

# **Campbell County Economic Development Commission**

**December 9, 2004**

The regular meeting of the Campbell County Economic Development Commission was held on Thursday, December 9, 2004 in the Campbell County Library Conference Room, Rustburg, Virginia.

**Members Present:**

William Anderson  
G. Michael Damron  
Herbert W. Guthrie  
Kyle S. Rosser  
O. Richard Metz, Chair  
William Overacre  
Scott Tweedy  
Frank A. Wright  
Lester Wooldridge

**Those Absent:**

Donald E. Atkins  
William E. Calohan, III  
Marvin Clements

**Also Present:**

R. David Laurrell, County Administrator  
J. Michael Davidson, Economic Development Director  
Jamie Banton, Administrative Assistant

Prior to the meeting, the Commission watched the recently produced Region 2000 Economic Development Partnership marketing video provided by Mr. Davidson.

Chairman Richard Metz called the meeting to order at 12:24PM. The October 21, 2004 meeting minutes were approved with one change to the attendance list. The Commission welcomed Mr. Scott Tweedy, the new agricultural representative to the Commission recently appointed by the Board of Supervisors.

For informational purposes, the Commission was provided a Project Updates Report. Mr. Davidson briefly reviewed the items listed on the report.

// Mr. Davidson stated that the request by Commonwealth Properties for a Special Use Permit to operate a shopping center at the Dearing Ford Business & Manufacturing Center will be considered by the Board of Supervisors at their January 3, 2004 meeting. If approved, the shopping center will use approximately 32 of the 62.7 acres available on Phase II of Dearing Ford.

Mr. Davidson explained that Campbell County set the current asking price for the property, \$25,000 per acre, based upon actual development costs for the entire center (Phases I and II). He stated that depending upon the Board's decision in January, the county will have to

determine what to do with the remainder of the Phase II property and how the center will be marketed.

Mr. Anderson stated that since the county originally intended Dearing Ford to serve as an industrial park with the potential for commercial businesses, we should think about who we want to locate on the property so not to be intrusive to the major tenant or neighboring businesses. Mr. Overacre asked about the length of time Campbell County marketed Dearing Ford for an industrial park. Mr. Davidson explained that the county has owned the property for 18-years, but the Center has only been marketable for the past 3.5-4 years. Because there is no rail access or natural gas to the site, several Commission members stated that they believe that the market has spoken. The Commission members stated that the county should be very flexible in its policies towards how the property will be marketed. The Commission also suggested that Campbell County wait until the retail project is started, and then have the remainder of the property appraised.

// Mr. Davidson stated that he wished to identify the issues the Commission would like to address or reevaluate during 2005. He suggested that the Commission could focus on the following issues:

- Reevaluate incentives (why/how)
- Begin to promote tourism
- Agricultural Sector – Support
- Water/Sewer
- Reevaluate the current Marketing Approach

After general discussion, the Commission came to a consensus that focus on the first three items (incentives, tourism and agriculture) should be the primary focus of the group, and the remainder of the items could be addressed as time permits.

// Mr. Davidson stated that a list of the 2005 meeting dates was provided in the meeting packets. The year listed on the list is incorrect, and a new list will be provided before the next meeting.

Following a general discussion of the before-mentioned matters and with no other items presented for consideration, the meeting adjourned at 12:58PM until Thursday, February 17, 2005 at 12:00PM.

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