

**Campbell County
Economic Development Commission/CEDS Committee**

March 24, 2016

The regular meeting of the Campbell County Economic Development Commission was held on Thursday, March 24, 2016 in the Campbell County Citizen Services Building Conference Room, Rustburg, Virginia.

Members Present:

Lester Wooldridge, Chairman
Hugh Bragg
Richard Carroll
Willie Jones
Kevin Davis
William Anderson

Also Present:

Mike Davidson, Director of Economic Development
Sarah Johnson, Program Manager, Economic Development
Bre Davis, Administrative Assistant, Economic Development
Kristin Wright, Campbell County Staff Attorney
Paul Harvey, Director of Community Development
Sandy Shakelford, Campbell County Planner

Member Absent:

Richard Metz
Scott Tweedy
Frank Davis, CCUSA
Robert Maslow
Kathy Carson

// Lester Wooldridge called the meeting to order at 12:01 p.m.

// Mr. Wooldridge asked the members if they had any comments or corrections to the minutes from the previous meeting, held on November 12, 2015. No corrections were made and a motion was made by Mr. Willie Jones and seconded by Mr. Hugh Bragg to approve the minutes.

Matters from the Economic Development Director

Mr. Davidson – I'd like to start by giving you an overview to make sure you understand zoning. We believe that out of all of the chapters in the county code, these two potentially have the greatest opportunities for you to make comments. Zoning and planning is put in place because we possess land for a while but we never own it as a person indefinitely, the land will be here for future generations. Zoning is all about balancing people's rights and realizing that what we do here and now. Predominately, zoning has a long term lasting impact on what we allow to happen on the property. A few years ago, housing was 65% single wide trailers. Weldon Cooper Center, who conducts population counts in between census years, looked at building permits to determine the housing demographic; they didn't count single wide mobile homes. Their data was skewed because it was not an accurate representation of how many dwellings were present in Campbell County. We enlarged the minimum track size and shortly after that it became >45% single wide trailers. We began to get stick built and modular homes which hold value and last much longer. Just wanted to be sure you

understood what zoning is really about. People want to be able to do whatever they want with their land and they should be able to do so as long as it doesn't infringe on other people's rights as well.

// Mrs. Johnson – I would like to turn it over to Kristen Wright, our Staff Attorney, to discuss the Chapters 21 and 22 of the county code that you were given to review.

Kristin Wright - Chapter 21 – Subdivisions - This is Sandy Shakelford's chapter that she oversees. Her job is to make sure our builders and developers comply with the requirements. The state code states "The governing body of every locality shall adopt an ordinance to assure subdivision of land and its development". This chapter is not optional; most of it is straight from the code. Mandatory provisions are included so there isn't a lot of wiggle room. We are here to talk about what is in the chapter and if there are places that are discretionary that need to be reviewed.

Kristin Wright then read and reviewed the sections that are required by state code and are not up for changes or modifications. Mrs. Wright mentioned that changes to the ordinances have to go to the Planning Commission to review and send a recommendation to the Board of Supervisors.

Willie Jones – Does the state code require a specific order of the ordinances?

Kristin Wright – We can change the order if that would be helpful. A lot of this is organized in a way that can be confusing.

Paul Harvey – Some localities have combined zoning and subdivisions in one chapter but it's harder to handle. However, that would eliminate lots of duplication.

Kristin Wright continued her review of the mandatory sections.

Lester Wooldridge – Does a subdivision have to have 2 exits?

Sandy Shakelford – That depends on how big the subdivision is.

Section 21-13 was reviewed and Ms. Shakelford noted that the sub-items in that section used to be in the zoning ordinance and now are in this chapter to make things a little more organized.

Kristin Wright continued her review of the mandatory sections. There were no other comments, changes, or additions to Chapter 21.

Kristin Wright - Chapter 22 –Zoning –Campbell County's zoning ordinance is an inclusive ordinance which means it expressly says what you can do, it does not say what you cannot do with a piece of land. If what you want is not on the list then it's not allowed.

Willie Jones – Doesn't that mirror the state practice?

Frank Rogers – I believe what you're asking is if this practice of inclusive ordinances is most common throughout the state and the answer is, yes.

Kristin Wright – Every time we change anything in any ordinances we have to have a multiple public hearings; one with the planning commission and if approved there then one with the Board of Supervisors.

Willie Jones- Are there provisions that you tend to have more problems than others.

Kristin Wright - Yes, one thing that has come up frequently is minimum lot size. At the most recent Board of Supervisors meeting, the request was made that the minimum be smaller. Another one was the concept of chickens; we had to respond to that when we had residential people wanting chickens. We revised the code to allow a maximum number of chickens in a residentially zoned lot.

Frank Rogers- The most common is lot size and permitted uses. Those are the areas that we hear about the most.

Willie Jones – I've seen a lot of small lot sizes in intense development. I worked in utilities for years and we had numerous problems with wells and drain field not having enough room. I wanted to know if that was a problem here.

Sandy Shakelford – No one has requested lot sizes to be bigger in residential zoning.

Paul Harvey - When the Planning Commission requested to lower the 3 acre minimum, the main reason that was rejected that is for drain field and sewer. Even though the 20,000 sq feet is allowed people realize that's an unrealistic number.

Sandy Shakelford – There are divisions that are using offsite lots to meet some of the infrastructure needs. They have to have those permits prior to building.

Willie Jones –Do you run into problems where your current zoning hinders the prospect activity to attract new business, Mike?

Mike Davidson – No, not from an industrial perspective. Most industrial businesses understand zoning regulations. It sometimes depends on the client and their understanding of the requirements. Some private businesses need help understanding the zoning regulations. We don't have a problem for the prospects that my office deals with on a regular basis.

Mrs. Wright continued providing the members and overview of each section of the zoning code. She then asked the members if there were any sections in this ordinance that you've heard of problems or people you know have found onerous.

Willie Jones - How much controversy do you have administering these ordinances?

Paul Harvey - For us, things work smoothly. We haven't had an appeal in over two years so they are pretty rare considering we process 1200-1300 permits per year. Most things come in and go out. We do it with the minimum staff that you can have; we have one staff member for zoning and one staff member for plats.

Lester Wooldridge – The only problem I have is getting permits. Don't understand why we can't do it online or fax it. A builder may do 10-15 a year. I have to pay someone to drive to get a permit and that costs me more money than the permit.

Paul Harvey – We do accept applications by mail or fax. The problem is the exchange of money to pay the fee. The county does not have the ability to take money online currently.

Sandy Shakelford – You can call in and use a credit card.

Lester Wooldridge – Who can I talk to to request this change?

Paul – Frank Rogers.

Frank Rogers – I haven't looked at that since I've been in Campbell but I had an issue in Bedford County that was something similar. We need to pick that up and revisit. The request has been noted.

Paul Harvey – When a business accepts the credit card payment they are essentially taking less than the permit fee amount to cover the credit card fees.

Lester Wooldridge– Can you charge a processing fee to cover that?

Sandy Shakelford– We do that now but to take a credit card payment we have to physically type in the information for each permit and then there will be a processing fee. It's not an efficient system but it is a way to receive payments right now.

Kristen Wright noted that changes to the code come from the General Assembly and it often takes a long time. That being said, advances in technology, like being able to process payments, need to be addressed there first.

Kristen Wright – Is there anything that strikes you as unnecessary?

Willie Jones– Do you allow electronic submissions of plats?

Paul Harvey– Yes, they can be emailed to Sandy to review and then she physically signs off and the process moves forward.

Frank Rogers– This is good process feedback to see what we can change and maybe advocate legislatively for a change. Regarding the zoning ordinance, I'm interested to know if anything stood out to you that may be counter intuitive or raise questions. Or are you hearing from other people that certain restrictions are not favorable? The numbers of rezoning requests are few so that speaks to me that the county is zoned properly because people are not asking for a change. That's our inside perspective so please keep that in mind as you deal business so we can be aware of any need.

Willie Jones -As the county updates the CEDS are you foreseeing extending different services in different areas that allow for property that might be in an agricultural district be changed to residential to allow expansion of residential growth?

Frank Rogers – I think we are right were at the tipping point. We are starting to have conversations around development in the county that are suggesting, “Are we are still growing where we want to grow?” We have some concerns around traffic because growth is intended to be around Timberlake. If you ask me, that's a plan of growth that is working. You have growth in a specific area while preserving the nature and agriculture in other areas. We are able to begin the conversation about wanting to expect or promote growth outside of the areas we have now. I think the conversation that is meaningful right now. Maybe we need to grow some areas and maybe people want the traffic and growth where it currently resides.

Paul Harvey – We have a lot subdivisions that were built late 1950's-1970's. They are not all aging gracefully so we need to pay attention to those as well as new development. If we let things decline the assessments will not be as accurate. We have a high percentage of mobile housing and after 30 years they lose all taxable value. You have the reassessment to be able to generate tax revenue through natural growth but we have a lot of areas that won't see that growth because it's too old. Those things combined will pull assessments down.

Frank Rogers – That generates a question, how do we balance those investments? My concern of chopping agriculture lots is that you get development scattered everywhere that want services like public safety then you have a harder map to address these services. You want to get the right balance so folks are interested in reinvesting in what we have and interest in new development as well.

Sandy Shakelford – The Comprehensive Plan typically indicates high density developments along the major corridors so north of 24 is where they expect the highest density and 501 and 29S. So you can pull up the Comprehensive Plan online and pull up the land use mass to kind of see where we've done that. We review that every 5 years and our last update was 2014. It didn't change much but if we have the same Board of Supervisors that we have now, they may want us to look at that and revise that map. That tells you where we are expecting growth to occur based on what services are available by density of those areas.

Frank Rogers – Growth patterns are one piece and the other is the politics have become interested in making sure the regulations are not too onerous. Are we being overly protective of your neighbors' areas and restricting what you want to do?

Kristen Wright – Are there any other thoughts? Please let us know if anything comes to mind.

There were no additional comments, changes, or additions to Chapter 22 by the members.

Mike Davidson – Project Updates

Industrial Prospect Activity/ Marketing

Prospect activity has picked up and we continue to see activity from an existing businesses perspective.

- **310 Marketing-** We have started our new marketing campaign. This campaign will focus on advance manufacturing, food & beverage, Pharmaceutical, telecommunications, & financial & professional services. We will focus on companies needing sites.
- **Hub Scrap** - The demo work has been temporarily stopped as the prices for the scrap metal & material has dropped. We are working thought some issues with the property. Altavista is doing some due diligence and engineering/environmental studies on the property.
- **Shentel** – The new sign has been installed. We continue to work to obtain easements to run electricity to the sign.
- **Project Red Head** – This is actually Wendy’s that is under construction on Wards Road beside First national Bank up from Sheetz.
- **Project Chilies-** This is the Chili’s that is well under construction & scheduled for opening in May.
- **Southside Electric** – They are relocating about .6 of a mile on Dearing Ford Road. Their rezoning has been approved and they are ready to move forward.
- **Project LEKTRO** - We are continuing to work with and explore options for this project.
- **Project Buckshot-** This is an existing business expansion that we are expecting a Governors announcement within 2 weeks. The project will involve to \$34 million in new Cap Ex and 56 new employees.
- **Compliance Monitoring** – Continue working to verify compliance for American Plastic Fabrication, Comfort Inn & Suites, Hampton Inn, and Banker Steel

Seneca Commerce Park -

The engineering work to update the E&S storm water permits has been completed and is in the review process. The Board of Supervisors recently approved the request to re-masterplan & subdivide the property. We are in the process of releasing a RFP for that work.

Joint Airport Industrial property -

The Preliminary Engineering Report for inside the fence at the airport is slated is completed. The report will be presented on May 19 to a select group from Lynchburg & Campbell County. The report has implications for Project LEKTRO.

Agriculture -

We closed out the Produce Grant this week. All total we provided 128 producers/farmers from 14 counties a total of \$407,688.

The new Producer Support grant will kick off the first of May.

Region 2000 LGC Agriculture Strategic Planning -

The Food Hub project by the Local Government Council is underway.

Existing Business Visitation -

Existing business visitations were conducted to Abbott, Rage Plastics, & Gerdau.

Industrial Development Authority -

The Banker Steel lease continues to work nicely.

Brookneal Campbell County Airport -

The Electrical Systems and Airfield Lighting project construction is complete.

Tourism -

We continue to market Tourism.

Region 2000 Alliance -

Effective January 1, 2016, the Region 2000 Economic Development Council became the Lynchburg Regional Business Alliance. This is a merged group with the Greater Lynchburg Chamber of Commerce and was driven by local business.

Unemployment- 2015

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
County	5.3%	5.4%	5.2%	4.7%	5.2%	5.4%	5.0%	4.6%	4.5%	4.3%	4.2%	4.3%
State	5.0%	5.0%	4.9%	4.5%	5.0%	5.0%	4.7%	4.3%	4.1%	4.1%	4.0%	3.9%
US	6.1%	5.8%	5.6%	5.1%	5.3%	5.5%	5.6%	5.2%	4.9%	4.8%	4.8%	4.8%

VEC tracking shows 1,127 unemployed persons in Campbell County in December.

*Annual average unemployment rates: **Campbell- 4.84%, State- 4.54%, US- 5.29%***

Unemployment 2016

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
County	4.9%											
State	4.4%											
US	5.3%											

VEC Tracking shows 1,267 unemployed persons in Campbell County in January.

Sarah Johnson – Going forward we are going to be sure we put on the agendas to ask that you RSVP for the meetings so that we have accurate lunch counts.

Matters from Commission Members

// With no other items presented for consideration and a motion from Mr. Carrol, seconded by Mr. Bragg, Mrs. Johnson adjourned the meeting at 1:20 P.M. The next EDC meeting will be held on Thursday, May 26, 2016 at 12:00 noon in the Campbell County Citizen Services Conference Room.