic District and said that a quote from the newspaper had stuck in her mind from a board member when he said he was not voting in favor of it because his constituents don’t like to be disturbed. Ms. Potter went on to say if we follow his lead, then Patrick will become a ghost town with no business and no people. She indicated that progress has to be made and controlled. Ms. Potter indicated that this project “can do nothing but good for the county”.

Mr. Wayne Plaster of the Fairystone area addressed the commission. He said “I feel that this project will bring the type of citizens that people would like to have as neighbors”. “Everyone is amazed at the quality of work”. He went on to say that it will bring value to the tax base and “there may be a 2 or 3 year tax break due to this project”.

Ms. R. J. Chaney addressed the commission. She indicated that she worked at The Reserve and has given 400 tours. She said she hears mostly positive remarks but every once in a while someone will say something negative. She said she has heard a lot of “fussing about taxes going up but so is the value of their land”. She went on to say that this project “will bring revenue and jobs into the county” Ms. Chaney felt this could only be a “win, win situation”.

Mr. Chuck Freels felt “The Reserve is a great opportunity for Patrick County”. “It may increase taxes but will also increase property values”. “It will help Fairystone out as far as gas stations, stores, etc.”. Mr. Freels felt it is important to approve this variance.

Mr. Chris Hodges indicated that he operated a store 5/10 of a mile from The Reserve. He said “we are going to see stores close if we don’t see revenue come in”. Mr. Hodges went on to say “It is needed in the Fairystone area”.

Ms. Sylvia Plaster indicated that she had lived in Fairystone all of her life. She said “there are good people that live there and I am thankful to the investors. This quality of investment is good for this county”.

Mr. Holt informed the supporters that he personally does not want to inhibit growth in Patrick County. It is just his job to administer the ordinance and there are certain criteria that must fit.

Mr. Jim Shortt, Attorney for Land and Wood, LLC, thanked the commission and said he “appreciated their time and the commission would not be disappointed”. He indicated he looked forward to seeing the members and have them visit the sites in a year or two to see the progress.

With no more comments from citizens, a motion was made by Mr. Clark and seconded by Mr. Marion, to close the public hearing.

Mr. Holt asked the representatives from The Reserve for their understanding that this variance was pertaining to 1/3 of an acre but they have not been given a variance for the rest of the

ordinance and they must return with completed plats. Mr. Jim Shortt indicated that he did understand the variance given.

Mr. Holt indicated that if The Reserve had any other questions they may be directed to the County Administrator's Office and the Planning Commission would meet with The Reserve as the project moves along.

Mr. Holt asked that the Planning Commission board revisit the ordinance for clarification and make necessary changes at which time it will be presented to the Board of Supervisors.

A meeting was scheduled for September 20, 2004 at 7:30 PM in the second floor conference room of the County Administration building. Mr. Holt urged those members who do not have a copy of the ordinance to contact Jeannie Frisco, Secretary.

With no further business to discuss, Mr. Clark made the motion and was seconded by Mr. Marion to adjourn.

Chairman

Date