

July 5, 2016

At a continued meeting of the Southampton County Board of Supervisors held at the Workforce Development Center, 100 N. College Drive, Franklin, Virginia on July 5, 2016 at 7:00 PM.

SUPERVISORS PRESENT

Dallas O. Jones, Chairman (Drewryville)  
Ronald M. West, Vice Chairman (Berlin-Ivor)  
Dr. Alan W. Edwards (Jerusalem)  
R. Randolph Cook (Newsoms)  
Carl J. Faison (Boykins-Branchville)  
Barry T. Porter (Franklin)  
S. Bruce Phillips (Capron)

SUPERVISORS ABSENT

OTHERS PRESENT

Michael W. Johnson, County Administrator (Clerk)  
Lynette C. Lowe, Deputy County Administrator/Chief Financial Officer  
Richard E. Railey, Jr., County Attorney

OTHERS ABSENT

Amanda N. Smith, Administrative Secretary

Chairman Jones states good evening. It is seven o'clock and I call this Board of Supervisor's meeting this 5th day of July back to order. We will now have the Pledge of Allegiance to the flag.

After the Pledge of Allegiance, Supervisor Faison gave the invocation.

Chairman Jones states it is necessary at this time that we have a public hearing requested by Hampton Roads Developer LLC for a rezoning map amended from A-2, Agricultural, to R-1 Residential to CM-1 Conditional Limited Industrial with proffers.

Mr. Michael Johnson states at this time, this public hearing is held pursuant to Sections 15.2-1427 and 15.2-2204, of the Code of Virginia 1950, as amended, to consider a request by Hampton Roads Development LLC, the owner, for a zoning map amendment from A-2 agricultural and R-1 residential, to CM-1, conditional limited industrial with proffers for 438.71 acres of property on the north side of Camp Parkway, US Business Route 58. The property extends behind Riverdale Elementary School, and from the school east to the Franklin City limit and from Camp Parkway north to the railroad tracks on both sides of Delaware Road. The property is identified as tax map numbers 77-36,1 77-38 and 77-43. They are situated in the Franklin voting and magisterial districts. The notice of tonight's public hearing was published in the Tidewater News on June 19 and June 26, 2016 and all of the adjacent property owners were notified as required by law. At its meeting on May 12, 2016 the Southampton County Planning Commission voted 8 to 1 to recommend denial of the application. After conclusion of the public hearing the Board will consider the comments offered this evening and proceed to approve, deny, or defer action on the request. Mrs. Beth Lewis, Secretary to the Planning Commission, will provide some introductory remarks after which all registered speakers will be called to speak in the order of registration. Given the large number of speakers, we ask that each speaker limit their remarks to no more than five minutes each. After offering your remarks to the Board, we ask each speaker to record their contact information with Mrs. Lowe who is located at the table on my far left, just in case there are any questions regarding your testimony. With that, I will turn it over to Mrs. Lewis to provide an overview of the project along with the report from the Planning Commission.

Mrs. Beth Lewis states good evening. This is a request for a zoning map amendment for proposed development known as Camp Parkway Commerce Center. The request is to change the zoning of

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the property from current A-2 agricultural, and R-1 residential to CM-1 conditional limited industrial with proffers. These are the elements that are included in the request. A conceptual master plan, conceptual phasing plan, and a draft proffer statement which we have a signed copy here this evening. We also have the traffic impact analysis as required by the Virginia Department of Transportation, and VDOT's approval of that document. A fiscal impact statement, conceptual planting plans for the primary berms along Camp Parkway and secondary berms along Delaware Road and design guidelines. This is the comprehensive plan future land use map for Courtland area. The area in question is circled in blue on the right-hand side and noted as employment center. That area has a note as seen on the right-hand side of the note. That note says: Business park-type development with light industrial, research and development, warehousing and office uses in a campus-like setting as well as commercial enterprises that support the industrial and office development and the surrounding area. The proposed zoning map amendment aligns with the provisions of the comprehensive plan as adopted June 22, 2015. This is the conceptual plan for the commerce part. This plan was part of the application. Its existence is spelled out in the proffers and will be part of the adopted zoning map amendment should it be approved. This is conceptual in nature, but should the request be approved, per the proffers, the property shall be developed generally in accordance with the master plan. You can see 13 buildings of various sizes and locations and general access points and circulation within the project and general locations of stormwater management features. Should the zoning map amendment request be approved, each building will require the submittal of a site plan that shows its exact location and access, its specific parking and loading areas, its specific landscaping and lighting, its specific materials, its specific stormwater management features, all required by the zoning ordinance. Also, per the Virginia Administrative Code, 24 VA C30-155, each specific building will be required to submit a supplement to the approved traffic study. All transportation improvements per specific building as required by VDOT will need to be constructed and operational prior to the building being occupied after a Certificate of Occupancy is issued. If VDOT decides no supplement to the traffic study is required, say if a telecommunication tower is planned, then no supplement will be required. But that's VDOT's decision as the roads are owned and maintained by VDOT. If VDOT decides the building will have no traffic impact like telecommunications tower, they can waive the requirement for a supplement, but by the Virginia Administrative Code the county must submit the site plan to VDOT and VDOT must decide if no supplement is required. The same Virginia Administrative Code requires all zoning map amendment requests, as well as site plans, must be submitted to VDOT for them to decide if a traffic study is needed. If you recall, VDOT decided the planned convenience store by the high school needed a traffic study. They decided the recent telecommunications towers did not, nor did recent zoning map amendment request involving single-family detached homes or the change of zoning for an existing restaurant between Capron and Drewryville. The county is required to submit the material to VDOT and VDOT decides if the traffic on their roads will be impacted or not, thereby needing or not needing a traffic study. That's the process that's required by law and that's the process Southampton County abides by, regardless of the wording of any proffer. Southampton County is bound by and follows the requirements of the Virginia Administrative Code. This is the conceptual phasing plan. This shows that it is planned that buildings near Camp Parkway be developed in the early stages of development with development spreading northward towards the railroad track and shows the buffer along Camp Parkway will be developed early in the process, a matter also spoken to in the proffers. This phasing plan is a way for developers to show the planned intent. This slide provides the exact language from the Virginia General Statutes regarding proffers which are often a matter of great discussion and sometimes misunderstood. Zoning ordinances including Southampton County's, permit the acceptance of proffers when a zoning map amendment request, quote, gives rise to the need for the conditions, as stated here. Proffers are voluntary restrictions or supplements the property owner offers to the locality, but once they are offered and approved by the Board of Supervisors they are permanently attached to the property, regardless of ownership. Let's think of this in the physical since. Imagine a paper, printed-out copy of the County zoning ordinance. It is several hundred pages long. It has chapters and sections and it is law. There are specific ways to change a zoning ordinance. That requires public hearings before the Planning Commission and Board of Supervisors, with the Board making a final decision. That's the method prescribed by the Virginia statutes that must be taken to amend the zoning ordinance. So picture a paper copy of few hundred pages long zoning ordinance. Now imagine a list of proffers offered, volunteered by property owner in conjunction with the zoning map amendment request. Imagine that printed out on paper as well. Those proffers become a chapter of the zoning ordinance, a chapter added to the ordinance and carrying the force of law on the specific property, regardless of the ownership. Just like the zoning ordinance parking requirements or setbacks or uses permitted bind a property regardless of ownership until the law changes. Proffers bind property regardless of ownership until

the proffers, which carries the force of law change. Any conditions approved by the Board of Supervisors, proffers included, can be seen as a chapter adding to the zoning ordinance. Very simply, proffers are zoning requirements for specific property, regardless of ownership, adopted into law. Seven proffers once adopted are law for a specific property that they address, and any changes to these proffers require public hearings, notices, decisions and adoption, just like any other changes to the law that is in the zoning ordinance. In effect, property bound by proffers has not only the zoning ordinance that everybody has to comply with, that property has its own chapter that only they are required to comply with. Here's a summary of the proffers that's included in the application. Remember, should the request be approved, any and all proffers will become a chapter of the zoning ordinance that pertains only to this property in addition to the rest of the zoning ordinance that pertains to everyone. First, the property will be developed generally in accordance with the conceptual plan. A building that moves over 50 feet is generally in conformance with the plan on a 400 acre piece of property; however, replacing 13 buildings with 3 or 4 much larger ones that contains the same footage is not generally in conformance with the plan and needs to come back through the zoning amendment process. A plan that replaces entrance on Delaware Road with the traffic circle instead of four-legged intersection at the requirement of VDOT is generally in conformance with the plan and VDOT makes the decision about their roads. Having an entrance to the site directly from Camp Parkway, however, is not generally in conformance with the plan and needs to come back to the zoning amendment process after review by VDOT. Second is this list of uses that are excluded from the potential uses on the site. The applicant took the list of about 60 permitted uses in M-1 district countywide and excluded some things they do not ever see being constructed there. That shortens the list of permitted uses. No extra uses were added. If something that was excluded now is planned later, that's a zoning map amendment and that would come back to the Board of Supervisors. Third is the establishment of a property owners association. It is not required by the zoning ordinance in non-residential subdivision, but they will create one under Virginia law. Last, on this page they will create a design review committee for their internal use; again, not required by the zoning ordinance but they're requiring it of themselves. More proffers includes them creating design guidelines over and above what's required by the zoning ordinance. They have chosen to make the rules harder on themselves than the county ordinance. Structures will have to be in conformance with the guidelines or building permits will not be issued. Next, landscape berms will be installed along the abutting roadways and timing of such is outlined. Third, on this page a landscape plan will be submitted prior to the issuance of a building permit for each building. Their design guidelines outline the types, sizes and locations of vegetation over and above what is required by the county zoning ordinance. Finally, on this page pedestrian paths will be installed along Camp Parkway as outlined. The timing of such is outlined in the proffer language. First, a trail will be installed internal to the property in a general location shown on the conceptual plan. It will be committed to one along Camp Parkway; another zoning requirement they imposed on themselves. On the conceptual plan you can see an existing cemetery. It is surrounded by a block wall and access is available now and will remain available through construction and after construction is complete. Next, they proffer bike racks at each building. No county requirement for such, but there will be for this project because they imposed that on themselves. The Planning Commission has members on the steering committee working to create a pedestrian plan. These bike racks have advanced the ability for people to use all alternative transportation to get to work at this facility and exterior lighting standards is the final one on this page. The first one on this page says they will obtain a traffic study to evaluate potential traffic improvements for traffic flow for the elementary school prior to requesting any building permits. Neither the Virginia Administrative Code nor the zoning ordinance requires one property owner to do traffic studies for abutting properties, but the owner imposes that on this property. The second one is the one that speaks to transportation improvements. It originally told what improvements were being installed when and where. At the direction of VDOT, the current proffer says that each time a building permit is requested, a supplement to the Traffic Study will be submitted to VDOT and those improvements as required by VDOT will be installed and working before a Certificate of Occupancy is issued for each building, building by building. Rather than the developer and VDOT trying to anticipate to see what type of uses may occur in these buildings and how much traffic they may generate and when, the proffer says traffic mitigation will be judged when the development is planned to take place and accounting for what else has happened in that area up to that point. The county just adopted a plan for the US 58 corridor. Any changes along Highway 58 may impact this property but can't be judged now. So when development is planned on this property, building by building, traffic mitigation measures appropriate for that use will be required to be installed by the developer. For example, should someone want to build a fast food restaurant in the next year or so, VDOT can expect a certain number of vehicle trips and when. If someone wants to build a shopping center with 45,000 square feet of grocery store and 15,000 of other retail

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uses, the number of vehicle trips can be determined and when they will get there, but this conceptual plan shows buildings that can house any number of uses any time in the next 30 years. That makes it impossible with any degree of certainty to determine how much traffic will appear and when. And so the proffer that a traffic study be produced and reviewed by VDOT at each building permit will make the traffic improvements match more closely to the actual expected traffic. And, by the Virginia Administrative Code, the county is required to submit those plans to VDOT for review each time, and VDOT will decide each time if a traffic study is required. Regardless of the language in the proffer, the Virginia Administrative Code outlines who decides if a traffic study is needed, and that who is VDOT. The proffer adds that the improvements will be constructed prior to the building being occupied. That makes the improvements match more closely with the actual expected traffic. This slide continues with the proffers. Upon agreement between the owner and the county, the current traffic study can be amended or replaced with VDOT approval. The review and approval of traffic studies is the province of VDOT. The process for VDOT to review a traffic study is that the study be submitted to the county and the county submits to VDOT. That's what the Administrative Code of Virginia requires, and that's a process Southampton County adheres to. Water conservation measures will be considered both with the buildings and with the landscaping. This is not a zoning ordinance requirement, but the proffers provide such consideration be made. This includes planting materials that are native or locally adapted, the limiting of irrigation, and the use of water-harvesting on the property to irrigate landscaping. Also, consideration given to water conserving features and appliances within the buildings. Water is to be supplied by the City of Franklin and are under strict scrutiny by the state. The consideration of water conservation is not required by the zoning ordinance but imposed on this property by the owner. Without knowing what type of uses may be part of the development, specific measures cannot be outlined, but reducing the reliance on potable water for irrigation is a good start. A nutrient management plan will be provided during the site plan develop phase. This requirement works hand-in-hand with water conversation measures. This summarizes the proffers. Please remember these are requirements imposed on this property over and above M-1 zoning district and the zoning district as a whole impose. They become part of the zoning requirements of this property should the request be approved. They remain attached to the property regardless of the ownership. They are in effect in a chapter of the zoning ordinance that applies just to this property. They are offered voluntarily by the owner, but once approved cannot be changed without going through the zoning amendment process. This is a short summary of other considerations. Water and sewer are available in the area, but any extensions and upgrades will be paid for and installed by the property owner. Section 16-3 and 16-4 of the county code requires the connection to water and sewer for new development and requires the developer to pay for such, both on and off site. All on- and off-site transportation improvements will be paid for and installed by the developer, as outlined in the traffic study and required by VDOT. The roads in Southampton County are VDOT roads and they are the agency that is responsible for requiring improvements, additions, extensions and amendments. Those roadway improvements will be installed prior to the building being occupied, requiring the improvements before the issuance of a Certificate of Occupancy. Per the proffers, the pedestrians features will be installed and paid for and maintained by the property owner per the schedule in the proffers. After a lengthy discussion at the public hearing in April and deliberations at their May meeting, the Planning Commission made a recommendation to this Board to deny the request for a zoning map amendment as presented and voted 8 to 1 in favor of denying the request. I will be glad to answer any questions. The applicant's representatives are here as well. Thank you.

## RZA 2015:04

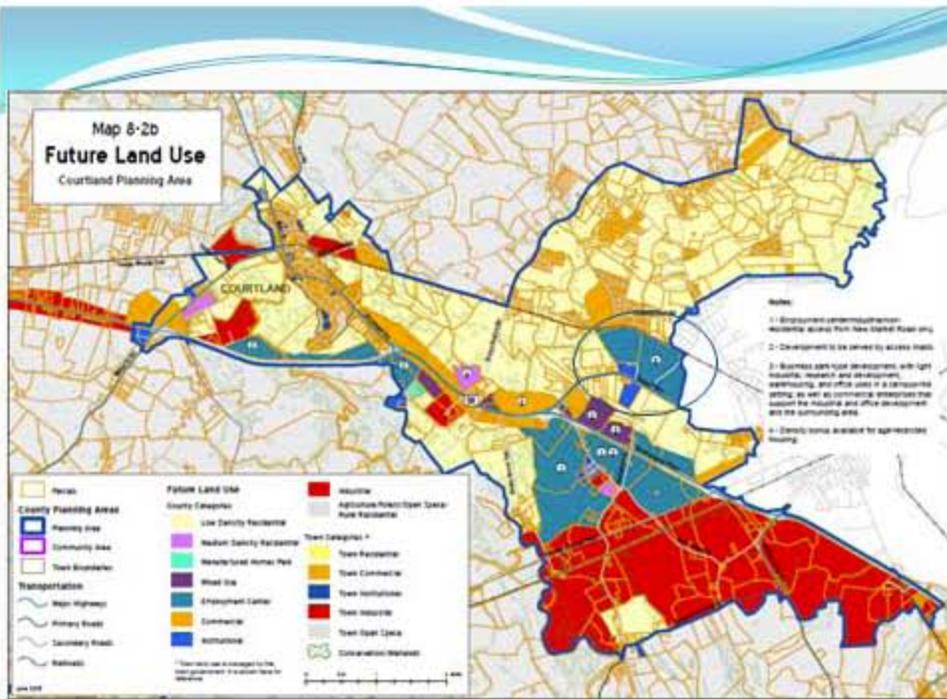
### Camp Parkway Commerce Center

#### Request

- Amend zoning map for Tax Parcels 77-36, 77-38, and 77-43 from A-2, Agriculture and R-1, Residential, to CM-1, Conditional Limited Industrial, with proffers

#### What is included in the request?

- A conceptual master plan and conceptual phasing plan
- A draft proffer statement, updated March 16, 2016
- A traffic impact analysis as required by VDOT, as well as VDOT's approval of the analysis and proffers
- A fiscal impact analysis, updated January 6, 2016
- Conceptual planting plans for primary and secondary berms
- Design guidelines, updated March 16, 2016



## Conceptual Plan



## Conceptual Phasing Plan



## What are proffers?

- Per GS 15.2-2298A: a zoning ordinance may include and provide for the voluntary proffering in writing, by the owner, of reasonable conditions, prior to a public hearing before the governing body, in addition to the regulations provided for the zoning district or zone by the ordinance, as a part of a rezoning or amendment to a zoning map, provided that (i) the rezoning itself gives rise to the need for the conditions; (ii) the conditions have a reasonable relation to the rezoning; and (iii) all conditions are in conformity with the comprehensive plan as defined in § [15.2-2223](#).

## Proffers dated March 16, 2016

- Property to be developed generally in accordance with the Conceptual Master Plan
- 30 uses as listed in the proffer statement will not be permitted, including strip retail along Camp Parkway
- A property owners' association will be established in accordance with the Virginia Property Owners Association Act
- A design review committee will be established prior to construction that will review plans prior to submittal

## Proffers, continued

- Design guidelines have been submitted and development will conform with the guidelines
- Berms will be installed along Camp Parkway and the portion of Delaware Road that abuts the property as provided in the application material
- A landscape plan will be submitted prior to the issuance of any building permit, installed prior to CO
- A sidewalk/multi-use path will be installed along Camp Parkway the length of the property within the 100' buffer per schedule

## Proffers, continued

- A trail will be constructed as shown on the conceptual plan. The trail and the sidewalk/multi-use path will connect so users can travel from Camp Parkway to the trail. The path and trail will be maintained by the property owners' association
- Bike racks will be provided at each building
- Exterior lighting will be directed so as not to cause glare on adjacent rights-of-way and properties

## Proffers, continued

- Prior to requesting any building permits, the property owner will obtain a traffic study to evaluate potential improvement to the access and traffic flow on the school property as it abuts Camp Parkway.
- Prior to requesting **each** building permit for a building or group of buildings, the property owner will submit a supplement to the traffic study as approved by VDOT which will recommend transportation improvements. Such improvements will be constructed prior to any Certificate of Occupancy for said building(s).

## Proffers, continued

- Upon agreement between the owner and the County, the traffic study may be replaced or amended upon approval by VDOT
- Water conservation measures shall be taken for the buildings and the landscaping
- A soil scientist or extension agent will conduct soil tests and create a nutrient management plan for the property

## Other considerations

- Water and sewer lines are available in the area. All extensions will be paid for and installed by the property owner. Upgrades to the existing water and sewer lines may be required by the City/County to be paid for and installed by the property owner
- All on and off-site transportation improvements will be paid for and installed by the property owner per approval by VDOT
- All landscaping and pedestrian paths will be paid for and installed by the property owner

Chairman Jones states thank you, Ms. Lewis.

Mr. Michael Johnson states first speaker is Hattie Francis.

Ms. Hattie Francis states hello board members, Chair, my name is Hattie Francis, 23081 Meadow Street, Capron, Virginia. I have already told you and I will tell you again; bear with me. I wrote this and I am probably going to have a hard time, so we will see. I am moving to Florida on August 4th. I have one more month to live in the community that I love. This community raised me and molded me. I have church members and community members in this audience that may not like what I have to say but I love them still, too. I feel obligated to make one last bold effort to help my home. Among the many congratulations there have been almost equal amount of the following statement. I hate to see you go but there is nothing here for you. We don't have anything to keep you here, but we need people like you. Tell me the news isn't true. While I am excited for you, this is our loss. I wrote about the need to hear young voices in 2011. I addressed that decisions need to be made with the future in mind. My father stated yesterday, America is great because we change. He is right. And as a young adult when my community is not willing to change and make tough decisions then I am forced to make my own change. I am forced to better construct my future and, unfortunately, that future currently does not involve Southampton County or the State of Virginia. My future no longer includes my home. Some argue we need development, just not here. They argue this is simply a location issue. I don't believe that to be true because there will always be an issue here in Southampton County. There will always be a group of citizens fighting tooth and nail to request this change. If we don't take a chance and if we don't proceed with strong leadership then we will continue to resist change. Southampton will continue to lose its citizens. I ask you, and I am begging you right now, to give me a reason to find my way back. Give me a reason to return home when it is desperately calling. And we all know that Southampton County has a way of bringing you back home. Please provide the leadership we need to make the tough decisions necessary to retain young people like myself. I am fully aware that the call from Southampton to come home will come and you guys have the opportunity right now to make that decision easier for me to say yes, I will come home. Thank you.

(Applause)

Mr. Michael Johnson states next is Meghan Councill.

Ms. Meghan Councill states good evening, gentlemen. Another youthful opinion to kick off the evening. I appreciate the opportunity to speak my peace. My name is Meghan Councill and I live at 1451 Clay Street right here in Franklin. Half of the family property is actually in the county and the other half is in the City of Franklin. I moved here eight years ago so I don't have my roots planted here but I married a gentleman, Gillette Council, who has roots firmly planted in both Franklin and Southampton through the Marks and Council family and you can imagine how many

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cousins I have. I live 1.5 miles from the property that we are discussing tonight. I said months ago that we welcomed a baby into the world and he is the sixth generation of Councils living at the farm I live on and there are a couple of reasons why this is so important to me. One includes I am a young professional and work in downtown Franklin and we decided to move eight years ago with hopes of being here for the foreseeable future and maybe retiring here. I am very involved in the community and enjoy every bit of involvement. I had the honor of serving on the United Way Board and the Chamber of Commerce and part of the Leadership of Young Professionals Group, so I have a very vested interest in what happens now and in the future in our community. I feel like when I look at what assets we have as a community this piece of property is a large one and I think it being zoned appropriately is a huge piece of making us marketable for people like Amanda Jarratt to go out and do her job and have businesses come here. We are missing out on opportunities because we don't have the proper zoning in place and I think it is as Hattie said a tough decision and lot of different opinions in the room this everything, but what I am concerned with is the future and I don't mean five years from now or ten years from now, because if you vote in favor this evening I don't think all those buildings will be up in the next five years. I am thinking 25 years from now and 35 years from now. I'm thinking of the son I just welcomed. I ultimately want to stay here and raise my family here and bring new young professionals and seasoned professionals here and I think we have the opportunity to do that and really make a change so I am speaking in favor tonight for all these reasons and I really hope that we as a community can see the vision past the tough decision to be made. When the house I live in was built in 1957 I don't think Warren Council could have imagined the Wal-Mart at the back of the property, but here we are all those years later and that business provided us great tax revenues. So I think if we do get things voted on this evening in favor, I believe that will give us opportunities that we otherwise miss out on and could provide business partners that I think we can and will find to fill those spaces with the proper proffers just gone over for us. It will allow us to get new jobs and tax revenue; both things we desperately need, so I appreciate your time in listening to me tonight and I really appreciate your service to the community because I know it is a tough job. Thank you.

(Applause)

Mr. Michael Johnson states Will Holt.

Mr. Will Holt states good evening, Mr. Chairman. Good evening, I am Will Holt from the law firm of Kaufman and Canoles and I am here on behalf of the applicant Hampton Roads Development LLC. We are representing the applicant. The applicant tonight will need to take more than just the five minutes the previous speakers took. I do have a presentation for you. So feel free to turn to the screen if you want to. You will not hurt my feelings by not looking at me. Let me tell you a little bit about myself. I grew up in Hunterdale about two miles down the road from this property we are talking about tonight. My family still lives here. I like to get back here as soon as I can. I appreciate and respect the character and history of our county, but when we have a property like this we have to recognize the major importance it has in our county and county's future. I want to see the county thrive and embrace new opportunities to bring in revenues and jobs and where impacts can be minimum. I want to thank Ms. Lewis for her presentation and work on this application and Mr. Johnson as well as you and the Planning Commission for listening tonight and the last several months. To move on, Ms. Lewis went over some of the details geographically. Along the bottom of the property is Route 58 and Camp Parkway; Route 58 across the middle of screen, Delaware Road there and the property subject to this application is shown in red and water and sewer locations run along Delaware Road that will service this property. The site is 438 acres as Ms. Lewis mentioned. The comprehensive plan designation is employment center which was recently updated to comprehensive plan. Historically this property has been designated for industrial use from 1989 to 2004. This is a large continuous site with existing road network and infrastructure in place and truly a unique site in the county. Ms. Lewis showed you already the master plan as shown here. Again, 13 buildings with over 3 million square feet available for development. Just a brief overview of the project. Seeking rezoning to M-1 which is the lightest industrial zone in the county. The applicant, as Ms. Lewis mentioned, proffered out about half of the uses in that zone. This represents the opportunity to generate 378 million dollars investment estimated for this project and over two thousand jobs at full build-out and adds land to the county's roster at no expense to the county and allows for realistic competition for large businesses recently locating in neighboring localities. This application is about getting the property ready, business ready for businesses looking to locate in a locality like Southampton. Those developers and businesses aren't coming to look at empty land waiting for a process like this to take place as we

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have seen that this process has already taken almost a year since the application was filed. Those businesses aren't coming and waiting for something to happen. They are going to localities that have these sites ready to go. Southampton County has two sites available now zoned industrial. That's 80 acres at the Turner Tract and 27 acres in Southampton Industrial Park and Franklin has Pretlow Industrial Park which is 80 acres with the largest contiguous tract 65. This 438 acres really puts us into a new ball game. This allows for economic development to the county with no investment risk and a different property than I just mentioned. All of those are publicly-owned localities; so, this site is different because it is privately owned. This developer would maintain ownership and pay for all the improvements secured by the proffers. We are not asking the county to put this on taxpayers' back and building it until development can occur. My applicant, my client is holding this property, putting the proffers in place and getting the development for these businesses to come to the county and if development doesn't happen, the property stays as is and the county hasn't sunk a lot of money into this buying a property for some industrial zone that doesn't take place. So my client holds the risk on this. So putting this zoning in place, what kind of doors does this open up for us? This slide shows 3 examples of companies that have either looked in Southampton County or located near Southampton County in the last few years. We heard about Caterpillar. I was deep in discussion years ago and they chose to locate in Georgia instead. That company brought 200 million dollars to Georgia and over 1400 jobs. That's a game changer type business if we can land somebody like that. This property puts us in the market for that type of business. We don't have anywhere that can handle that type of business now. This property puts us in the game for that. Same thing, Green Mountain Coffee located next door; 180 million dollar investment, 800 jobs. Target in Suffolk, 80 million investment, 560 jobs with just one business. So, to get ready for businesses like that, as I mentioned, we can't wait for those people to come knocking at the door and ask us for a site when we don't have anything ready. We have to be in the process. Now, this is a master planning process and that's what's different about this application. One of the criticisms I have heard is we don't have a list of businesses ready to go into the site. I can tell you that's true we don't and we never will in Southampton County if we don't approve a project like this. This isn't something that happens overnight. You don't get these businesses knocking at your door saying they will wait for the zoning process to go through. They want this to happen beforehand. Shirley T. Holland in Windsor didn't have Green Mountain Coffee waiting for them when they went through their rezoning use permit. Center Point in Suffolk didn't have Ace and all the other people there waiting in the wings when they rezoned the property in 2009. They came along later when the property was rezoned and ready to go. A little bit of history. As I mentioned, this is a long process and has been in discussion for over two years. We filed the application last August. Again, another example of businesses aren't going to wait that long. We have got to have this property ready to go and sites available for these businesses to locate at. Since the time the application was filed, we received community input from numerous stakeholders and do reflect the applicant listening to that input and making changes to the application. During the time that the application was filed last year, we believe we have missed out on one potential large scale user, so getting zoning in place is very important. Ms. Lewis touched on proffers. That's a large part of this application. This is a different application with proffers involved. This is a much more detailed application, so that's why the attention has been paid to the proffers and a large part of my presentation. Proffers are a good thing. Proffers is the developer's way of going above and beyond the zoning ordinance, voluntarily restricting the property, and self-imposing these restrictions on them to abide by higher rules than what the zoning requires. The County has the authority to enforce this as they would any other zoning ordinance and binding to go with the land. It is just like a deed with deed restrictions on a property going forward. I will walk through the proffers one by one. Again, a master plan. This isn't a blanket request to zone like you typically see for one business to come in. This is large master plan that puts in place proposed building locations, sizes, and all of that. The next proffer is limitation of uses. The M-1 ordinance in Southampton allows about 65 uses. The applicant voluntarily proffered 30 of those so half of the uses are voluntarily restricted from the ordinance in what's already the lightest industrial zone in the county. Proffer number 3 is owner's association. As buildings are developed by different uses on the site, someone has to maintain roads and common areas between the property. This is put in place so the county doesn't have to worry about that and it doesn't fall on county. The owners share this responsibility themselves. The design review committee is over and above. That would be established to review building plan's architectural guidelines above and beyond what's contained in the zoning ordinance. This body would meet every time a building plan is submitted to the county to review that. Proffer number 5 is design guidelines. This would be the set of rules and guidelines that the redefined community would implement. The building materials, locations, and setbacks will be implemented by the design and review committee. A few examples are Green Mountain coffee in Windsor and Safeco in Windsor; all part of the Shirley D.

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Homes mobile park. QVC, Amazon; this is South Point Park in Prince George. This is one of the Ace locations there with heavy landscaping. This shows an overview of South Point Park because it is an example of what we think is a similar layout. These buildings are around 200,000 square feet. Some of the plans are similar to that and here are a few overviews there. Proffer number 6 is landscaped berms. This property has some significant natural buffer on the outside of it. One of the areas that is uncovered right now is along Camp Parkway. We heard some comments; some of the criticisms and discussion about this being the gateway area into Franklin and the applicant heard that and paid attention to that. So to be clear on that, what the applicant proposed rather than supplementing with landscaping, the developer will plant three or four foot trees and promise that the landscape is going to grow. We all know how long that takes to happen so we proposed to build 8 foot tall berms immediately before anything on the site goes in and plant landscaping along that and give it an immediate impact. So that's all contained in the leeway proffers and required to go in prior to any building on this site. Additional berms are supplemented along Delaware Road. These are a few examples of berms. This is in Shirley T. Holland Park in Windsor; berms along 460 there. There is another one within that same park similar to the one on Delaware Road that is proposed. Another example of berms inside the Shirley T. Holland Park is the Cosco World Market property. And then specific to our property, we had a discussion about the gateway into Franklin. This is the current view of the gateway into Franklin. You can't see the dairy but some of the buildings on the property now and this is a simulation of what the berm would look like shortly after planting to help with the site line because it is up close. Again, another view and that first view was taken looking out at the church parking lot that's directly across the street. This one is from the right-turn lane into Riverdale Elementary School; again looking down the road heading towards Franklin. Off to the left there you can see some of the berms on this property and then there is the simulation of the berms. There are sidelines along that road and the berms that close up has great impact. These are what the berms could look like as the landscape matures. Again, the idea is to have berms up close to the roadway using a lot of places to help the sidelines. Here is another perspective; just showing the idea. These berms are proffered as part of the approval just like the zoning ordinance. These are easily enforceable and the overview plan shows the mix of deciduous evergreen trees, flowers, and shrubs and that's all guaranteed by the developer before any building is built on the property. This represents a major investment by my client; this is over \$500,000 in planting. This is what we have estimated as the cost. This is the supplemental berms along Delaware Road that's been proffered also. Next proffer, landscaping inside the sites. We have talked about the berms on the outside. On the inside of the site there is a landscaping plan as well. That would be in the design guidelines by the redesign committee. Sidewalks and trails, proffer number 8, in recognition of scenic views of the property, walking trail, and the conceptual layout are provided up here. We would envision this mainly used by employees of the site, but also open to the public. Included in that proffer would be an additional sidewalk or walking trail along Camp Parkway. A lot of people walk out Clay Street and we would hope this sidewalk could connect to that. My client's property stretches almost to the end within 50 to 100 feet to where the existing sidewalk ends on Clay Street. Our client has proffered to take it to the edge and connect those two to make it so the people that walk on Clay Street can walk through this property and have some additional area. A lighting plan proffer as Ms. Lewis mentioned; the idea is to protect the adjacent properties from glare caused by this property. Proffer number ten, as was mentioned, is the Riverdale Elementary School site that was donated to the county by my client in 2006. Over time, challenges have risen at the site with regards to access and circulation on that site. So, in an effort to show continued commitment to the site and county my client has proffered to pay for traffic study to help with circulation on that site. The idea is to help the traffic flow better connected to this property and the neighbors, so they want to at least pay for that study to get circulation working better on the site. And then proffer number 11; the detailed list of traffic improvements that have been proffered in this development. Ms. Lewis mentioned plenty of details on this but an extensive traffic study was conducted on this project by VDOT and that took many months. That was part of the time delay on this application being filed; the review by VDOT and the applicant. That is done because of the build out term. When building this big, VDOT want you to assume the worst case, and what the worst is are the number of vehicles that can be on the roadway. We want a plan in place on how to handle that traffic so this detail is to set proffers in place as Beth mentioned. As she mentioned, you come up with all of the different turn lanes here and there; traffic lights that might be needed for this project and when we are looking at a build out of 25/30 years it is tough to say when each one of those will be needed. So, the plan VDOT put in place and the developer proffered was to submit additional traffic studies every time a building is built so not to try and guess when do we need traffic lanes or a traffic light. We will submit an additional study every time it is required before a building is built to VDOT and they will let us know what traffic improvements are triggered at that time. The county has authority by

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withholding the Certificate of Occupancy on buildings and every traffic improvement required will be built before the Certificate of Occupancy issued. So, running through the traffic improvements expected; looking at three intersections, Camp Parkway and Delaware Road here, 58 and Business 58 here, and then the entrance to the property. Some of these are detailed. At Camp Parkway and Delaware Road, some additional turn lanes coming from Franklin and left turn lane here extended and potential for a double left-turn lane. All of these are proffered by the applicant and paid for by the applicant and no cost to the county. VDOT roads are maintained by VDOT. Off of Delaware Road onto Camp Parkway, a traffic light eventually has been proffered by the applicant if and when warranted by VDOT. That's a decision made by VDOT. The applicant can't just build a light whenever. VDOT has to say it is necessary and needed and it is a very detailed process and the applicant will pay for that when it is needed if it is. Business 58 right-turn lane will be extended. Left-turn lane would be extended and the potential for a double left-turn lane and traffic light. It has been mentioned that this intersection is likely to get a traffic light at some point regardless of this project so, the developer is stepping up to pay for it with their own money so the county wouldn't have to fund that, and VDOT would maintain that. Into the property, the number of turn lanes; obviously, Delaware Road is not being improved right now. The right turn lanes into the property and left turn lanes where the development would go and turn lanes out of the exit from the property onto Delaware on the other side and the traffic light needed there. Traffic overall on Camp Parkway has been a big issue in this application. We have to think about this in the overall development of Camp Parkway. Traffic on Camp Parkway is going to increase with or without this project and the main reasons for that is because Camp Parkway is underutilized. There are 4000 vehicles a day on Camp Parkway right now. The property that we are talking about tonight represents 439 acres undeveloped. Once that property is developed regardless of how it is developed, it will increase traffic. VDOT already indicates traffic will increase 50 percent with no development at all. If developed, the Camp Parkway property fully developed with residential houses our traffic estimates for traffic in 2040 will be 12,229 vehicles. And if industrial, this application will produce 16,000 so traffic will increase one way or another. Sure it will be more with industrial development here, but the good news is it is a four-lane divided highway. The fiscal impact analysis highlights; this property estimated \$370 million investment and \$3 million in annual revenues and over two thousand jobs. In the near term, ten years estimate this property generating one million dollars in annual revenues and what's not covered in the fiscal impact analysis is it puts us in the game for transportation investment and open us up to one of those large scaled businesses like Caterpillar, Green Mountain Coffee, and Target that can make immediate impact on jobs. The application has support from Franklin Southampton Economic Development, Franklin Southampton Chamber of Commerce and the School Board. I would like to say in closing that this is obviously an economic development opportunity with zero dollars investment risk to this County. The County is not being asked to buy the property and the developers hold the risk for it. While the need and demand materials and the impacts, I submitted, can be mitigated with proffers, now is the time to plan if we want a business like this to come to town. I am available for questions now. I will also be available after the remainder of the public comments.

Camp Parkway Commerce Center  
REZ 2015:04



July 5, 2016  
Board of Supervisors Meeting

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attorneys at law

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## The Site

- 438.71 acres
- Comp Plan Designation as “Employment Center”
- Historically from at least 1989-2007 the property was designated on the Comp Plan for industrial use
- Large contiguous site with existing road network and infrastructure readily available

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## Project Overview

- 3.2M s.f. of M-1 light industrial space
  - M-1 is the lightest industrial zone in the County
- \$370 Million of new investment in the County
- Over 2,000 jobs at full build-out
- Adds land to County's roster at no County expense
- Allows realistic competition for large businesses recently locating in neighboring localities

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## Must Have Inventory Ready

- Users are looking for "business-ready" sites with zoning and infrastructure in place
- Southampton County has 2 sites left
  - 80 acres at Turner Tract
  - 27 acres in Southampton Industrial Park
  - Franklin has Pretlow Industrial Park and the largest tract available is 80 acres
- This site puts the County into a new category

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## Economic Development with NO Investment Risk

- Why this site is different?
  - Privately owned, NOT to be owned by the County like other local industrial sites
- Developer pays for ALL improvements as secured by proffers
- If development does not materialize, property will remain as-is, and the County has lost nothing

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## Potential for Immediate Fiscal Impact

- EXAMPLES of what landing just 1 business could do for our area:

<u>Business</u>	<u>Investment</u>	<u>Jobs</u>
	\$200 Million	1,400 Jobs
	\$180 Million	800 Jobs
	\$80 Million	560 Jobs

## Master Planning vs. Rezoning

- Cannot wait until potential users arrive and then try to rezone...it's too late
- Instead, rezone property subject to detailed restrictions and master plan

## Application History

- Project has been in discussion for 2 years
- Application has been on file since August 2015
- Received community input from numerous meetings with local stakeholders
- Current Proffers reflect applicant listening to community input
- During the time our application has been pending, we know of at least 1 large user (potentially 1M s.f.) that has shown interest in neighboring localities

## Proffers

- Proffers are a good thing
- Voluntary Restriction/Commitment of Landowner
  - Examples: road improvements, use restrictions
- Recorded in land records and legally binding on any future owner
- County has authority to enforce

## Proffer #1 – Master Plan

- Not a blanket rezoning
- Concept plan of development provided



## Proffer #2 – Limitation of Uses

- Voluntary prohibition of 30 uses listed that are permitted in M-1 district
- Based on input from community

2. Limitation on Uses The following M-1 permitted uses as stated in Section 18-262 of the Zoning Ordinance shall be prohibited on the Property:

- Automobile service station
- Airports and landing fields, heliports, and accessory uses
- Storage of damaged or inoperative vehicles
- Blacksmith shop
- Circus or carnival grounds
- Coal and wood yards
- Dog kennels, commercial or noncommercial
- Engine testing
- Exposition center or fairgrounds
- Exterminating establishments
- Fertilizer storage
- Firewood operation
- General advertising signs
- Grain storage
- Manufacture or storage of insecticides, fungicides, disinfectants, and related industrial and household chemical elements
- Lumber yard, planing and millwork
- Manufacture of paper and paperboard
- Pottery and figurines or similar ceramic products and kilns
- Race track or course, any type, including horses, stock cars or drag strip
- Rifle or pistol range
- Sand and gravel processing
- Sawmill
- Sports arena or stadium, commercial athletic field or baseball park
- Structural iron and steel fabrication
- Tobacco products
- Truck stop
- Water well drilling establishment
- Welding, brazing, or soldering shops
- Intermodal container storage, except those containers parked on the Property temporarily for loading and unloading in connection with other M-1 permitted uses, not prohibited herein
- Ship-oriented retail establishments along Camp Parkway (an unbroken row or line of retail building fronts which are parallel or principally parallel to Camp Parkway)

## Proffer #3 Owner's Association

- Association to be established to care for common areas of site and internal private roads

## Proffer #4 Design Review Committee

- Design & appearance of all buildings to be reviewed by DRC for comments to the County
- Citizen representatives from community are desired to serve on DRC



## Proffer #5 Design Guidelines

- In addition to County Zoning Ordinance, additional design restrictions voluntarily imposed
- Building materials and design elements detailed



## Sample Building Finishes at Other Local Sites

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attorneys at law

kaufCAN.com



Green Mountain Coffee Roasters  
*Windsor, VA*



KAUFMAN & CANOLES  
attorneys at law

kaufCAN.com

Safco  
*Windsor, VA*





QVC, VA

Amazon - *Dinwiddie, VA*



Southpoint – Prince George



# Southpoint – Prince George



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# Southpoint – Prince George



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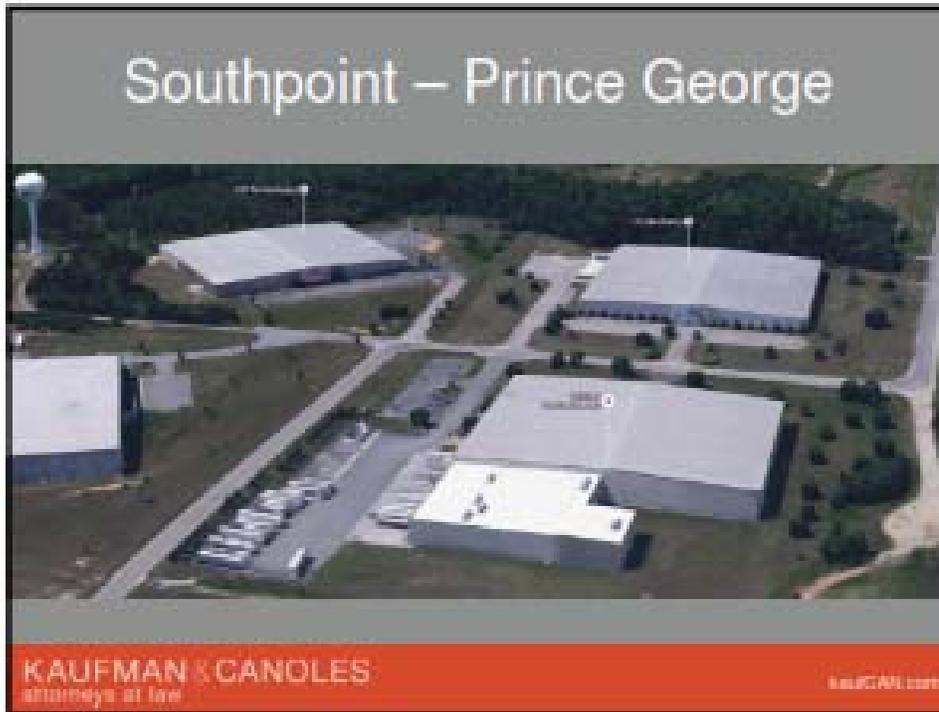
## Southpoint – Prince George



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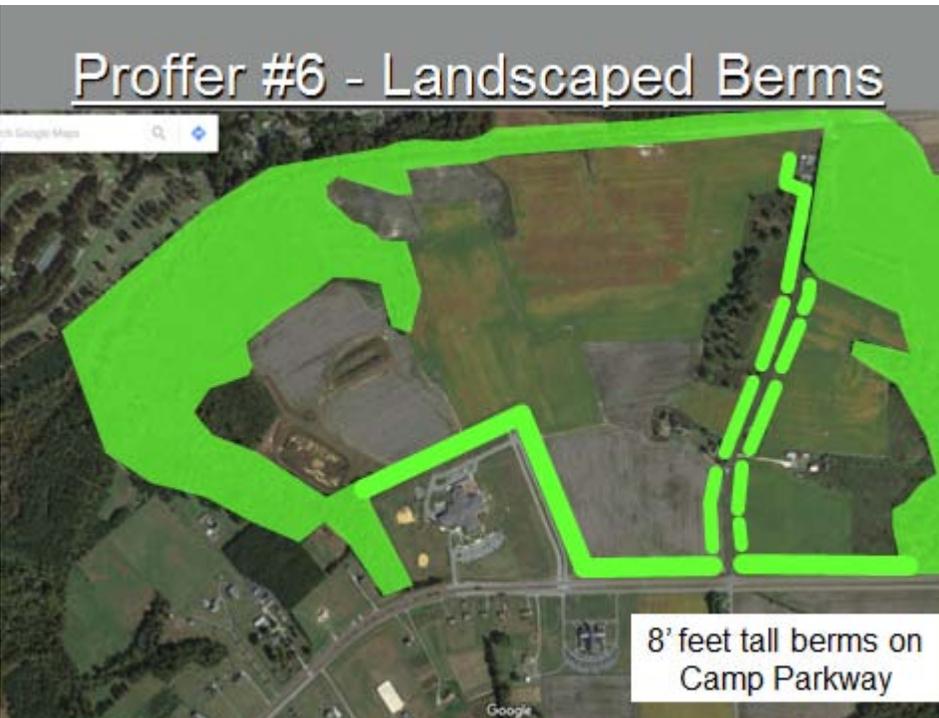
## Southpoint – Prince George



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## Proffer #6 - Landscaped Berms



8' feet tall berms on  
Camp Parkway

July 5, 2016



# BERM SIMULATION

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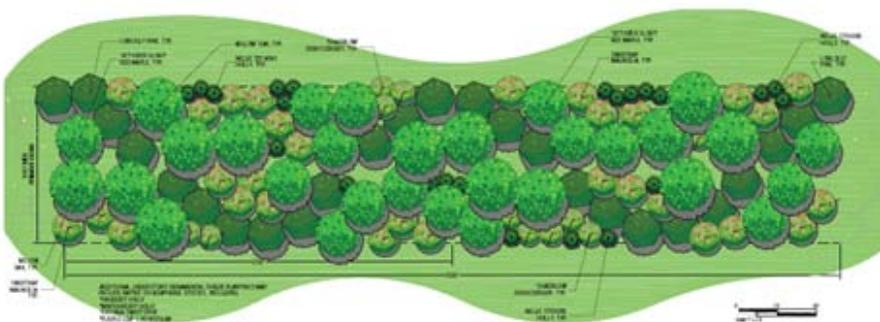


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## CAMP PARKWAY COMMERCE CENTER

CONCEPTUAL PLANTING PLANS FOR 'PRIMARY' BERMS





## Proffer #9 Lighting Plan

- Lighting plan for the site to be submitted and approved by the County
- To be designed "so as not to cause glare onto adjacent properties and rights of way"

## Proffer #10 Riverdale Elementary- Traffic Study

- Applicant has agreed to pay for a traffic study to evaluate the potential improvement of the access and traffic flow at RES
- Continued commitment to the school site donated in 2006



## Proffer #11 Traffic Improvements

- Extensive traffic study conducted providing a thorough list of traffic improvements
- Timing tied to supplemental traffic studies required prior to each building
- Development not permitted without traffic improvements
  - County withholds CO's until completion

## Traffic Improvements - Overview



## Proffered Traffic Improvements: Camp Parkway & Delaware Road



- Add Right Turn onto Delaware Rd
- Extend Left Turn Lane onto Delaware Rd
- Add 2nd Left Turn Lane onto Delaware Rd
- Add 2nd SB Lane on Delaware Rd
- Add 3<sup>rd</sup> SB Lane on Delaware Rd
- Traffic Signal, if & when warranted

## Proffered Traffic Improvements: Route 58 & Camp Parkway



- Extend WB Right Turn Ramp onto Camp Pkwy
- Extend Left Turn Lane onto Camp Pkwy
- Add 2nd Left Turn Lane onto Camp Pkwy
- Traffic Signal, if & when warranted

## Traffic Improvements: Delaware Road Entrances

- Submit request to lower speed limit to 45 mph
- Add NB Right Turn Lane into site
- Add NB Left Turn Lane into site
- Add Right Turn Lane onto Delaware Road
- Add 2<sup>nd</sup> Right Turn Lane onto Delaware Road, if/when warranted
- Add Left Turn Lane onto Delaware Road
- Construct Traffic Light/Roundabout if/when warranted
- Study pavement for potential upgrade if needed



## Camp Parkway Traffic

- Traffic is projected to increase on Camp Parkway with or without development of this site
  - Current Traffic on Camp Parkway: 4,000 vpd
  - VDOT estimates 50% growth by 2040 with NO development of this site
- Camp Parkway Commerce Center Property
  - If Developed Residentially: 12,292 vpd
  - If Developed Industrially: 16,134 vpd
- 4 lane divided highway with ample capacity

## Fiscal Impact Analysis - Highlights

### OVERALL

- \$370M investment over project buildout
- \$3M annual revenue at buildout (County & City)
  - Real estate, Business & Property Taxes, Machine & Tool Tax, Merchants Capital, Communication Sales, & Utility Taxes
- 2,000 jobs

### NEAR TERM

- At 10 years, over \$1M in annual revenue (County & City)
- Puts us "in the game" for a transformational investment



## Support From:

- Franklin Southampton Economic Development Inc.
- Franklin Southampton Chamber of Commerce
- Southampton County School Board
- Virginia Chamber of Commerce

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## An Opportunity for Southampton County

- Obvious economic development opportunity
- \$0 investment risk to the County
- Impacts mitigated with Proffers
- NOW is the time to plan if we want new investment

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Chairman Jones states anybody have any questions? All right, thank you.

(Applause)

Mr. Michael Johnson states D. J. Fowler, Jr.

Mr. D. J. Fowler, Jr states good afternoon, Board. I am not a speaker but I am not for this project for one reason. I am not hearing a lot of people talk about the noise level or development of the noise or what it will do to people's lives or what it will bring. We understand talking about walkways. We have had Virginia Beach come in here wanting to put walkways in and water lines and stuff, and certain ones on the Board said no. We didn't need that because it was to create problems and all. You know who will take care of us? We understand that we have to have development and we have to have people to take care of our elderly and we need jobs for people; we understand that. I worked all my life. After you get 50, your life is gone. You don't have to worry about working, you just relax. I will sit in my house and I live at 4108 Mall Hill Drive. An historical site. I like to sit in my backyard and just relax. I don't want to hear all this noise and people banging and no one has said anything about noise. We just heard the developer's attorney say the developer is going to maintain this property until it is complete. Is he going to be made to keep this property for 30 years or is he going to sell it to a foreign county and let whatever be built out there. Yes, they have got to go by the guidelines but material wise they can just about use what

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they want to on labor. You know, it is a whole lot of questions and I know you will probably hear it time after time. We had a Planning Commission vote 7 to 1 not for it and we have got you all and they are going to recommend to you all what we are looking at. If you all don't go by what our Planning Commission says or what have you, we need to get rid of them. We don't need to be paying them. We don't need to have that expense on the county. The county can take that money and put it somewhere else; towards land use or buying land that can be better developed than this. And, like I said, that's all I have to say. Thank you, sir.

Chairman Jones states thank you. Can you go and sign, please.

(Applause)

Mr. Michael Johnson states William Brown.

Mr. William Brown states good evening, Mr. Chairman, Board of Supervisors. Thank you for the opportunity to speak tonight. My name is William Brown, lifelong resident of Southampton County, reside at 28333 Key Hall Road. I am here tonight to speak in support of this rezoning. As I stated, I live in Branchville Little Texas area. Some of you may be familiar with on producing farm and work in the agricultural industry, so needless to say, I'm very much in favor of the staying green and enjoy the county life and agricultural life; however, I do believe there must be a balance and we cannot survive on agricultural alone. The future of our County depends on our ability to generate jobs and revenues sources for our children and the next generation. I have two small children, one 10 and one 8 and we have to make that happen and start planning today. So I want them to be able to grow up in the same great community that I have been able to grow up in and not have to leave the area to find work and raise their families. So when a landowner wants to make an investment in our community that can generate this kind of economic development, then we should be welcoming to that. If this project can generate even one large business outlined, then this will be a major benefit for our community, so I hope you-all will support this application tonight and again I thank you for the opportunity to speak.

Chairman Jones states thank you.

(Applause)

Mr. Michael Johnson statea Andrew Spencer.

Mr. Andrew Spencer states good evening, Mr. Chairman, distinguished board. I am Andrew Spencer, resident of Hunter, 312 Willis Road in Franklin and I rise this evening in opposition to the amendment. 11 years ago when I moved to this area I looked for a nice area to buy a house. A little bit of land that I could have a part and look forward to retiring into and at that time Hunterdale was that. The adjoining acres was selling houses as fast as they could build them and that part looked good and the part where you had downtown Hunterdale; all four buildings you are able to go out and look out past the church; later on added another church and school and it looked like a wonderful place buffered with some farm land to protect those property values. I take a look now, what is that going to look like when those buildings are shiny and new because those parks are always nice. But, what will the store look like in 25 or 30 years and do to the individuals that are owning and took a commitment to be able to buy and to move and live within that community. And somehow the site of Winn Dixie and the Air Field Center come to mind more than what the potential can be. So you take a look and what are those things now which one is not like horse farms and churches and nice quiet community and you add industrial park and Industrial Park that adds traffic and adds noise and even the best part still becomes disruptive to that area and children playing in it. It is a part where talking about adding certainly additional vehicles. 3 lights mentioned within there, and kind of interesting one hand adding lights on 58 where you have major projects going on and with VDOT's intent to remove obstructions on 58 so seems counter to that larger intent. As I see a little bit of caret being dangled as far as this is likely, this is possible, and all I can think about is movie Field of Dreams only in this case it really seems like approve it and they will come. But it is a hoax. And it's almost hoping on that Lottery and because everyone who plays that Powerball expects that they have that ticket, but the gross majority don't. And in the back of my mind if they are asking you to approve something and accepting that this is going to be Franklin and Southampton counties pay off even though the odds don't necessarily look or any hard parts other than supposition that comes along there. So I strongly appreciate your time today and hope that you listen to the recommendations from your Planning Commission. Thank you,

gentlemen.

(Applause)

Chairman Jones states will you sign over there.

Mr. Michael Johnson states Teresa Beale.

Ms. Teresa Beale states good evening. I am Teresa Beale, Executive Director of Franklin area Chamber of Commerce and I also live very close probably mile from this property. The Franklin Southampton area Chamber of Commerce is 250 members strong and exist strength in business and enhance the community. Chamber of Commerce is catalyst common vehicle in which enlightened mutual interest of all segments of business community work together for the common good of the total community. The Franklin Southampton Chamber Board of Director 27 people that represent diverse group. Small businesses, industry, financial institutions, education, health care, government, nonprofit and all from the City and county are all represented. This Camp Parkway rezoning was discussed at great length during many months chamber board meetings, executive meetings and regular board meetings. The Board members studied the proposals and made inquiries and carefully deliberated the pros and cons. As a result of these discussions in December of 2015, the Board voted to support the Camp Parkway project rezoning. This letter of support was sent to Southampton County Planning Commission with copy to County Board of Supervisors, and I will read the letter we sent: As spokesperson for Franklin, the Franklin Southampton area Board of Directors strongly supports economic development efforts that encourage new investment and provide additional jobs. We support projects that fit well in our area and best interest of the community. Proposed rezoning of the property must contain safeguards to coexist in the Franklin Southampton area. We encourage controlled growth with responsible proffers in place to guide beneficial development. With appropriate proffers in place to protect and advance the community, we support the Camp Parkway project rezoning. The chamber representing the business community of our region ask that you support the needs of our business community. Thank you.

(Applause)

Mr. Michael Johnson states Jerry Grizzard.

Mr. Jerry Grizzard states Mr. Chairman, members of the Board, County. I am Jerry Grizzard, 1312 Clay Street, Franklin. Also own my own place in Drewryville farm up there, I moved back to Franklin about a year-and-a-half ago. We lived in Chesapeake for the past 24 years and, while I was in Chesapeake I served on quite a few boards down there and most importantly I served on the Chesapeake Economic Development Authority; served it for five years. I was involved in a lot in the growth in the City of Chesapeake through purchase and developing of business parks, industrial parks. I saw firsthand how these parks added to the economy of the City. I understand the concerns of those in opposition to this project; however, I do think the advantages from what I have learned in Chesapeake far outweigh any negative this park may bring to us. Therefore, I see the rezoning of this property as an essential way to help with the economy of this area. In addition, with the several million-dollar expenditures that the county is facing this park should offset some of the anticipated tax rate increases. Also, with the influx of new employees and demand for housing should increase and value should increase including their tax revenues. I see a big advantage for Southampton that the developer is willing to bear the cost of infrastructure to make this a shovel-ready property which as mentioned before is a necessity to have that property ready because usually businesses want to move in within six months from the time they make a decision to relocate. When we could find available land in Chesapeake, the authority would buy the property then we would have to spend thousands and hundreds of thousands to develop the infrastructure of that property. Where here the developer is planning to pay for all of the infrastructure which is just a win-win. That is a big advantage not having to pay for that infrastructure and no risk for the county at all. We need to move forward. We can no longer stand still. In addition to these tax revenues, businesses prosper and housing revelation we need to afford the opportunity for young people to stay in this community who are the future of our area. In closing, I would like to read a paragraph from Economic Development Scott, sorry, Chamber of Commerce from 1988, I think, and I think it fits today as well. This says: Local government leaders and industrial develop authorities have a long history of cooperation with industry from providing sites for relocation or expansion to a range in low-cost homes. In addition, there is

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plenty room for growth. Franklin Southampton Industrial Park can provide slice of water, sewage and utilities in place. The abundance of land, natural resources, transportation facilities, and the opportunities for growth make Franklin and Southampton County superb location for businesses and for families. And a commitment of the people of Franklin and Southampton County to encourage development contributes to this exceptional environment. The environment is ripe. The time couldn't be better. Share the abundance. Thank you very much. I appreciate your time.

(Applause)

Mr. Michael Johnson states Amanda Jarratt.

Mrs. Amanda Jarratt states good evening, Chairman Jones and members of the Board of Supervisors. I am Amanda Jarratt with the Franklin Southampton Development and on behalf of our Board of Directors I am here to speak in favor of the Camp Parkway Commerce Center rezoning project. Our organization's charge is to facilitate new capital investment and job creation within the Franklin Southampton community. The rezoning of this property will offer a real estate product not currently available today. Our support from the Camp Parkway rezoning project stems from the fact that adding an additional site for development especially with this size would allow us to compete for even more projects in hopes of landing such development here in our community. Growth and investment is happening all around us. I have a statement from the Board of Virginia which I will leave with Mr. Johnson. The first six months 2016, 25 customers of Port of Virginia committed \$490 million dollars in creating more than 2350 jobs in our region. Our community is at crossroads. We can either choose to grow our tax base new investment and job opportunities for our residents or we can maintain status quo. We can either choose to compete for the projects that are currently considering the Commonwealth and Hampton Roads region or we can watch them be built in the communities around us. Adding this type of development to our community roster of available industrial zoned real estate will provide our community opportunity to not only retain existing businesses that are struggling to survive but recruit new businesses to our area. But, it's important to note that this rezoning is not the final solution to landing prospects. There is a serious amount of work to be done together as a community to support this development and any future development. Should this rezoning ultimately be approved, it is a step in the right direction but not the final answer for our community. Should it not be approved then we have more work ahead of us. I and so many others believe in this community and such an amazing turnout. You gentlemen have a difficult task of making decisions that will impact the next 10, 20 and 30 years in the future. You are tasked with weighing the pros and cons of this application and making the best decision for not just those of us here tonight but 18 thousand people you represent today as well as those to come in future. On a personal note, I want a community where I and other young professionals can stay. I want to raise my family here. Far too many of my colleagues are in my age range and I see even more leaving as additional opportunities to grow professionally present themselves. I want to educate my children in Southampton County school system and I want that school system to remain competitive and grow so they can go to William and Mary like I did. I want my kids to be able to come back like I did and live down the street from me and have the opportunity to see them grow up and live their professional lives. But we have to have an economy and an environment that will allow that to happen. I end thanking you for your service and I value your working relationship. You have a thankless job and I appreciate all of your time, dedication and service to Southampton County. Thank you.

(Applause)

Mr. Michael Johnson states Ash Cutchin.

Mr. Ash Cutchin states good evening, Mr. Chairman, board members and fellow citizens. Thank you for this opportunity. My name is Ash Cutchin. I am a Southampton County resident and I live on Darden Point Road near Sedley. I am retired but for 23 years I had a business in downtown Franklin. And in the interest of full disclosure, I stayed with Hampton Roads Development that has been an appraisal client of mine in the past. I appraised right-of-ways for the water line that runs from Hunterdale tank to the site. I have mixed feelings about this proposed zoning change mainly because I believe a change from residential to industrial is partly unfair to those citizens who built very nice homes along Camp Parkway in the vicinity of the proposed zoning. They built those homes and that very impressive church, I think fully expecting the area to remain residential and agricultural. And some of you may remember I was also opposed to the company's plan to create a high density residential development on the same property. I thought it was way too many

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roof tops and too many people for the size of the project. Based on that, some may say that I am opposed to all development, but that is not the case. I think however there is a time and place for everything. And I think the property in question is neither suited for high density residential or for industrial use. I think some sort of mixed use residential and commercial retail would be more suitable; but then again, if we look at the empty stores in the local shopping centers the gentleman mentioned the airport and Winn Dixie, perhaps retail is not the best idea either. I am glad I am not there in one of those chairs and glad I am down here speaking. You have a dilemma. Many people have expressed to me an opinion similar to mine and I think one of the most intelligent and well-thought reasons for opposition to the proposed change was a letter written to the newspaper by Bobby Tyler printed in the Tidewater News and Mr. Tyler is familiar with concept of zoning as well as building, and had experience on the Planning Commission as well as being a contractor. He stated: It is in the best interest of the citizens to preserve the only remaining visually attractive major entrance to the city. Looking at some of the slides Mr. Holt presented, perhaps that's wrong; but in order to check his premise, I recently entered the City from the east across the river on Second Avenue and from the south along Pretlow Street, and from the west along 671 and Armory Drive just to check out Mr. Tyler's supposition. And one exception to this less than attractive entrance is coming from the north. North High Street past but that is a very minor much less traveled entry than the others. I think Mr. Tyler is right, Camp Parkway wins hands down as being the most attractive entrance to the city and one which we should strive to maintain. Industrial development even with these nicely landscaped berms is not the best way to preserve the visual appeal that currently exists. Many will disagree with me I am sure. I think it is unfortunate that Mr. Fiscella has become a poor financial investment since he bought the property in 2004 shortly before the real estate market began its decline. I believe he paid nearly two million dollars or about four thousand dollars per acre for farm land which most local farm land was selling for less and some people said that he was a visionary and he saw higher and better use for the property. Perhaps that is so. He has certainly tried to accomplish that vision, and I noticed the sign over the door as I came in tonight about big dreams. Mr. Fiscella dreams big, but I also think it was not necessarily a spirit of charity which prompted him to donate 30 acres to county as the site of the new school. I think he expected a quid quo pro or something in return for his donation. That is a way business is often done. But I do not think that rezoning this property for industrial use is the best way for county officials to return his generosity. I think such a rezoning would be bold slap in the face to neighbors and not necessarily in the long-term best interest of the county or the City. Some people say change is good. Most people spoke up here tonight said change is good and change is necessary. If we don't grow we stagnate. But I ask you before you make a decision to look around at some of the so-called progress that has taken place in Norfolk and Portsmouth and Chesapeake which Mr. Grizzard just referred to and look at their school systems compared to ours, and look at their visual appeal and watch your local evening news. Look at their traffic and their tax rates and their crime rates and potholes in their roads. I don't even like to drive to Norfolk or Virginia Beach just because of the traffic. I say that change is not necessarily always good. Thank you for listening.

(Applause)

Mr. Michael Johnson states Chris Smith, Sr.

Mr. Chris Smith Sr. states Chairman Jones, Vice Chair, Mr. West, other board members and Mr. Johnson, citizens all in attendance this evening. I thank the Board for the opportunity to speak on behalf of this very important matter. My name is Christopher A. Smith, Sr., and I reside 25495 Woodland Park Circle, Courtland, Virginia. I am in the Jerusalem District with Dr. Edwards as my representative. So as not to keep anyone in suspense, I indeed am in favor of the rezoning of the property in question. There are a number of reasons I have for supporting my position. But for the sake of time, with so many waiting to speak, I would just name a few. Number one, this County needs to expand its tax base to be more productive with the citizens. Changing this property to business and industrial will afford us a tremendous increase in a tax situation. Just this year alone the Board had to increase the tax burden on its citizens. Of that increase the schools got perhaps one and a half cents of that increase. The other amounts went for the normal operating services for this County. No new growth. Therefore there are certain things that we need to do to keep from having to burden our citizens. It appears that we as a county are just aging in place. We are getting older but not better. The second reason is, to my knowledge, the Board only has 80 acres of tract at its disposal for development. If I am wrong with that assessment please correct me. With that being said, the question before us tonight is whether this County and this Board will partner with a private citizen to add 438.71 acres to that equation. The importance of this point is no business or

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industry wants to come to a county and bicker with a private landowner for the price of a piece of property or having to have it rezoned, and then to look for utilities to be made available. The third reason I support the rezoning is that our young people of this County are counting on us to do the right thing. For them and for generations to come, this move tonight is not so much about us as it is about them. Collectively you-all represent 18,000 citizens. Those who vote and those who do not vote. Those who call and those who do not call. Those who come out and those who do not come out. Those who are vocal as well as those who do not have a voice. Leadership listens to all; leadership does the right thing. When I last spoke before this Board on the same issue some years ago, I coined a phrase that said Southampton needs to let the world know that the county is open for business. Thank you, gentlemen, for the opportunity to speak.

(Applause)

Mr. Michael Johnson states Willis Freeman.

Mr. Willis Freeman states to the distinguished Board of Supervisors and my colleagues here this evening, I comment because Hampton Roads Development was here before. They came in with a plan that they wanted to put houses throughout the community where you see they are trying to rezone. It was turned down and I came this evening wondering, saying to myself, when will we come together and try and work together and try and solve a solution to the problem instead of making a problem. The little dots you see up there on the very top with the church, I am the Pastor of Missionary Baptist Church and as the Pastor of that church for a number of years and looking at the plan right, at that church are railroad tracks and you can't tell me about noise. But the greatest thing that bothered me is the future of this County. I felt sorry just now when I heard the two young ladies that spoke first. I see young people leaving this place because there is no future for them. We hold a key within our own hands. I thank you for taking time. I know I heard some ruffles but I am one who doesn't sit back. I invited him in to tell me what this is all about and Mr. Edwards because I wanted to know what's taking place. The reason why I want to know. I started a food pantry and 700 people from January up until now we feed from the spot called Press Church. There are trucks that come out to about 6 or 7 locations throughout the county all the way to Capron, 225 families served, 8 thousand pounds of food and what are we doing and saying for our young people when you find there are no jobs and that's what I am looking for, when you find crime rises. Why would I mention that? I don't know about anybody else because I break down in tears because I go to the courthouse, sit there with somebody else's child and hold their hand and pray for them realizing they might have done wrong but if they had some jobs they wouldn't be in the thing they are in. Our time is to deal with workshops where you don't have jobs to keep the young people busy. I have some people with me that I address many young people who are in the City of Franklin and Southampton County who are looking for jobs. Can't even find them. I have members of my church that's going to college, want a job and they can't find one, and when you see this happening you say to yourself what can we do. Now, I worked at International Paper for about 40 years. And we saw young people come in because that's the way manufacturer had it set up. During the summer children in college would come back and have a job to work at but one of my greatest fears that bothered me when the mill shut down, one of my colleagues who I worked with for 30 years found out that thought he was going to lose it all, he went home and got a gun and killed himself because the job he had worked for 30 years was gone. So I stand before you this day asking you that you might be able to consider and pass this proposal because our young people need jobs and if they do not have a job, guess what? We heard before tax revenue is going to go up. I know it is not going to take five years, it is going to take longer than that and I would say to you some of us will not be here. But progress still must go forward and when you think about Henry Ford when he began to make the Ford, the people were saying that thing is going to spook the horses but nobody is driving Martina. You find Expeditions on the road, many different automobiles, but somebody had to start for the future and that's where we are and looking for the future of Southampton County and Franklin and Isle of Wight County and we come together and work together and try and do what we know and I believe that these gentlemen have already stated they are going to pay for it all and paying for it all we ought to be able to say we are going to do our part and find ways we can do something to help young people and I thank you for the opportunity and time today.

(Applause)

Mr. Michael Johnson states John Bryant.

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Mr. John Bryant states Mr. Chairman, board members of the Board of Supervisors, my name is John Bryant and I live in the City of Franklin. I own 200 acres across from the proposed project. I am against this development. The Planning Commission did a good job in making their recommendations and voted against this project. They were looking out for the citizens and the future of Southampton County. I was under the impression the zoning and Board of Supervisors were in place to protect the value of the citizens' property, not destroy it. Should this project go forward my property will be worth no more than the farm land that it is now on and will be in a no man's land. The property of all the other people that invested in homes, businesses in this corridor will also have value property that will decrease in value. This is not about economic development and jobs. It is about bail out and a developer that made a bad decision and pie in the sky dreams that will probably never be developed. This is the wrong location for this type of development. You do not put industry in an area where you have schools, new ten million dollar church built in this location and future betterment of residential and/or mixed use properties. If the future economic development occurs, where will these people live? There is no other area with utilities already in place. These are the people that will bring income and growth to help stimulate the economics of the County and the City of Franklin. I feel this project will ruin the future of Southampton County. You need to look at the potential for future generations to come and benefit from the pie-in the-sky dream may come back to haunt you in the future. Thank you.

(Applause)

Mr. Michael Johnson states Richard Harris.

Mr. Richard Harris states good evening. Richard Harris, 27161 Trinity Church Road. And I am speaking in favor of this project because, as you might know, I am sick and tired of high taxes in Southampton County. I remain deeply troubled by Southampton's Board of Supervisors apparent inability to bring in a balanced budget without a tax fee increase and still incensed by this \$200 fee that the Board taxed over to my trash. This goes back a little ways, but the census that was taken every ten years, the last one I think 2010, approximately 540 of the 4,502 families and 2,785 people out of a population of over 18 thousand and we had 14 and a half percent of age 65 and older residents of this County were below the poverty level. And I don't see where much has changed. Our economy, contrary to what the clowns in Washington and some in Richmond would have you believe, has improved. Some of these people forego their medicine and their diet to pay our taxes. Yet in 2011 the tax rate went up and in 2012, some of you hired Wingate and Associates and they rode into town like carpet baggers and raised our assessments and I saw nothing fair and equitable in their process. You have already raised the tax rate if I read the paper right 5 cents per hundred of the current assessed rate and I believe we are getting ready for another assessment. And if you kept up with the pure research report, one in five families, that's 20 percent, has no one working as the Reverend just told us, there are no jobs. This County has to become more business friendly. You cannot continue to say no to every business opportunity that wants to locate in Southampton County. This Board can no longer continue to rely on tax increases, property reassessments and increases in fees, fines, and et cetera, to pay the bills. It is time for this Planning Commission to realize this is 2016. It is not 1916, and things have changed. Progress is here, it is not going away. They need to get their heads out of the sand. Last time I checked, the members on the Board of Commissions were appointed by you gentlemen right here. They are not elected. They can't be fired so to make a decision that doesn't please the people in this room or this community, so what? They have tough decisions to make. If you can't make them, replace them. Now, according to what I have read this project could provide up to two thousand jobs and that's revenue that goes along with it. This type of development typically requires far less amenities than the 6 to 7 hundred homes that would have been built there. The late Governor Mills Godwin once told us when I sat on City Council in Suffolk that while you obviously have to be sensitive to the concerns of those in the district or bureau that elected you, when you cast a vote not only does it affect those that put you on the Board, your vote affects the entire community that you live in. And your vote should provide the most benefit for that whole community, not just your district. Each budget cycle we hear the same lament and hear it from you-all along with the citizens that more jobs and industry are needed which will increase the tax base and take the burdens off the citizens in this room and me and you, too. So it is time for this Board to do what is best for Southampton County as a whole and to me that means step up to the plate and approve this project. We need the jobs and we need the revenue. We have to be proactive. Anyone can be reactive. Thank you for your time.

(Applause)

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Mr. Michael Johnson states Deborah Goodwyn.

Ms. Deborah Goodwyn states good evening, Chairman Jones and other members of the Southampton County Board of Supervisors. My name is Deborah Goodwyn, and I live at 34467 Joyner Road in Branchville. Not only am I a lifelong resident of Southampton County but I'm also currently chairperson of Southampton County school board and I want to assure you that approving this zoning amendment will not have a negative impact on Southampton County public schools. I want to assure you if you vote for this you will be voting in favor of public education. As you know, in Virginia schools are financed through a combination of state, local and federal funds and we know that the federal funds only account for about 5 percent of the school budget and also know the state portion of public school funding is decreasing which means that an increasing amount of this burden is placed on the locality. In order for the locality to make and meet their demand in order to make sure we have an outstanding school system then we need to increase the tax base. And I believe that if you approve this project then you are voting in favor of expanding the tax revenue and, in turn, you are voting in favor of public education. Oftentimes I hear people say that in Southampton County we have an excellent school system; and also hear people say that we are preparing our students today to meet demands of an ever-changing global economy. Well, what is Southampton County doing then if we are not planning to make sure we can afford to prepare students to meet demands of an ever-changing global economy. We have to change, too, and it's our responsibility to do so and I urge you to please vote in favor of changing this zoning request. Thank you.

(Applause)

Mr. Michael Johnson states Jim Strozier.

Mr. Jim Strozier states good evening. I am Jim Strozier, 21054 Harris Road, Southampton County resident and also a local business owner. I would like to speak briefly this evening in support of the proposed Camp Parkway project. If this project is not approved the citizens of the county should be outraged. We've just seen our property tax rates increase from 77 cents to 82 cents due to the fact that the services that the county provides are costing more than the county taxes take in. This project would add greatly to the tax base of the county and help our budget situation and this is about a lot more than just tax revenue. This project brings jobs to the area which will bring more people to our area. These people will need housing, places to eat, places to socialize, et cetera. Having quality jobs available in the area will greatly increase our chances of attracting the kinds of amenities we would like to see in our community. I am currently reading a very interesting book about business growth. It has often been said that you either grow or die. This book states emphatically that's not true; but, the book also clearly states that you have to continually get better or you will die. Our area needs to improve. We need better job opportunities for our young people. We need better amenities and better financial situations for our government or we will die. Saying we don't want change is ridiculous. Change will happen all around us whether we like it or not. Our job is to improve and get better and evaluate growth opportunities and choose options which will allow us to improve. This one project alone will not greatly alter our course either positively or negatively but can be an important step in our journey in continuing to improve. I ask you approve the conditional zoning request as a way to improve our situation for the 18,000 citizens of the county. Thank you.

(Applause)

Mr. Michael Johnson states Kathy Brown.

Ms. Kathy Brown states good evening, Mr. Chairman and Chairman of the Board of Supervisors. Before I start my spiel, I would like to get one thing absolutely clear. Not only to you but everyone in this room. I nor most of the others who have voiced their opposition against this proposal are opposed to the development of the property in question. We, like all the supporters of this project, agree that Southampton County has a need for economic development and tax income. In fact, I have stood before this same board on a number of occasions in the past and said that I understood that progress was inevitable and we needed to move with it, though carefully and heeding the decisions that were made. Our opposition is against the type of development that's being proposed. Namely, the industrial container warehousing which as we have seen in the pictures and descriptions which will make up the majority of this project. We are not naysayers as we have been accused of being and we're not the "not in our backyard" people, as we have been accused of.

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We are citizens and residents who have properties and businesses that will be directly affected by this development. I would tell you that if you lived in my home or went to High Street United Methodist Church or had children attending Riverdale School your opinions may be very different if you are, in fact, in favor of this proposed plan. Now, let me voice a few thoughts you may not have heard in the past. When talking about the increased traffic we heard about the increase in the court traffic and tractor trailers that will be anticipating for these warehouses. One thing that hasn't been discussed are increased levels of diesel fumes and the risks associated with them. The term particle pollution is used to describe the complex mixture of airborne particles and liquid droplets composed of acids, nitrates, and sulfates. Emissions from heavy-duty trucks contain a number of pollutants like ammonium, black carbon, volatile organic compounds, carbon monoxide, nitrogen, coarse and fine particulate matter. Heavy-duty trucks like tractor-trailers are a major source of particle pollution emitted directly into the air. This should be of real concern to our school board and to the parents of children attending Southampton school Riverdale and to those of us that live near and by this projected proposal. Many of these children are already exposed to particle pollution every time you ride a school bus with people in it. Add to that increased exposure from tractor-trailer traffic traveling so close to school and according to the Center for disease control and prevention diesel exhaust can affect all of these children, especially those with those underlying respiratory illnesses such as asthma, bronchitis and any type of infection making symptoms worse and breathing more difficult. Some of the pollutants emitted by diesel engines found to be carcinogenic as stated by international agency for research on cancer as well as U. S. Environmental Protection Agency. If this is risk you are willing to make for the lives of our children if they were yours, would you consider the same? Another risk with tractor trailer drivers themselves. We heard the term mobility distracted. I can tell you tractor-trailer drivers are some of the most mobility distracted drivers on the highway today.

Audience speaker states "wrong".

Ms. Kathy Brown states between CB radios, radio and CD playing, cell phones, often more than one; truck drivers are more often than not, distracted. Add to that the high percentage of drivers driving under the influence of drugs or alcohol, and this is according to the National Transportation Safety Board of U. S., approximately 85 percent of truck drivers today who were surveyed said that drugs, especially methamphetamine were easily available at all truck stops. Methamphetamines are used prevalently among truck drivers because they allow the drivers to stay awake longer enabling them to log more miles. 35 percent of all drivers who die in truck accidents test positive for some kind of illegal drugs. Drugs most used are alcohol, marijuana, cocaine, methamphetamine, PCP and codeine. Drug use and alcohol are the second largest contributing factor for truck accidents. Is this really what you want to introduce onto our roadways with school buses and school children as well as elderly church goers and Boy Scouts. Traffic coming out of the horse ranch with a trailer behind not moving very fast. What about a car with a family of children coming out of my driveway with a Christmas tree tied to the top not moving very fast and on blind bent on top of a blind hill. Tractor-trailers can't maneuver very quickly and don't stop on a dime. And when you talk about the cost to the county I just have to ask what cost to the county should any of these accidents occur? What if there is a death of child from Riverdale, an elderly person possibly one of your relatives from church event. What about Boy Scout van pulling out on way to a sleepover hit by a tractor trailer who is distracted my something or maybe the driver of the van didn't see the tractor trailer coming. I am not saying it is necessarily the fault of tractor trailer drivers, but there are going to be accidents. It is statistically proven. Are you willing to risk that on our roadway for this project? If only the container warehousing we are opposed to is it that difficult to ask the developer for his plan B, for his contingency plan in case this didn't pan out what was his second thought? Have you considered that? I liken you to jury at a trial. You are supposed to come here with open minds getting all the information all sides of the case, and then going back and considering all the information. If you have come here as our representatives and your mind is already closed and already decided, one way or the other, you are not doing your job. I beg of you to do your job. Consider all sides equally, and on that I leave you. Thank you for your time.

(Applause)

Mr. Michael Johnson states Lynn Rabil.

Ms. Lynn Rabil states Mr. Chairman, members of the Board of Supervisors and other distinguished leaders of Southampton County. My name is Lynn Rabil. Having volunteered your

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time to serve on this Board and make decisions for county citizens you are in an unenviable position tonight. Thank you in advance for the time you put into your research on land use issues and on economic development. These are very complex issues and I hope each and every one of you understand as well as I do. I'm kidding. I am not against the development. What I am against is the way the development is zoned and the fact that we have no other options other than industrial. If you were to listen to the proponents of the industrial development on Camp Parkway it should be a slam-dunk decision. How can anyone possibly be against new business or industry that will bring new jobs and revenues to our coffers? How can you be against that? There are those we have to do this or face dire consequences of increased taxes and some maybe face litigation. I hope each of you are able to weigh the pros and cons without succumbing to scare tactics on either side. The fact of the matter is this development will not prevent taxes from going up now or in the future. If you will recall, there have been taxes that were decreased in Southampton County and our County Administrator at the time warned us this day would come when residential and commercial development would have to bare the blunt of the decrease in taxes on the agricultural side so just want to make sure everybody is aware of that situation. I also want everybody to understand that we all understand about the ones that got away. But they didn't get away because we didn't have properly zoned land with infrastructure. They got away for different reasons. We didn't offer them millions and millions of dollars of incentives to go to Augusta, Georgia. We weren't as close to the ports as they needed to be. We can't pick up Southampton County and move it closer to the port. No matter what we do, Suffolk and Isle of Wight are closer and I can remember when the members of the Suffolk City Council were moaning over the fact that Chesapeake got everything. Our time will come when it is ready to come. Another reason they got away is because we didn't have the people to support the jobs that they had. We don't have a skilled job ready workforce despite what some people here said and I understand we do have, we have homeless people and we have people who are hungry and are not able to work, but we have their jobs in their area and we could bring industry into this area and not be able to man those jobs today. We would have to recruit those two thousand people to work in those jobs; and when we recruit two thousand people then you start building schools. And that's another reason we lost some of our industry. Some went to other localities because we don't have the schools that are ranked as high in the area as we could and should. And there is the proverbial chicken and egg. There is the proverbial Catch 22. It takes money to have good schools. I understand. But these are the reasons those employers went elsewhere. Other detractors say there's no demand for housing. We don't have the demand for industry. I hope we get this industry. I hope it comes. I want to be ready when it does come. I think we need the proper zoning and we're lucky to have a developer who is willing to put in the infrastructure and put in the roads for us. But in my opinion, we will be better served in the short term if we really focus on being a place that people want to live. You heard me say it before. This Board of Supervisors has turned down other opportunities before that were life style and quality of life type of things that encourage people to want to be here. For the same reasons the Camp Parkway property is perfect for industry, it is also perfect for homes and all sorts of commercial businesses. For anyone who's ever lived in Southampton County or worked in a place like Sedley where the septic tank fail and water system infrastructure needs to be replaced you understand why a centralized smart growth community with everything already established could be very appealing. It takes a critical mass of people to support the businesses and when that happens, the businesses then begin to generate more tax revenue. It is a critical mass of people that the young people like Meghan and Hattie and my son are looking for. It is this critical mass of people that will support the restaurants and support the kind of life style that they want. I don't know what forces were at play that caused the Board of Supervisors to overturn the Planning Commission's recommendations for this property last year and the updated comprehensive plan but in my opinion, I am not saying don't bring a development, but in my opinion, a conditional mixed use designation for this specific area could be a perfect fit for everyone concerned. I think there is room on these 489 acres to have something for everyone; and, yes, I understand it is private and it's out of our control but if there is any way it is feasible at all to get anyone back to the table, the Planning Commission, HRD and Board of Supervisors and rethink this property it may be beneficial for all citizens and cause less harm to those who have chosen to make their homes along this route; and until then or otherwise, I hope you will carefully consider the comments made by the members of our Planning Commission before you vote to overturn their recommendation in this case. Perhaps you should think about this in the same way citizens in affected areas felt about the OLF. You are changing their life style. This is just as much a quality of life issue that will have a major impact on neighboring communities. Again, I thank you for weighing both sides carefully before making what is a momentous decision for the future of our community. Thank you.

(Applause)

Mr. Michael Johnson states Gary Cross.

Mr. Gary Cross states it is not going to be that bad of speech.

Mr. Richard Railey states you don't have to leave; no offense.

Mr. Gary Cross states good evening, Mr. Chairman and Board, Mr. Johnson and everyone here tonight. Thank you for the opportunity to speak this evening and my name is Gary Cross and I live in the Black Creek community of the county. I am speaking to you now as Gary Cross and not farm bureau and totally Gary Cross citizen that sends you-all enough money every year to educate 5 children. Whether I make money on my business or not, you-all get that much and I only have two. Tonight, Board, you are in the presence of a room full of visionaries and fortune tellers. This room tonight is packed with citizens that believe their vision of what this parcel of land should be used for is without question the correct and most obvious use. Tonight without having to hire a consultant you are in the presence of expert economic analysts who have arranged their money projections for this parcel of land to make their vision look most attractive. I, too, am guilty now and in the past of thinking my ways were the best option for the county moving forward. We in today's world tend to be and are self-serving. What is going to serve me better? You-all I'm shooting from the hip so it's hard to read so bear with me. This type of mentality was displayed last Monday night in your citizens' comment period when the developer and Realtor both proceeded to tell you how homes are money makers for locality. They were home builders and realtors telling you that homes are for profit, and I will not dispute their math. I grew suspicious when they have to mention they only vote for the project by the Planning Commission but by gentleman who owns a trucking company by the way his trucking company employs many people and pays far more taxes than many people in this room. I don't know and this is why I question the Planning Commission on their decision. Do they look at the comprehensive plan on it for planning and zoning when making decisions or how much do they know of the future and the plan that you all have behind closed doors coming our way? I want you to go down 58 for a minute about 20 miles towards Suffolk and take a left on Kenyon Road right when you get to State Line, take a left on Kenyon Road and start going down a two-lane road with houses. I want you to pass the church. I want you to go past the fire department, a school, a college campus, the same one that owns this one, only end up at modest industries that employs hundreds of people and sends our commodities all over the country. Warehouses that I don't know what they do, all down this narrow two-lane road. I can't for the life of me understand why a light industrial zone here on this road could be any worse than that. We need jobs and we need companies to help pay taxes. We don't need more homes at this present time, as eloquent speakers have spoken. This is why tonight gentlemen there is no way for you to appease both sides on this issue. You need not to vote so much what your constituents say, but what is best for the County at this time. I know each of you have the county's welfare in the best of heart and you would do what's best for this county. Don't be misled by well-written newspaper articles or speeches. Remember you are elected to do what is best for the county and not really what makes Gary Cross happy or anybody else in this room. But you have a tough job and I appreciate you sitting in that seat.

(Applause)

Mr. Michael Johnson states Nick Kitchen.

Mr. Nick Kitchen states good evening, Chairman Jones, Board of Supervisors, Mr. Johnson, and everybody here. I am Nick Kitchen, I live at 22680 Main Street, Capron in the Capron district. I am the Mayor of Capron and I own a small business in the Courtland area. I am going to be real brief. We have to have jobs. Every one of you knows that. We have to have jobs. My predecessor, I am not speaking as the Mayor of Capron tonight, I am here as a business owner and private citizen, but my predecessor, the Mayor of Capron before me, Pete Barham, sat me down the day after I took office almost ten years ago today and said, You will not please all of the people all of the time. Your priorities have to rest in what's best for Capron as a whole. Your priorities, Supervisors, have to be in what is best for Southampton County. You know what's best. Now, let's see you do it. Thank you.

(Applause)

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Chairman Jones states let's take a minute and stand up.

(Recess)

Chairman Jones states we have 28 or 29 more speakers. I want to hear from everybody but if you don't have anything new, please kind of limit your time.

Mr. Michael Johnson states Denise Justice.

Ms. Denise Justice states good evening, gentlemen. I am not much of a public speaker, so I will try and be short. I am a registered voter in this County. I am a landowner and a taxpayer. About four years ago, the company that my husband had been working with for 15 years decided to close the plant here and he had to go find a job somewhere else. Well, there weren't any jobs around here to be found apparently that could support our little bit of life style. You will excuse my dress because I forgot about me. So he had to go out of state to find a job where he was driving 15 minutes to work. He was a supervisor. And he had to take a lower paid position working for the same company an hour away. Well at the same time my son who is also a registered voter in this County and who was a taxpayer also had to leave the county to go find a job for himself because there were no jobs here for him to be found. Well, I agree that we need new economic growth in this County. We lost a prison that was a big sustainer for this County that is no longer here and I know that because I worked for the prison system. I am in favor of this rezoning. I think we really need it or we are going to lose a whole lot more of our young people because they will go out of this County to find a job. Thank you.

(Applause)

Mr. Michael Johnson states Michelle Lopez.

Ms. Michelle Lopez states good evening, my name is Michele Lopez and this is my daughter Layla. I just want to start off by saying I am a transplant from New Haven, Connecticut so if anybody knows about taxes right here, paying 6 grand a year. Again, my name is Michele Lopez, I am a Franklin resident, along with my husband Richard who is in the Navy and four children. This is just one. We are transplants to the area and lived in Franklin for over five years now. We choose this area because of its community, safety and seemingly open arm's policy. We moved here in 2011. Exactly one month later my husband deployed and I was left in a strange place alone with special needs infant. We left our big city, big families and suddenly were alone. Franklin and Southampton County made the reality of the situation less harsh. I believe any other area wouldn't have done the same for us. We were welcomed and felt like we were home. Fast forward five years and now four children later, our oldest is now 6 and just finished first year of school at Riverdale. Any mother would be nervous, but I am not any mother. I am the mother of a 6 year old with Williams syndrome, a child that does not know a stranger, has no fear or danger trigger in her brain. A child that would easily and gladly run from me to greet anyone. She is the light in the darkest of day and she is my reason for asking you to vote no to rezoning this property. My main concern is the safety of concern at Riverdale Elementary School. It is easy to claim this site won't cause any distraction but I beg to differ. Construction is loud, construction is dangerous and construction is never a clear-cut deal. I come from a construction background in Connecticut. Someone in passing mentioned to me something about 30-year build out. If that's the case you are going to wait 30 years for 2000 jobs. That's ridiculous. Someone also mentioned possible income revenue. Has anyone driven up and down 58 recently in Suffolk? Do you see the empty properties already zoned for industrial and commercial use, empty, vacant undeveloped land? Why would somebody choose Camp Parkway, just ask yourself that? Our children, my child is at risk. Our cars are filled with two, three and four children at drop off in the morning and pick up in the afternoon are at risk. We are inviting a different world into our community. Again, I am from New Haven, Connecticut, one of the most culturally diverse places in the U.S., one of the most beautiful places in the U.S., one of the most prosperous places but also the 4th most dangerous city in the U.S. four years running. Sorry. I live in reality. I come from a place where really bad things happen. I come from a prosperous city and along with its prosperity comes crime, ghettos, drugs, not just in the country when you don't have jobs, when you have them too. You may think it is a silly thought but it is our world and the way it works and as a parent I would like to keep that as far away from my children as long as possible. They deserve the community we chose to live in over a county that thinks this may generate jobs if it ever comes to fruition. So I ask you to reconsider for our children in elementary school, our babies. I am not against jobs, I'm not even

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against this Industrial Park, but I am against ruining a community and the areas that the developer is trying to rezone would do just that. Thank you for your time.

(Applause)

Mr. Michael Johnson states Raystine Johnson-Ashburn.

Mrs. Raystine Johnson-Ashburn states Chairman Jones, Vice Chair West and to Board of Supervisors, good evening. My name is Raystine Johnson-Ashburn, and I am a citizen. May I repeat that, I am a citizen of Franklin of the Franklin Southampton County. I am here this evening to support Camp Parkway's project just as I did before the Planning Commission. I believe that we must work together to grow business and industry in our community and provide places of employment for our residents. We have long experienced an unemployment rate much higher than the state average and higher than our counterparts in Hampton Roads. We must grow our tax base so that we can maintain the high quality of life that we love so much. We all want to maintain the safe environment for our citizens and our children. This property is located along a four-lane highway and been given stringent review by VDOT. With the requirement that traffic studies are updated as the project develops, this will ensure that proper safety measures are put into place. Camp Parkway is along a major entranceway into the City of Franklin and the proper landscaped berm will continue to maintain an aesthetically pleasing entrance. I would like to pause for a moment and just thank the developer for trying to take time and address the concerns of our citizens. Development and change are inevitable. We have a chance to now be a part of the development and ensure that proper protections are in place which the developer has proffered. I ask you to support this project and hope that our community can move together, move forward together. Thank you.

(Applause)

Mr. Michael Johnson states Florence Reynolds.

Ms. Florence Reynolds states good evening. Chairman Jones, members of the Board, Mr. Johnson, Mr. Jones told us that we would have a lot more speakers. I am going to be short. The first thing I want to tell you that I do support the project. My name is Florence Reynolds and I live at 11516 Tucker Swamp Road in Zuni, Virginia. I lived in this County for the last 38 years. And believe it or not, I have seen very little growth in those 38 years. First let me tell you also I appreciate your service Board of Supervisors members because you have a hard job. We all know that the bulk of Southampton's income comes from real estate and personal property taxes. I would, however, like to say in my own opinion I believe the time has come for this Board to look beyond just taxing the citizens for the funds to run the county. We just got another 5 cents increase. Even as the Board was voting on the increase they were saying it was not sufficient to meet the present needs of the schools and other agencies of the county. I believe that you would agree with me that other sources must be found. There is no way that we citizens can continue to carry the burden through taxes. If you would check with the Treasurer right now you will find there are a lot of people who owe back taxes. I am sure many of them just can't afford to pay it and their rate has now increased. Not only did property tax increase, but also personal property tax and license fees taxing everything that you can find to get money to run this County through taxes. Where would it end? It is clear when the Planning Board turned down the zoning for the 58 business corridor they did not consider the majority of the county citizens. In my judgment the good of many was overlooked for the desires of the few. The reason being, everyone is saying "not in my backyard." But if you vote no to this project, you will be turning away jobs and taxes and you just can't afford to turn your backs on any new sources of revenue. When I look around at surrounding counties it seems they are moving in the right direction, bringing in revenue other than taxing their citizens to death. I wonder why we can't do the same thing. Why can't we get businesses in this country? I believe firmly that we must I say we must look beyond taxing the citizens to make ends meet. Lastly, I don't know if you have looked at the predictions for the future of this County lately, if not, I ask you to take a look. It is not good, gentlemen. According to statistics, Southampton's rate of growth is absolutely zero. There is no growth at all. The time is upon you to be bold, to be proactive rather than reactive. It is time to think about other streams of income other than taxing your citizens to death. Thank you.

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Mr. Michael Johnson states Ann Gayle.

Ms. Ann Gayle states good evening, supervisors. My name is Ann Gayle. I own River Birch Farm Equestrian Center located on Camp Parkway diagonally across the street from Riverdale Elementary School. The proposed project of warehousing and the truck traffic that it will generate is going to put River Birch Farm out of business. People who ride horses do so to forget about things for a while, to get out in the country to relax to enjoy themselves. The noise from semi-trailers up and down the street and that's just the engine noise, I have been told they make all sorts of squealing noises from brakes and shifting and things like that, the noise will make riding extremely unpleasant, the noise will make riding unpleasant at River Birch Farm. I will lose my riding lesson students and lose my horse boarders. On a practical basis when I teach riding lessons I have to be able to shout, which I am doing right now. I apologize. Very hard for riders to hear the instructors and will not be able to talk over the noise of these tractor-trailers which will be up and down Camp Parkway both directions. And there is also concern of loud and sudden noises frightening horses, which is extremely dangerous for the riders, obviously; also dangerous for the horses. This proposed project of warehousing will not work for River Birch Farm. River Birch Farm is not the only business that will be affected. I buy straw bedding, lumber for fencing, various horse supplies from Dail's Hardware Store on Armory Drive. I buy my horse feed from Tractor Supply Company on Armory Drive. Hay for winter for feeding the horses, I buy from Turtle Creek Farm in Newsoms. Two local farriers shoe the horses at River Birch Farm. One lives in Sedley and one in Ivor, so River Birch farm will affect a number of other businesses as well as just me. Tonight there has been discussion of other types of development, for example the mixed use and an office park would not bother and the traffic it would generate would be all right for River Birch Farm. Mixed use housing and some other businesses on this property on Delaware Road and Camp Parkway would be all right for River Birch Farm. It is the warehousing that is going to put me out of business. I hope you will take this into consideration when making your decision and I know it is a hard one, but there are other things that could be built on this acreage which is beautiful that will be beneficial tax wise, would generate business for other businesses, more customers bring in more business for everybody not, just River Birch Farm, so I hope you will take this into consideration when making your decision. Thank you for listening.

(Applause)

Mr. Michael Johnson states Amy Davis.

Ms. Amy Davis states hi, my name is Amy Davis and I am a new resident of Capron, 23132 Main Street. I am a product of the County. I am a Southampton high school graduate, and I taught for 7 years in Henrico County before deciding to come back to my home and teach and coach at Southampton High School. I support the rezoning to bring revenue to our county to increase the funding for public education and strengthen our schools. Our neighboring counties are getting our teachers because of bigger paychecks. And while we all know teachers don't go into the profession for the money, we have to earn a living but more importantly we have to have the resources to do our jobs. We need to create a community of other young professionals to make their home. Thank you for your service to our community and I know you have a tough job. It is not going to make everyone happy, but I hope you consider the future of the county that we all love. Thank you.

(Applause)

Mr. Michael Johnson states Linwood Johnson, III.

Mr. Linwood Johnson, III states Chairman Jones, to Vice Chairman West, to the Board, good evening. As I sat in my seat – Linwood Johnson, 301 Hall Street, Franklin, Virginia. As I sat in my seat I listened to everyone express themselves about the project. One of the things that we must point out that was not pointed out, that in Suffolk the projects in Suffolk that have warehouses industrial parks on both sides, the one that Center Point owns that is owned by McDonald Corporation and the one in Windsor, Virginia. You don't have churches by that location. You don't have houses. You don't have property that has been planned for residential purposes. You don't have that. You don't have the risk of traffic density because what Suffolk is going to do, they are going to make 58 three lanes. So basically you don't have those problems. So I guess what I am saying in a nutshell is I think we need to rethink the project. If you are talking about containers coming from the port, you have to go through Chesapeake, Suffolk, in order to get here. We need to look at projects that service our area and some of the things that we are talking about they don't service our area. That's the reason why the planners who are certified planners made their decision.

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And I think we need to look at that decision that the planners made. They are certified planners and they made a good decision. I think we need to rethink this and go back because we get excited when we need jobs and yes, we do and we are going to work diligently to get jobs because jobs are important for our growth both in Franklin and Southampton and we plan to do that and I know each one of you gentlemen plan to do that working together with shared services. But the point is we have to look at the situation and the location that is being considered, and once we do that and rethink the situation, I think we can get something in that area that's both prosperous for not only Southampton but also the City of Franklin. I thank you.

(Applause)

Mr. Michael Johnson states Linda Simmons.

Ms. Linda Simmons states good evening, gentlemen, representatives of Southampton County. Good evening. I am Linda Daughtrey Simmons. Most of you know me. I live on Southampton Parkway in the middle of the corridor where 23,000 plus vehicles travel per day. I have no teetotaling invested personal total interest in being against this proposal but I am and I will explain why. My family and my husband's family has been in Southampton County shy of 400 years. My father who was a board member in the same position that our very board is in now for two terms was in Isle of Wight very similarly for many hundreds of years. We have a vested interest. We call this place home. We didn't move away. We just didn't move here. We have stayed here. We have added to Southampton county. I want to tell you what a vision for 30 years looks like. I worked at International Paper and Union Camp for 35 years. In retrospect, a vision looks like this. 1985, Union Camp had 2900 employees. Year 2000, International Paper had 2000 employees. Year 2006, International Paper had 1100 employees. Year 2011, we had zero. Project management always had, has had, and will have a bottom line. It has a starting point, it has an ending point and good managers make decisions that are database, data driven on beginning point and bottom line. With this master plan it is an excellent concept. It has neither. It is a perception. It is nothing in finite form that you can make a conscious valid decision upon. Jobs? What kind of jobs? We have alluded to the fact there will be 7 or 8 different types of jobs. What kind of jobs are they? Are they jobs? I keep hearing my children want to come home to jobs. Are they jobs your children really want to come home to, are they 8 to twelve dollars minimum wage jobs? My child won't come home for that. Will yours? I don't think so. Would you move here to be a gate guard, forklift driver, a security guard and those things? Our financial deficit in Southampton County will never be fixed with those type jobs. It takes very few managers' position to manage warehouse workers. We have in these speeches tonight I have heard total disregard for safety, locality to county neighborhoods. Do you believe that we can ignore that? Another thing, I hear repeatedly from citizens that believe their taxes, that this is going to be a remedy for taxes. It will never be a remedy for taxes. You start with Southampton County, the taxes are at a base. You go to Franklin, the taxes go up. You go to Isle of Wight, the taxes go higher. You go to the City of Suffolk, the taxes go high and Chesapeake higher and Virginia Beach where every business, every factory, home known to man and the taxes are met. They will never come down. And it is time as board supervisors and responsible citizens in Southampton County that we tell the truth about the taxes. Let's just get that straight. All realtors in this room, all business people and prepare budgets know these taxes are not going to go down and we need to stop making that a forum for trying to make a decision on industry coming in Southampton County or for that matter any other type of business. And furthermore, I have to say from a personal integrity standpoint that I feel offended for the Planning Commission that we are in this position tonight because these people have taken their time and their money and gone and invested in Southampton County to make what, I believe, are totally honest and fair decisions for the people that reside in our county and in the community of Franklin and Southampton County. I don't think a man on the Board that made a decision that he thought or believed would negatively impact anyone in this room. I just have to add that to what I am saying. I think the plan that Mr. Holt has is excellent. I think it is creditworthy. He has done a great job with all of his homework. It is not complete. It is the wrong location. We need to revisit this plan. I'm sorry for the investor. There is something great waiting to happen with this property. I don't know what it is but I do know it is not what is planned tonight. That's all I have to say on that situation. One take away I want to say, I say this on behalf and in memory of my father and he always told me, he said if in doubt, don't. And I ask you if in doubt, please don't. I believe this is going to be one of the most costly mistakes you will ever make for Southampton County and I stand before you tonight to tell you I said so and appreciate your time and I am very sincere and very passionate about how I feel. The school, I won't even discuss it because if a bus load of children gets killed there is not one of us in this room that will able be to be stand that process or

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navigate through it, so no need to go there. All these schools on Highway 58 nothing happened. Why put another one in jeopardy? That's not a good idea and I thank you for your time and that's all I have to say and I appreciate it.

(Applause)

Mr. Michael Johnson states James Beale.

Mr. James Beale states Mr. Jones, Mr. Johnson, appreciate you-all coming here tonight to listen to all these comments. My name is Jim Beale. I am a resident of Franklin born and raised here and I have heard a lot of comments tonight and lot of good comments but I think the one thing that needs to be thought about is that people that built there and built homes along that corridor built there with the understanding that was going to be a residential neighborhood, and it turns out that is not going to be a residential neighborhood anymore for the good of the county over the individual rights of those people and there is a process to go through for that. It is called condemnation. And those people that built there that stand to lose everything that they have invested in those homes and those properties need to be compensated other than putting those houses on the open market and taking the chances on what they can or can't get for them. I think we, as a group, Franklin and Southampton, owe those people a little bit more consideration than I have heard offered tonight for what they have invested in to live in this County, be in this County, provide for this County and for us to turn our backs on them I don't think is right at all. That's what I had to say tonight. Thank you very much for your time.

(Applause)

Mr. Michael Johnson states Pastor Alvin Rawlings.

Pastor Alvin Rawlings states first of all, I would like to say good evening to Chairman Jones and Vice Chairman West and to the committee. First of all, I would like to say I am a citizen of Suffolk County, born and raised in Suffolk County and pretty much been here all my life. First of all, I would like for all people that live on Camp Parkway to just stand, if you don't mind. Those that are living on Camp Parkway. All of those that live on Camp Parkway. The reason why I said that is because it is so easy for us to make decisions if we live in other places but if we live on Camp Parkway it makes a difference. It makes a big difference. Recently me and my family decided we were looking for a home and reason we bought a home on Camp Parkway right beside the young lady that came forward earlier that has this beautiful horse facility where she breeds and trains people to ride horses and find the area to be a loving area, nice home, nice place to live and say to you tonight, committee, that you need to pray much for this because yes so much has been said and I'm not going to repeat all that's been said, but we have our schools, we have a church in that area, we have our kids and we have so much going on in that area to bring all these things to this area it takes much prayer and takes much looking into. Yes, I am not saying we don't need jobs. Certainly, yes, we need jobs. But we have to worry about the crime rate. We have to worry about people breaking and entering, and we have to worry about so many things that will take place. It has been said accidents, all these things that will take place. I worked at Smithfield Foods for 34 years and I never thought I sat on the Board of the workers with the union there and with the presidents of the management of those teams in Smithfield for years and I never thought in my 34 years in working in Smithfield that we would sell out to a foreign county where jobs were lost, people were hurt; and, yes, we need jobs. But can they promise us that if these things even take place in our backyard will they one day sell out just like Smithfield Foods did and we will be hurt and lost looking for jobs and somewhere to go. We have got to be thinking about this on all ends and prayerful and I say to you tonight, committee, pray, pray, pray, because lean not to your own understanding but in your ways God acknowledges you in making the right decision in about what you are to do because it can affect so many people. Easy for us that don't live on Camp Parkway. Yes, it is good to do this or that, but when you are living there, that makes a difference. That's all I have to say and God bless that you all will make the right decision.

(Applause)

Mr. Michael Johnson states Amber Ballance.

Ms. Amber Ballance states good evening, members of the Board. My name is Amber Ballance, I live on 16523 Black Creek Road, Zuni, Virginia. I thank you for much for your service. Where

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there is no counsel, people fall, but in the multitude of counsel there is safety and you-all have years of experience that you offer to the City and to this proposal. I, as many people in this room, have grown up in Franklin Southampton County all my 23 years. I currently work at the Franklin Visitors Center. I love this community. I go to church here and I am privileged enough to go to school here at the community college. I see myself starting a business in this community if the economy develops more and that is a viable choice for me. In order for that to happen, there needs to be jobs and opportunities for a strong economy to develop. I am part of the future of this community and the decision you make will directly affect me and the rising generation I represent. I am in support of this project and implore those against it to think of the generations afterwards that will be affected if there is no growth and nothing to leave the children. Create a great economy and great opportunity. Set us up for success. Many want a better life but do not want the progress to directly affect them. It will take sacrifice. Everyone wants better jobs, better opportunity and a better life. At this rate the next generation is moving on to college and are not returning. All of the efforts for strong young people are lost. The investment the schools make in the children and they are not returning and coming back to the community. If this community does not change, it will end. There are many proposals and statistics and different opinions before you, but at the end of day I ask you what legacy would you like to leave. Thank you for your time.

Mr. Michael Johnson states Chuck Bradshaw.

There was no response.

Mr. Michael Johnson states I can't read the first name. Last name Justice. Ms. Justice.

Ms. Jennifer Justice states hi, my name is Jennifer Justice. I live in Drewryville and I sat here and listened to everybody talk about what's good and bad and everything. My husband has to work on the Eastern Shore because there are no jobs that would pay to even begin to take care of us and everything, and we do not have a rich life style. We have a very modest home, but our mothers live with us. And for him to have to travel every week to the Eastern Shore and stay there and work and then come home for a couple of days, you know, if we had more jobs here in Southampton County or the surrounding areas that's closer, then our economy would be better as far as I am concerned. They say that, you know, if you work here and you pay here, you know, it makes sense really. But the traveling, as far as I am concerned, is an issue for my husband. Everybody else is concerned about what could happen and everything. But my husband travels a long way and, you know, that is a big safety issue for me. You know, instead of having him travel why can't he work at home closer. So I am for this proposal. And that's it. Thank you.

(Applause)

Mr. Michael Johnson states Gary Wyse.

Mr. Gary Wyse states good evening, Mr. Chairman, members of the Board of Supervisors. I have in my hands 31 signatures of friends and neighbors who live and I apologize, I live at 205 Willis Road about 200 yards north of the railroad tracks, that's where I live. And most of those people are the same. Barry, I would like to give these to Mr. Johnson. We are against the rezoning proposal. A lot of things have been said. In almost 50 years of business, I found a couple of things to be true. Number one, there are no silver bullets. Number two, there is no free lunch. Number three is taxes never go down, no matter how much money comes in. It doesn't happen. This is the fifth place that I have lived in my working life and taxes have never gone down. There are a lot of people in this room who are against this. I would like them to stand up now, please. Thank you. Everything else that I was going to say has been said. Thank you for your time. Have a good evening.

(Applause)

Mr. Michael Johnson states David Strozier.

Mr. David Strozier states good evening, members of the Board. My name is David Strozier, 21054 Harris Road in Southampton County. I have lived here for my 22 years of life. I have enjoyed all my time here. I have gone to school with many of your grandchildren or children and worked with many people. Jobs in this area are not as prevalent as they used to be. I remember going to Union Camp seeing everybody that was there gainfully employed. People that I graduated with many of them have not come back to the area. People I was friends with for many years have not come

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back. For one reason or another most of them that I have talked to found jobs in other places, out of state, or different counties. It has really made an impact not having those jobs. I have worked for the last five years in different industries with the same company as a contractor. I worked in buy ports, imports, different industrial zones, and commercial industries and they are not as bad as the public image may seem. It is an opinion of a 22 year old. I am not opposed to change. I think change is what makes the communities grow stronger and grow in more ways than one. I have also helped in the community as a public servant. As a firefighter handler and giving back to the community and I would like to see that community continue to grow. Where the industrial zone may be different to a lot of people, different in more ways good or bad, we need to think of what the future holds. People have talked about the next generation. I am the next generation. Whether I decide to stay here individually or not, doesn't make a huge difference to the county. But, if there is no reason for young people graduating now, graduates in my class four years ago, there is nothing to keep people here. Without that, growth will not come as needed as it is. Thank you.

(Applause)

Mr. Michael Johnson states Gregg Christoffersen.

Mr. Gregg Christoffersen states good evening, Chairman Jones, Vice Chairman West, Mr. Johnson, members of the Board. It's a privilege to be able to talk to you tonight and I have been working with Mr. Fiscella and Mr. Holt. I work with a company called JLL. We are a Fortune 500 company that does industrial development and I am on the front lines of economic development every day. I work with the Virginia Economic Partnership and members of the Hampton Roads Economic Development Alliance and over the past two years or so we have been working steadfastly and in a very concerned fashion for this project. We have met with the school board. We have met with the Chamber of Commerce and numerous stakeholder meetings and it's clear this is a community with a very strong fiber and social fabric and is what makes America one of the great places to live on the earth and it's humbling to stand here in front of you in support of this project. I have three children. I do not live here. I live in the City of Virginia Beach. I work throughout Hampton Roads. I work to create jobs and economic value and believe that you have one of the greatest sites in our market. It is a great site because of its immediacy to transportation, it is what logistics firms look like. We are talking about working with companies like Target, Caterpillar who didn't come here, Ace Hardware. These are very responsible corporate citizens that care about the communities in which they locate. We have been very careful in our meetings with all of the stakeholders to take into account their concerns and to interpolate those as far-reaching as possible to incorporate that into the design of this park. Again, you have a fantastic opportunity to create jobs, income and welfare for the citizens of this community. I don't believe in having done commercial real estate for 23 years that this sort of a development is mutually exclusive, even to the interest of the people that live right on its doorstep. Throughout this country there are parks like this all over the place that live in harmony with their immediate surrounding communities with homes right nearby. And, so if you look at what's happened in Suffolk over the last 15 to 20 years where I worked with companies doing transactions there and how vibrant and dynamic that area has become it is what can happen here. If you want a microcosm as an example of what this sort of development looks like, it is right down at Kenyon Road, Manning Bridge Road and places like that. And, again, I'm not talking about buildings that don't have staying power, I'm talking about substantial investments. It is meant to be for the good of the community and you have a spectacular opportunity here. I look forward to the opportunity to work for the citizens of this County to bring those sorts of jobs and economic development here. Thank you very much.

(Applause)

Mr. Michael Johnson states Carol Majors.

Ms. Carol Majors states good evening, I am Carol Majors. I live in Newsoms, Virginia. I was away a long time but I am back now, and I feel as though I am a part of this County. I was born here, I own property in Newsoms, I own two farms and one is an eighth century farm. In fact, it is a three century farm. My cousin who is a genealogist tells me that it has been in my family for 300 years so I feel I have every right to express my opinion and have it listened to, and I would like to start by saying people who are talking against this Industrial Park are not people who are against progress. It is the location. It is where we are putting it. If I am building a house and I have one bathroom and 7 children and grandparents and I want to put in a new bathroom and the contractor

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comes up with off the kitchen with the door between where we do the cooking and where we eat, and I say put it against somewhere else; you are against bathrooms, your poor children won't have a bathroom. Well, just move it. Got all the deal in the plans. Don't want to move it. And, if you are objecting to it, then you are taking this out on your poor old grandparents. This you have heard is going to really do away with the beautiful area of our county. People are going to lose their farms. They are going to lose their way of life. There is going to be traffic. There is going to be a sacrifice. Is it worth it? That's what you have to decide because you are sacrificing this piece of property but is it worth it? You have a magic wand you can just wave that wand and take this huge piece of empty land and say it is going to be industrial and with that you will solve every problem we have. You will solve our economic problem, our taxes will not go up, it will go down, you will have a lot of money to spend and our schools will have all they need. This is what I am hearing from people. They are saying these are the reasons that you should be turning this property into an Industrial Park. So the schools will have more money. So there will be jobs for everyone. So all of our young people will come back here when they finish college. Is that going to happen? If it would we would be putting Industrial Parks all over the place.

(Applause)

Ms. Carol Majors states I mentioned this to someone lately, he said, I am willing to take the chance. Well, he doesn't live there. He doesn't drive through there. It is your decision.

(Applause)

Mr. Michael Johnson states Carroll Keeter.

Mr. Carroll Keeter states good evening, gentlemen. My name is Carroll Keeter, and I live on Camp Parkway. Well, I am an impacter. I am firmly against this project. I talked to people who are for this and they talk about jobs and emphasized very well what type of jobs. Some may come back working on the forklift and our town will always lose people. I left when I was 16 years old because I got tired of milking cows by hand and World War II and couldn't get milk machines. And, I ran off and joined the Army Air Corps as a 16 year old kid. Well, at 19 I was discharged and trying to settle in Franklin, Virginia, I happened to walk out of the office and a friend of mine, he was coming out of his dad's barbershop. He said, Carroll, come and go up to BPI, Neal Daugherty, and take the entrance exam, okay. Anyway, he thought summer school was still in session at Radford but it wasn't because college already started. So, anyway, I was sitting in the office, air conditioned, and the Secretary said what are you doing. I said, well, waiting for my friend to take the entrance exam. She said no, you can't stay in here. So she talked me into taking the entrance exam and said welcome class of '54. So it was pretty good two years of high school, Virginia Tech, graduated, accepted flight training in the Air Force and fly for 20 years, served career tours, ended up in Vietnam and had to get out over North Vietnam, but anyway came back to Franklin and met my companion. Over a period of time this piece of property came up and it's my dream. On Camp Parkway with my companion. A beautiful place, most beautiful place in Southampton County. A dream come true. A pond, cat, fish, black angus, and dirty heads of sheep at one time. Your dream. What happened to the dream? You people are making a decision on that dream. You are destroying our neighborhood, and 30 plus other people in homes, Gayle, much more than mine. What is going to happen to her? She is going to go down the tubes is what is going to happen to her and the people who are for this thing, how about somebody coming up to you next door with a car lot next to you, how will that be? Or a shooting range in your backyard, how does that sound? What's the analysis? You will not like it. I don't like it. You gentlemen will have to make a decision that you are affecting the lives and property of the most beautiful part in Southampton County. Thank you for your service. Thank you.

(Applause)

Mr. Michael Johnson states Glenn Updike.

Mr. Glenn Updike states I appreciate you-all listening to me, it's not the first time you had to put up with me. I see it. I see it. Every month. But this right here is a concept. I wish you-all would identify. I got a beautiful concept. I think the county should go out and buy a lottery ticket tonight, invest a million dollars in the lottery and get four-and-a-half million dollars back. That is a concept. Until you take action and put that in writing we are going to invest one million dollars in a lottery. It is just a pure concept. That is the first thing. I have an extreme problem. I have asked

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when I was on the Board, I asked the Planning Board, the Board of Supervisors and every time this came by me, I called her and asked her, give me some facts and figures. This concept is a 40 year, 30 to 40-year project. What is this if they start this project and fail or can't follow through on it? You have destroyed that whole area. It is destroyed for all future generations. Put up berms and put up all this. You forget about one thing. If you take back or think back a couple years ago, hasn't been a few years ago, economic development in all its suggestion and power of the news media came before the Board, and told us we are going to, county is going to explode with population. We would have to build a sewage plant. We begged, I could name 30, 40 people right before you and begged not to build for half capacity of what they wound up and built. That cost 30 million dollars. We are still paying for that mistake. Don't sit there and say we don't make mistakes. And don't tell me today that the county is going to get this free. We are sending our water and sewage plan, we run lines to this area. We got capacity four times as much as we use them. That cost money big time. Instead of having a residential development in that area, storage facility is not going to use any water and sewage, so we are stuck with 300, a bill every year. You are foregoing all opportunities for development in this area. Where are you going to run the water and sewage lines? To Blackwater or Capron? Where is the next place that we will have to run it? Because if they get, I don't believe a word of them, oh, we are going to bring in 2000 jobs. I don't believe a word of it. If they could take in or bring in 2000 jobs where are these people going to live? We don't have any other areas designated by the Planning Commission for residential. They are going to be up and down every back path in the county creating havoc for the quality of life for everybody. These are low-paying jobs. And I would have to agree with Clark's evaluation of the low income, low standard houses. But, quality upstage homes pay for themselves. They bring in people for management, doctors, lawyers, whatever, and give them a nice place to live. Where are these people going to live? Where? I would like for you to answer it. And here's really what really set me off. You looked at half an hour at all these proposed proffers, proposed proffers, and I looked into it completely but the State of Virginia says we cannot enforce it, proffers anymore. Chesapeake has already done away with proposing proffers. We haven't imposed the first proffer, enforced the first proffer that I know of in 15 years. I can give you a dozen businesses that proffered all these things at the Planning Commission, the Board approved it, and they haven't lived up to the first word in the document. These proffers, you going home and think they are going to do this and that and something else, it is not worth the paper it is written on, period. So, another thing that bugged me tonight is they came down on the Planning Commission. That is the most respected organization in the county or any county and if the Board and the administration and the economic development people would only get a copy and read it, it states this organization or group is developed to save money. That is, put "X" over here and "Y" on this side so we can provide the services where it is needed. We cannot provide services all over the county to all groups. We are going to have citizens and residential area. This is where you need your parks, your recreation, your future development of schools. But if you got this thousand people or two thousand people all over the county, what have you got? The Planning Commission, I take my hat off to them. They are really a dedicated group of individuals. I tell you how dedicated they were. They spent two-and-a-half years in development on the comprehensive plan that we destroyed within minutes. I say minutes. Listened to no one. They sat there and worked up this comprehensive plan. The Hampton Roads District told them that it would cost -- they would do it for the county for the tune of \$15,000. These gentlemen on the Planning Commission worked two-and-a-half years and saved the county \$15,000. And for people to get up here and bad mouth the Planning Commission, you're making my hair stand up on my back. They have done a marvelous job and the Planning Commission, like I said, the duties are to place businesses, residential throughout the area where it is needed and be grouped together so we can provide services by costing us millions, more than millions of dollars over the period of years. The last thing I want to say is this. This is what kicked this whole thing off in my mind and really irritated me, still irritating me today. The economic development came to the Board of Supervisors behind closed doors, threw out a page of about 15 pages on this project, and she turned around and asked the Board would you all vote for this? And the comments were, two on the Board said that we need citizens' comments and go to the Planning Commission before we did anything. But they actually voted on it at the end, after the vote, they said we can't officially vote on this, this has got to be consensus of the group. I am sure she has gone back and told the developer that the Board of Supervisors has okayed it and going to vote for it. And at that time the vote was 5 to 2. So, to me, and they went from short to Planning Commission never approved the operating budget at all. I mean comprehensive plan at all. To me, this whole project has been short, cutting everything short and doing it behind closed doors, kept everything quiet and they actually went to the schools, the churches and said don't, don't tell a soul. And they didn't for months. So, to be honest, they -- and the other thing is, like people already mentioned, where is the conscience of the people that says

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let's do, we need this because we need jobs. Forget about basically saying forget about the decency and common sense of the people in that area. It just blows my mind that anyone, that is beyond anyone's imagination. And let me finish up one thing. We heard we need jobs, sure. And people already said. Do you want your children to come back for ten, twelve dollars an hour jobs driving a forklift or sweeping the floors? These are not high-paying jobs at all. Well, I know, I have heard, and I think it is pretty clear I know which direction this Board is going to vote, but I hope your conscience at the end of the day won't let you get by with it.

(Applause)

Mr. Michael Johnson states Ted Fries.

Mr. Ted Fries states good evening gentlemen, my name is Ted Fries.

Chairman Jones states excuse me just a minute, sir. Would you have a seat for a minute. I have my attorney who needs to speak. We have been accused of doing some stuff that is not true right now and I want the attorney to let you know that. All right, Mr. Railey.

Mr. Richard Railey states Mr. Chairman, Members of the Board. Mr. Chairman, can you hear me better? Mr. Chairman, Members of the Board. The past speaker made a clear allegation that this Board violated the law in considering this. Obviously under the Virginia Freedom of Information law, you cannot take a vote in closed session. I was there. I will certify that no such vote ever took place, and I would also remind the speaker that he accused this Board of violating the law of the Commonwealth of Virginia, which they did not. And after the closed meeting, the speaker voted and certification as closed session that nothing had gone on improper. Now, he can't have it both ways.

Supervisor Edwards states may I say something, Mr. Chairman? You know, there might not have been a vote, but there was a quasi-vote in this meeting. There was a consensus in this meeting, and I was there.

(Applause)

Supervisor Porter states what was the question?

Supervisor Edwards states the question was either the Board supports...

Supervisor Porter states the question was, the question was would you consider this type of application. That was the question.

Supervisor Edwards states that wasn't my understanding. No, it wasn't. The question to the Board are you going to support this.

Mr. Richard Railey states and I clearly recall that was the question, would they consider it and they said yes and there was no vote taken, no minutes taken, and we all certified when we came back here into open session that nothing had gone on in violation of the law and that's clear.

Supervisor Edwards states I take (inaudible). The Board clearly, clearly gave support to this project in that room. Otherwise they said they were not going to carry on with the project.

Mr. Richard Railey states all right, but let me just clarify. To say you are giving support or consideration is entirely different from taking a vote. I mean, that is an entirely different animal.

Audience speaker states when was the last time this project was discussed in closed session? Can you hear the question? When was the last time this project was discussed in closed session?

Mr. Richard Railey states that was the only time that I am aware of.

Audience speaker states when was that?

Mr. Richard Railey states how long ago was that, Mr. Porter?

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Chairman Jones states all right, we are not going to have a debate. Gentlemen. You can come up.

Mr. Ted Fries states well, that's something to follow. My name is Ted Fries and I live at 30319 Camp Parkway and. This is a long evening and I just want to say happy birthday to Mr. Jones. I was going to say it after this meeting was over. I would just like to say, I am not in favor of this rezoning. I would like to say, thank you to you-all for your job. I would like to say thank you for the two or three hundred people that are here tonight representing 18,000 people in the community. And I would like to say that some of those people looking for jobs can stop by my place and fill out an application. I would also like to clarify that the Chamber of Commerce letter of support for this project. I was -- I am a member of the Board of the Chamber of Commerce and I have been following this project for years since 2015 early. And I have read all the documents related to this project. I personally met with Mr. Fiscella and discussed our concerns and, unfortunately, the Chamber Board voted without full knowledge. I offered to bring someone in to give them that knowledge. They took a vote. It was not a unanimous vote, and the 250 chamber members were not polled in addition to that. And for that, I think we need to get knowledge out there. Most of the people in this room tonight have spoken and there have been excellent points on both sides. There is no one in this room that is not for progress and not for jobs; and every person who has a business in this County wants more people coming through the door because that's where -- that's how we make our money. So the other issue is the reason we are here is because Mr. Fiscella and his crew have come to our church and talked about the ports and the canal and how that is going to affect the business in this town and this County. In 2006, there was a company that came in here and they were the Southampton Business Park, Southampton Terminal and they are in the same business park that I am in, and Mr. Amad Singer came in here and promised 300 jobs and promised that the port was coming this way and promised that he was going to have trucks in there all the time and that did not happen. That was in 2006. It is 2016 now, and he has one employee there. And those manufacturing facilities are not working. The port program is not working in this area. One reason because no one talked about is the dredge for one container or one truck to get from Norfolk to here is a lot of money. It is not much money to get it to Suffolk, but when you bring it on down the road every mile you bring it out is more money. So the port connection is not everything that it is cracked up to be. I have personally been involved in attempting to bring bike trails out here and Ms. Rabel talked about the chicken or the egg. Do we need more people or do we need more jobs? And when you come out here it is very difficult to put one big building with 150,000 square feet and see how many people you are going to put to work in there. I firmly believe that if we had ten small businesses we would reach our goals faster with more people and more involvement in this County than what we would have with not one manufacturing facility, but one warehouse. The trails, I'll just go to the trails one more time. In America they contribute bicycling and hiking to 133 billion dollars a year to the American economy. And in Virginia we have Beaches to Breakers Program. It goes from the shore in Virginia Beach to the mountains in Tennessee. And there are just a few small places that are not connected. This is one of them. That was a program ten years ago that we tried to get started and it didn't work, and I can appreciate that. But we need jobs. Everybody in this room has talked about jobs. Some people in this room have talked passionately about what needs to happen; but small businesses was what this country was based on. It is what we all believe in. And I believe it is going to happen faster and more efficiently in this County, than with giant warehouses. It happens all over the country. It is not like we are not reinventing the wheel. There are many, many small towns all over America that have the same issues that are just as poor as we are. That have the same problems with taxation that we have. But they are not insurmountable problems. And I believe that we can do something about it. I believe Mr. Fiscella can do something about it. I think we can make a legacy for ourselves and with Mr. Fiscella's help. But I do not believe industrial zoning is the way to do it. What makes us great is our ingenuity, our hard work, and our creativity, our perseverance and our fairness. And we have to make those decisions for ourselves. I have some backup paperwork here if you want to listen to it and also have some maybe one hundred different names of people who are with us on this. There is a lot of people who are concerned about our county, and I think all of us should take a little pride in what we do. And what we do is small businesses and agriculture and we can make that work. Thank you.

(Applause)

Mr. Michael Johnson states Evan Parker.

Mr. Evan Parker states Chairman Jones, Board, been an interesting evening. I was trying to figure

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out- people really speak their mind and finding out how people stand on this issue, but I have dear friends on each side of the aisle, the Updikes and so forth and I just want to present a perspective where I come from is my wife and I, when we came out here we have heard they lost a mill and heard jobs tonight. We have heard the need for good-paying jobs and so forth and personally, when I was President of a company and a lot of people talk about economic development but I walked away from a great salary position to start a company from scratch with an idea. And I live at 33091 Shell Road, Newsoms, near the Updikes and I started a company out of my house and walked away from stability, four months' salary, four kids at the time the eldest probably 6 and I went for it. And when I hear we sprung through the fence. We went without salary without two-and-a-half years and without air conditioning 18 months because we believed in the opportunity to take a risk and when we started on our house, I made a table out of tree in front yard and opened up one office in business center, paid 80 bucks a month and fortunate to be here in Franklin and filed patent and my wife and I went for it and have 6, now eldest is ten, so when I hear people about taking risks, well we went 18 months without air conditioning, and I had to convince my wife it was detoxing, it was good for our health because we believed in opportunity and we believed in taking risks and put our money where our mouth is and trying to create a company that is trying to provide jobs. We opened one office and two and 3, and filed for patents and multiple patents with micro and nanno technologies and unbelievable patents issued and moving to prototype now and going to market and looking to hire fourth quarter and potential to build facility within a year or two in micro nanno technology for outdoor military law enforcement and really cool and we got former inspector general, our vice president and stuff really exciting, but we took a risk and thank you for the environment and business center and so forth and I have friends on both friends of the aisle on this one but want to thank for all you are doing for giving a family like myself the ability to take risks. I hear a lot of problems, but we got something, we got patents and swinging for it where we can provide jobs, good paying. Exciting. We have the ability to own a market. We are coming out with new technology and stuff really exciting here in Franklin. So we again appreciate the community giving us to opportunity to take risks and truly help make a difference and offer information for my six kids now an opportunity to make a difference in the future here and I appreciate the input and hopefully all can work together to find a solution that does benefit the county and doesn't hurt anybody that is in the area, too. So thank you.

(Applause)

Mr. Michael Johnson states Jane Riddick-Fries.

Mrs. Jane Riddick-Fries states first, I would like to say I scribbled all over this to get it down to five minutes and I have been a little successful but I appreciate your patience and I'll make it as quick as possible. My name is Jane Riddick Fries. I live at 30319 Camp Parkway. I was born and raised in Southampton County and graduated from Franklin High School in 1986. Left the area and returned in 2000 along with the rest of my family to help run the family business. I have spent the last year and half consumed with this project educating myself on it, and I am passionately opposed to it. I am most definitely in favor of economic development and creating jobs in the appropriate places. My family business has a manufacturing facility in Southampton Industrial Park and we currently have jobs available and having a hard time filling them. Up until 2004, the Camp Parkway piece of property was designated as industrial on the comprehensive plan. On November 13, 2003, at the Planning Commission meeting the Assistant County Administrator advised, and I quote: Due to all the residential development that occurred in the Camp Parkway area on Route 58 business, the Planning Commission, as well as the Board, should be prompted to look at that area and the comprehensive plan. He advised that the majority of development in that area had been residential. So that may be the district they want to show as the projected future land use. At the December 11, 2003 Planning Commission meeting, there was a public hearing in regards to redesignating this piece of property to residential and it was stated, and I quote: 27 homes had been built along Camp Parkway thus the area was no longer suited for industrial use. No citizen spoke and all voted in favor of reclassifying that area from industrial to residential and amend the projected future land use map of the comprehensive plan accordingly. On January 28, 2004, at the Board of Supervisors meeting there was a second and final public hearing to consider the aforementioned property. No members of the public spoke and all Board of Supervisors at the time voted in favor of the recommendation to amend the comprehensive plan to reflect that this property on Camp Parkway be redesignated on the comprehensive plan from industrial to residential. My question would be, now that there are 31 houses, two horse businesses, Riverdale Elementary School that has 550 students, High Street United Methodist Church with 300-plus congregation and new Boy Scout shack surrounded on all sides by residences, apartments, 5 other

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churches and the entranceway into the City of Franklin, how could those sentiments, that rationale have possibly changed? We have heard a lot of talk about thousands of jobs. And I first want to say there is no company that we are aware of that has expressed an interest in coming to this park. This is a concept. I repeat, a concept that includes 70 percent highway warehousing to service the port industry. An industry that we have heard, such as Southampton Terminals that in ten years has one employee. I believe, though, this is a much bigger issue than one piece of property, one that raises a philosophical question about where we are headed as a region. What is a vision for, who we want to be as a community. Our Southampton County Franklin jumping on the band wagon like every other city along the coast to entice large-scale warehousing to our area just because we think it is the only viable option we have for economic development; or does it make more sense to work with what we have and figure out better more unique sustainable and community friendly options for revenue that complement our quality of life that everyone here enjoys. Our population has been stagnant for over 50 years; however, in order for our community to survive and thrive we have to have people. And we need more newly-constructed home inventory for those corporations looking to come here with good paying jobs. Therefore I propose to you a different option. On this canvas is an image of a development called an Agrihood and Willowsfield, Virginia. These are housing developments combined with agricultural land that also include commercial businesses, farm markets, farm-to table restaurants, shops, wellness centers, movie theaters, walking trails, outdoor amenities such as soccer complexes and ponds, all of the things that we leave the county for each weekend. You can have a vocational school geared towards young people learning the art of becoming a farmer. In fact, this would be the perfect location for a new courthouse. The goal is to combine preservation of open land with development offering opportunity for community gardens, jobs and revenues as well as quality of life which we have become known for in Southampton County. The possibilities are endless for our developer. Why the rush to rezone this piece of property for a 30-year build out? Why not work with the developer on creating something that benefits everyone, makes the county some revenue and sustainable to the community, and leave a legacy for the Fiscellas and our Board of Supervisors. At some point we need to address the elephant in the room. Why are some people who have taken big jobs at our college and International Paper, the hospital, choosing to live in Suffolk and outside of our area? Until we have a heart to heart and figure that out, we will never attract corporations in jobs needed for a viable community. This Agrihood is a type of development that attracts those people and those families as well as good schools. Supervisor Porter is quoted as saying, This is an opportunity for the county to develop a high-quality commercial park without putting any taxpayer money into it. I question the accuracy of this statement. First of all, the economic development office staff as well our own city and county planning office have spent countless hours, thus taxpayer dollars, for over a year working on this project, but what about the fire department that will be needed to service this development. That is funded by taxpayer dollars. What about the incentives that are going to be required by any company coming into this area which are provided by the county and our taxpayer dollars. Everyone keeps talking about losing the big one, Caterpillar. Here is an article which states that Athens, Georgia spent 77 million dollars in incentives; 32.7 million dollars from their local government to land that company. The bottom line is this area along Camp Parkway is meant for residences not industrial uses for what the Board of Supervisors voted unanimously for in 2004 and for what your Planning Commission voted 8 to 1 not to rezone on May 12. This is about the best interest of the citizens. There are appropriate places for industrial development and this is not one of them. Economic development is not always about creating revenue at whatever cost. No matter what the long-term effects it will have on your environment and the culture of the community. We do not have to succumb to desperation. I am not against economic development. I am for managed growth and growth in appropriate places. I am for capitalizing on what we have and I am for maintaining the quality of life that we all love. What makes America strong is perseverance and ingenuity. We can do better than this. We are better than this. We are empowered to make a difference. Difficult times require difficult decisions. We need to have a vision and a plan for our future. We need to work together and determine what we want to be as a community. How we want to impact our earth, what we want to leave behind for future generations, the lessons we want to teach our children and job opportunities we want to create for them. We get one chance at this earth, let's not make decisions we regret. This is your moment to take action and decide whether this rezoning request is what is in the best interest for our community or is there something better out there for all of us. I thank you for your time. Have a good evening.

(Applause)

Mr. Michael Johnson states Dr. Aurelius Brantley.

Dr. Aurelius Brantley states I thank you. I have the opportunity, hard to follow what Jane said, but I want to take a little different perspective from what's already been said because enough has been said about if you look at the whole picture of the area we are talking about 200 feet, two thousand feet up helicopter, you will see a piece of land surrounded by residential areas, school, Boy Scouts and at least five churches. There is no-brainer in that respect, but if you look at couple other things, my background a little bit different from people. I am a scientist in medicine, land I paid for Southampton County. I live in Franklin and pay taxes both sides. So I see the tax base agricultural business. I see people from perspective of life because of what I do and from what I do, looking at Mr. Holt's proposal, I have trouble dealing with what has been said. I would like guarantees. There is not guarantee on the board that I know of. A concept is a concept. But you can ask what is going to be guaranteed the County of Franklin. He can't give you any; is that right? Is that a right? No guarantee but sounds good on paper. So no guarantees of getting "X" million dollars and, okay, you are going to get one million dollars a year and suppose we come up with 800 thousand, are they going to make up the difference? No guarantee there. So a lot of holes you punch in their argument. Looks good from sales person point, but not when you look at specifics. We have a difficult situation. We are in competition with City of Suffolk, Isle of Wight, Newport News and develop the ports. You have got 900 acres down there Center Port. Interesting article in the paper from Bob McCabe. He does this for a living. He is involved with zoning. Okay. That is his job. He knows more about zoning than you and I do probably combined and he came up here unfortunately these people from the Pilot as well as Channel 13 has been up here so not sure we are giving break why to the rest of Tidewater when somebody wants to come here and live but any rate, he made a comment saying looks like you got a dysfunctional government. The point being, he said why a group go to you rather than the bottom of the hill, planning commission, who is trained to do this sort of thing first and then take their recommendation and you-all can work on it. Apparently Fiscella someone thought maybe the Board of Supervisors weak link and hit you first and you would jump on it and then said downstairs the Planning Commission coming back to you, so little bit of Federal Government way it worked, but anyway. That's a little bit ballsy. I would like from construction standpoint, next time let the concept go to Planning Commission and do their job and come to you second, rather than vice versa. I think that's appropriate way. They have been trained to do this. I went to that meeting and 9 people there from different walks of life makes very appropriate comments and you-all put a lot of time in it, too, but not sure if it was done as correctly as could have been. But, anyway, enough about that. Because of what I do, I see where people are coming from. I have got families that live in Chesapeake and Harbor View, children and wives have a great deal of input in where a family is going to live. And can say well, no, my husband is going to commute to Southampton County and Franklin and work because I am going to stay in Chesapeake where schools, shopping malls, movie theaters. We have a huge problem with infrastructure you can build all the buildings but if you don't have infrastructure first schools, churches, shopping malls, you are not going to get people here. We have interesting graduating class last year, 84 honor graduates pretty strong. And it will be interesting to see four years how many come back to this area because many of these kids will have degrees such that it might be in finance technology whatever. Nothing is available here. We are in agricultural area with lot of blue collar workers. Look at Ace Hardware thousand square feet, big building. They employ 75 people and a manager, too, that's it. There is another building behind that has to do with furniture but also as pointed in Virginian-Pilot 900 acres sitting there for sale. Also readily available 58. Why is somebody going to come 20 miles further out west when they can get a piece of land there that will put them in school system in Suffolk City, so forth. So until we fill up those areas with industry and development and so forth, it is going to be hard for Southampton County and Franklin to compete. The sad thing is the county is broke, the City is broke, the Federal Government is broke to the tune of 19 trillion dollars, but they can print money every two years and get out of trouble. We can't we don't, have the luxury of printing any more money here. So behooves you as your group, I mean taxes going up is a given. The government keeps increasing, everybody does, but you don't have to hold down cost as much as possible. Unfortunately you are at a disadvantage Federal Government, courthouse probably being mandated by Federal Government to build new courthouse, but not giving you ten million dollars to do it. So that's not fair to us to figure out how to get ten million dollars. It's not going to come about by taking a piece of land surrounded by residentials, and putting it together. It is not going to work. And when talking about 35 year build up. We don't know who is going guaranteed 12 months. Mr. Holt, you can guarantee only 12 months, can you? Right, we don't know. Things change. We seeing a lot of change.

Audience speaker states property is guaranteed.

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Audience speaker states but we don't know.

Dr. Aurelius Brantley states I have never seen a free lunch. Some think we are going to get things free in this County; not going to happen and residential agriculture which you have to supply more firefighters, whatever. And it comes with a cost. I don't know who is going to pay all of that. I think that's all I have to say. You have a tough job and just sorry the way it's come about that people appear to see you as weak link and came to you first rather than going to Planning Commission to start with. So the next time I hope when a project comes up if they approach you first you should send them to Planning Commission. These people pretty smart down there and I hope you do a good job. Thank you very much.

(Applause)

Mr. Michael Johnson states Thomas Perry.

Mr. Thomas Perry states I am going to make sure I am going to be tall about this. I am not a short person. That was an attempt at a joke, by the way, to give you levity in the situation, but obviously it kind of fell short. My name is Thomas Perry. I live 30419 Camp Parkway. I am a member of this community about September, about four years. My mother was born in Norfolk. My grandparents moved to Hawaii back before World War II with my mother in tow and my uncles and they were seeking a better life so I think that's what everybody is looking for, looking to build a better life for themselves. Right. I was fortunate enough to be born in the territory of Hawaii. I bring that up because important to know that I saw Hawaii when it was Hawaii, the paradise. Hawaii you think of Hula girls and grass skirts and coconuts trees with wave breezes and beaches. That's what I grew up. And when I left Hawaii that's not the Hawaii that I left. I came back to Virginia after looking all over the United States. My wife and I decided to move into Courtland in the home – on the home, said move to country life, bring horses. Now, for somebody who has been living in Hawaii on a piece of land that is smaller than the square footage of the house that I currently live in, okay, so talking about 3 thousand square foot home right now, so the piece of land I owned back there was smaller than that with a home on it. So I tell people here I moved from paradise and I came from heaven so when I say I am firmly against this is because what is happening here is hard to take away my heaven. And there is a lot of people told you reasons, lot of reasons why, okay, but I will bring a little bit different perspective to this. I currently work at Norfolk Naval Shipyard and black belt and trained by the Navy to look at processes and work with people. I work with teams and how the vision, how to help people vision things in the future two years, five years, ten years, 15 years down the line. I work with people on how to gather data so when I started hearing about this project a couple years back the first thing I started to do was start looking for data. Currently in Southampton County, Franklin Southampton Economic Development Incorporated says we have ready for occupancy over 470 thousand square feet of industrial space currently ready for occupancy. That's ready for people to move in. That's build-in ready. Okay. Now we talk about land. There is over 385 acres available, ready to be built on, and that's on their web site. They say Franklin Southampton area home to 3 Industrial Parks, options for new expanding down size in businesses from retail property Armory Drive to large tracts of land in Southampton County, Franklin Southampton area has a diverse portfolio of options available for lease or purchase. So we are open for business. To say anything other than that is really kind of naive. That's all the information right there by the way. What we have here is kind of vision issue. When I first met with this developer we were sitting in a room over on that beautiful, I think I heard 10 million dollar church on Camp Parkway and the vision that was painted in my brain, now remember, I am a trained black belt so I start hearing numbers and I start I pull my phone out and start talking about semi-trucks and I started the numbers and I thought, and I could be wrong, but the number I get is one semi-truck every 30 seconds coming down the road. One semi-truck every 30 seconds coming down the road. Now that's in front of my home. Think about that every 30 seconds going in front of that elementary school when people are dropping off kids. What about by the Boy Scouts? What if I am remembering a little bit poorly. Let's double it one every minute. I will talk about that a little bit more. So let's say every minute semi-truck. We are talking big, big trucks here. Not little bitty cars. Visioning. Who thought that the paper mill was going to close? Who envisioned that? I bet you-all thought that paper mill was going to be here for a long time, right? I heard that Chesapeake there are some people that have a container where they stack up four to 5 containers down there in the warehouse area. They are waiting for us to put warehousing because they would like to put their four or five stacks our way. That's a vision I heard that they have so visions outside so people have visions outside of what our vision here outside this room.

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We are trying to vision what is going to happen 2035. So one of the things I started looking at was in the industry for trucks and warehousing, what is the vision for that? Because as black belt we have to understand this. Where are we headed? Okay. And industrial systems, engineering work is a magazine we read at work and one of things is truck alongside autonomous vehicles into industrial area quickly but they are coming eventually to the open road. You say, okay, so we are talking about drivers trucks. That's scary to me and then it says application areas, warehouses, beyond 2035, heavy use of robotics should become standard practice in most operations. So the warehousing 70 percent warehousing that will be developed in this area the push for return on investment is there aren't going to be any jobs there. It is going to be robotics have people is have robots. You are going to have containers stacked four and five and six high serviced by trucks coming in. The warehousing area that pretty picture is going to be serviced by trucks that will be running around there that will be robots. This forklift jobs they are not going to exist in 2035. That's a push that's coming down. That's the vision that other people have outside of what we have outside this room. That's what we have to be looking at. We didn't envision the paper mill was going to close. What we have to envision what are the companies we will put in place on that tract of land that will be there for the children and will push them and hold them for future sustainable businesses that will not become passé and not going to become something a burden on the county with not much benefit. I don't know what the tax structure is going to be on robots, to be honest with you. That will be something you guys will have to figure out but not much. When you start talking about jobs to me that is a no-brainer. The job market in that warehousing area is going to dry up. That's what the industry is saying. That's what happened in the Ford Company. That's one of the things we learned as a black belt before it started off making things by hand and slowly over time things become more and more automated. Now you go into a car plant and see how many robots they have. I just the took a tour of the steel factory, robots all over the place. That's the wave of the future. So you can take this to the bank, this is going to happen. So when I say what kind of jobs do we want for our children in the future, I ask you what kind of business are we going to put on that tract of land? Is it going to be warehouses whereby 2035 no more jobs for our kids. I think what we have here is a vision issue. When you take a look at the economic development and all the potential for development that's already here, we have fundamental issues on why these things are not being developed right now. We have a gentleman that says I am creating jobs. We have, Ted came up here and said, I have got jobs that I can't fill them. I heard of a peanut company that can't keep people working because they work for a couple of days and they're gone and then work for a couple because they all have drug issues. There is systemic issues, fundamental issues within this County that we have to address if we are going to service these big companies that we are talking about. We have got to get real here. You are not going to get it from some kind of golden bullet. Great plan, I love it, let's put it someplace where we planned on putting warehousing in the first place? We planned it. The area is there. Let's do some kind of a swap. Let's figure something out. Unless you have any questions, that's about all I have, but I thank you for listening.

(Applause)

Mr. Michael Johnson states Jim Hart.

Mr. Jim Hart states boy, it is a long walk from back there. I am a back-seat Baptist. First thing before I get started, I have got some additional letters with signatures probably over a hundred. I was at the last Board of Supervisors meeting and provided you with several hundred against this development, but I will offer these, Mr. Johnson, to you. If you will, hand those for people speaking up here who are speaking against it and will save you a lot of time. Before I get started, I had a lot of notes pre-typed to go over and made some notes along the way so I may, I won't ramble, but I may go from one topic to another. First thing I want to ask you all put that back on the screen the projection for the development. Can we do that? Whoever is in charge of that. The one showing the warehouses. Master plan, if you can get that back up there, I would appreciate that. While he is doing that, first thing I do, I want to repeat to you we are not against economic growth people who are here tonight. This is a locational issue. I take issue with the first person that spoke this is a locational issue and that's all it is. A lot of discussion going on talking about supporting and not supporting it and this truly needs to remain on location. We are not here to discuss the success rate of economic development. This is about removing the most prime real estate suitable for any kind of development and directing it to be used as industrial zone. Going back to this, this is what has been shown and advertised and talked about and this is, once again, that concept I want to know can anyone guarantee to me tonight that's what it is going to look like or even close? They talked about up there earlier a drawing and it showed the Caterpillar once

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again. The Caterpillar would not have looked anything like that. We are looking at rezoning a piece of property to industrial and not looking to approve. It is blanket rezoning with some properties that have been offered but not any direct restrictions on what we put there. You-all do not know what will be there. And I have been to many, many Board of Supervisors meetings and many City Council meetings for rezoning and never ever seen any one approve any type of a development, residential or industrial or commercial when not specific drawings showing what was exactly going there and exact input and exact impact of that development and here tonight discussing concepts and let it go possibly with no control. No conditional uses. No exact, no specific restrictions on what will be used there and I can't believe we are doing that. First thing to discuss is responsible planning. There has been trend set there in how the City of Franklin developed over the past one hundred plus years in westerly direction due to two factors, quality of land and prevailing winds. Since beginning of the first settlers in Franklin it has developed in westerly direction which is to this area and beyond and highest and prevailing winds took south which took the smell away from Franklin and towards South Key area and North Carolina. Why do you think Hercules located on this river. This allowed for residential growth in this area. As recently as most recent annexation in Franklin done in two phases, 1986 and 1996. 1996 this area that adjoins this property by railroad became part of City of Franklin for continue growth. Why do you think the school located there and think the developer bought this property in first place? Why did the church go there? Why did the neighbors in this area invest in their homes there? The answer because this was the trend already in place and who in the world would think this would be disrupted because of one out-of-town person that wanted it. Previous boards, citizens, builders and city and county government have all seen the writing on the wall and also see the same writing on the wall and please stay the course. If this property is rezoned to industrial use this will stagnate this area and sales of homes will be extremely hard to do and property around this area not developed. Because fear of unknown. If this property is rezoned industrial, do you think the people will be able to sell their homes? Do you think Mr. Bryant will be able to develop his property? I want to make everybody stand including yourself, does anybody, yourself, want to live in an industrial area or next to one? Does anyone here live next to one?

Audience speaker states yes, in Beaver.

Mr. Jim Hart states do you like it?

Audience speaker states No.

Mr. Jim Hart states thank you. I can't sell your house, probably. But my point is that no one wants to live next door to it. If someone goes and build a house next to an industrial zone it is on their own accord and they put themselves in that position; but the people who have gone there and invested and bought their property made decisions to live there and invest there including this Board putting a school there and church made those decisions based on previous decisions of this Board. Previous decisions of the Planning Commission as well as the City of Franklin and their zoning and their City Council members. We have depended on you-all to stay the course, and it should stay the course. Questions I would like to ponder; I would like you to ponder when making your decisions are safety, responsible planning, future control of the development by the county in this blanket rezoning. Following the recommendations of the Planning Commission that they just issued. Responsible government and protecting the citizens with laws. Are there other choices? Two people tonight made very good discussions on other choices, other uses of the property. Are we trying to make something fit that can be regulated by changing our zoning laws? And money? Wow, the threat of raising taxes always coming up and then "not in my backyard." On safety, is this the best I can do to ensure the safety of my citizens, especially our children. That's a question you-all have to ask. This is a question that I hope never have to be defended in the future but I have to ask which one of you wants the job of going to the parents of the school children or anyone else for that matter, and explaining how you just didn't see it coming. You didn't see how putting 7 hundred trucks a day could be endangerment to our citizens that travel that road daily and many that travel it multiple times in a day in all conditions. It isn't always sunny in Southampton County. How about fog, snow, rain, wind, heavy traffic, more than normal, busy times of day when schools letting in and out. Last night I had a hard time driving because of heavy dew on the window. I could hardly see driving last night. You are creating a very unsafe environment, one that you control tonight. And let me repeat that, one that you hold in your hands tonight if you get that. You control destiny tonight for the citizens of the county and the safety of their children. Let this one sink in. And this plan we see a stop light for highway 58 and are we not just getting rid of one about a mile down the road mentioned earlier tonight been trying to get rid

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of over 30 years and now we want to just replace it. Just saying. Also, I didn't see on the plan for the proffers, talking about turning lanes and all this and looks like a whole lot of turning lanes and things being extended but I didn't see one coming down Camp Parkway and turning going 58 east I didn't see other than a possible stoplight. That's going to be a mess. The examples that were shown tonight by the developer and by the attorney for the developer, they showed a few pictures of some of the developments in and around I say the area may be one hundred miles, 120 miles. None of those were on a shared roadway entrance. They were all having direct access to a major artery like 58, 95, 295, 64 whatever, but not placed on existing road where there is existing traffic that will have to be commingled with truck traffic. And I think that poor planning is a very unsafe environment. They all had direct access and build roads into their developments that did not mix with all levels of driving skills. I ask you, ask yourself this. If I vote yes tonight for this development will the county have any control over the use of the property in the future. This is blanket rezoning with no conditions. It is concept but no specific plans, no timetable, no performance bonds issued or anything. I cannot see where the county will contain any controls over this property other than these properties offered by owner. This is ludicrous. I don't know other jurisdictions that will consider wide-range rezoning leaving up to future developer. If we don't keep control of our property in our county through proper zoning then we are a lost ship without a rudder or a captain and please do not give our government controls away at any price only will come back to bite us. The problem with the Planning Commission noted if I vote yes and do not follow the recommendations of my own Planning Commission then you have to ask yourself tonight why. Why would I completely ignore the Planning Commission, who are schooled as they come in to serve their terms on planning and I am not? And then I ask why are they in place? This is an appointed board by you, with people that you have put in place that you trust and have faith in. You pay or rather we pay for them to be educated on their jobs to be done and we should follow their recommendations. Now I ask you what makes you smarter than them? Why would you appoint someone that you don't trust to do the job? I won't say any more on this one. This speaks volumes for itself. Responsible government and continuance of faith in our government and zoning laws. I ask again, if I vote yes at this responsible government, if the citizens cannot depend on their local government to support them in zoning laws then why would anyone invest here in first place. Citizens have invested millions of their hard-earned money homes which extends beyond Camp Parkway and the City of Franklin as well. They looked at the zoning and I will go back to what the last gentleman spoke of. They go back and look at zoning and planning. They do research. The past actions of governing bodies of Southampton and made decisions based on this and now you are considering completely upsetting the apple cart with one out-of-town developer who will not be affected by your decision at all except he can change directions in his marketing if the need arises. This is unbelievable to me. Not that you will do it, but that it is even a consideration much less a possibility. Strong government and responsible government will stay the course and take stand to protect their citizens and your God given and uphold the laws already on the books. This can't be that hard. Go back to what Jane mentioned 2003, anyone rezoned back to or considered to be residential. Over 13 years since that was done. People have made decisions but even prior to that, people made decisions about buying that property and building in that area residential. People made decisions based on what previous boards did, including some members on their boards back them and some doing it a while and there during those. We ask you to keep your decisions that you made that night, nothing has changed to warrant this decision for this other than one person wants to sell his property. Are there other alternatives? I ask you to ask yourself if you are forcing something that does not fit because we need to review and modify our own zoning to be proactive? Maybe it is time to revisit these laws and see if better solution that will meet, commerce center, employment center that is not a full-blown industrial center. I really feel mixed use development can be designed some of the needs and meet with approval of area and keep our property values intact. There is big need to further investigate other possibilities and they have been addressed tonight and I won't go into those. Property values, location, location, location. First thing that you do when looking to piece of property to develop is look at highest and best use of property. There are terms considered financially feasible, physically possible, and one is legally permissible. Zoning is a governing tool that is designed with proper planning to protect the citizens from themselves. Legally permissible is one of the criteria when appraising property. Neighboring property is a huge consideration. I was going to go and give you an example and matched pair sales but I won't simply say if a property is located next to dump and another property is not located not to a dump, which one would you buy? And the way to determine the value if you can find sales similar to situations like that, someone will buy the house next to the dump but they'll have considerable decrease in their property so you measure that. Well, if you put an industrial property in this residential zoning, residential area, you are going to greatly affect the value of that property. I don't know how much,

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but you will greatly affect it. It will not be up, it will be down. Not in my backyard. I am not going to point fingers, but has been times on this Board where people have made decisions to come, to come as citizens and also come and make comments as board members when it was in their backyard and they protected their backyard. We are asking you-all to protect our backyard because of decisions you-all previously made. We are asking you to stay the course. We made decisions to buy property in that area based on what we thought you-all were going to do. On the proffers, I have not heard if you do something I would like you to consider this proffer. The road of Delaware Road from Camp Parkway that leads to highway 671 has not been addressed. Trucks that will be coming out of this area right here if this is passed and developed will be looking to do a shortcut. Delaware Road from Camp Parkway over 671 when you go approximately a quarter of mile has right-hand turn down hill and left-hand turn downhill and can't tell how many times accidents with automobiles much less trucks trying to negotiate with them and I can be glad to take pictures and show you, but are trucks going back and forth using that road and that is not a road designed for truck drivers by any means. It is hard to navigate road. Two blind spots on that road there to highway 58 bypass and another rise in it that can causes a blind spot. When you get down road there is 90-degree turn to negotiate over one lane bridge that goes out 671 which is a shortcut highway 58. Go further down by veterinarian and hard left-hand turn there. So I ask you all that you proffer no trucks allowed on Delaware Road from Camp Parkway to Highway 671 as well. There was promise of walking trails and lakes and all that stuff. I just can't imagine why anybody in industrial setting like that would invite people to walk around their area. Most of the time I see warehouses they are usually pretty secure, they don't want people around and don't want the liability, someone getting hurt, run over or people fishing in their pond and somebody drowns and certainly don't want my child riding bikes over there if trucks over there. Talk about zero percent investment on the county side. We have already mentioned that tonight and already money being spent by our county on the rezoning part of it and will just continue. If you are going to compete in this arena you have got the get competitive and get competitive if you want people to come to this area. I am getting off target, but you have got to invest with private investor or give his property a low price. I don't think that's going to happen. You have got to partner with them or you're not going to be competitive with Suffolk, Chesapeake or other areas. That's why Georgia spent 70 million dollars in trying to get Caterpillar down there. Also, just so you are aware, there is also an interstate that is planned from the Chesapeake area bypassing us towards the east to go by and connect to 95. That will cut us out of this area anyway, that's for southbound traffic. I have seen the drawing on it but don't have that with me, but that is in the works for planning. That's many years off down the road. I will close with two things. First is that this is disclosure issue. If you rezone this property, anyone who goes to sell their property out there is going to have to disclose this property is zoned industrial across the street from them and subject to high-truck traffic. I dare say that is going to be imposition for many people to live in that area to live so you will stagnate that area when you rezone it and until something built there you will have land sitting there with nothing and if someone builds one building on it and doesn't build out, you will not be able to go back and rezone this property. So this is your time tonight. I ask you to vote no tonight and come back and form committee and meet with people and come back and see what we can work out that will more beneficial for all parties. Thank you for your time. I apologize for being a little bit longer than five minutes.

(Applause)

Mr. Michael Johnson states Bobby Tyler.

Chairman Jones states 20 minutes to 12. This is the worst birthday I ever had in my life.

Mr. Bobby Tyler states Dallas, we go back many years, I am sorry because I have known many of you here and seen you for years. I will ask Jim in part to help me. He told me he would. I won't let him talk, I promise. Thank you all. My name is Bobby Tyler. I live at 112 Queens Lane. I want to start this out and begin my comment come with an apology. I have been before you last several months offering some information and my opinions. If I offended you or anyone in this room or offense you tonight, this community, I apologize. You have a tremendous, tremendous job. I want to thank you publicly for all the time and effort and the hard work that you do and like Jim, I made a couple of notes, too, and really I would like to speak to growth first. Because we keep talking about growth and talking about growth and as you all know recently I talked to you about growth. Any time they look in the comp plan or anything else about growth, it doesn't say a doggone thing about how many buildings that we grew. Growth is not about how many buildings you grow. Growth is about people. It's how many people you invite into your community. You cannot have a

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vibrant community without people. It doesn't exist. When I look around this room, I am comforted to know that no matter where we stand in this issue, in favor of or opposition to, when it comes to this community we all stand together. We all want the same thing, a brighter future for all. I want to tell you, I am probably one of the luckiest man in the world. My children live here. My grandchildren live here. It can't get any better than that, gentlemen. I can tell you. I am here tonight to offer only two points. First one is planning which I am very adamant about and the second one is safety. I am certain there is no one here tonight that does not support economic development to create good paying jobs and brighter future; however this has been presented as a no growth issue and it certainly is not. Everyone wants a healthy sustainable future with shared prosperity. Everyone is in favor of growth. It would be incredible easy to bring folks together if just about growth and jobs. It is not. It is about community planning. Zoning is not about creating jobs. Zoning is support of community planning. More importantly, about a community's will to plan. Planning is a forward-thinking process, about deciding in advance to do something. Your Planning Commission members to a great extent, the community at large understand this. Many of you in this room remember well the flooding we experienced with Hurricane Floyd. It seems like yesterday to me. What you may not realize or remember or think about is that the infants that were born during this terrible time are now driving cars. Seems like yesterday. They are now driving cars. Your planers know this. That's what planners do. The planning process moves a community from where we are to where we want to be. It is intentional. Community planning is defending a common interest against an onslaught of self-serving paradoxical interest. To quote Peter Drucker who has been described as the founder of modern management, the act of planning is consciously recognizing the security of future decisions. Planning is deciding in advance what to do, how to do it, where to do it, and when to do it. The alternative to planning is crisis management. Regarding this property. Planning, discussions, history, decisions and votes taken by this governmental body speaks volumes in support of residential use. Moreover, the community, depending on these planning decisions and votes cast in favor of housing as such, residents build homes, businesses, churches and public elementary school. This was all done based on planning decisions made and votes taken in favor of planning. Some of you that participated in this history and voted in favor of this planning are asked to vote again tonight. Rezoning this property for industrial complex will create a significant safety hazard for the residents that live and worship here, the children that holds their meetings there and participate in Boy Scouts and children that attend school here now and into the future. There has been several things said about safety so for the engineers that are in this room I want to tell you something. When it comes to accidents, there are only two things that cause accidents. An unsafe act and an unsafe condition. Nothing more. Unsafe act or an unsafe condition. If you support this rezoning, you will be in jeopardy daily, hundreds and hundreds of large tractor trailer trucks next to an elementary school, an elementary school that the community planned and placed it there and you voted for it. If you approve this rezoning, the folks that live, work, worship and play and attend school there will be forced to live with the onslaught of these huge trucks. This is a 2.2 mile road and dotted on each side with homes. For the most part, it is essentially a dead end road because the City does not allow tractor trailer traffic in the city. School buses stop and pick up and drop off children at these homes on both sides of this road. I believe for the most part we have the most trained, safest truck drivers in the world. I believe that we have some of the strictest driving laws in the world, but unsafe acts occur. As long as there is a human element and driver distraction, whether professional driver, a senior citizen, a young mother driving her children to school, or a novice driver, the potential for driver distraction and unsafe acts will be there. All of us know whenever you drive and have children as passengers, you have distractions. According to a special report published by the New England Journal of Medicine, distracted driving has been defined as the diversion of intentional waiver activities away from activities critical for safe driving toward a competing act. Drivers engage in many competing tasks, including eating, adjusting the radio, talking to passengers not related to the operation of the vehicle and traffic, but the use of these electronic devices, such as cell phones which driving has garnered the most public and mass media attention. An estimated 9 percent of all persons who drive during the day do so while talking on a cell phone or sending or receiving text messages. Tidewater News had right good size article about that recently. Estimates based on cell phone records indicate cell phone use among all drivers, talking about all drivers, increase the risk of crash by factor of four. The AAA foundation for traffic safety reports that federal estimates suggest that distraction contributes to 16 percent of all fatal crashes leading to about 5 thousand deaths every year. Shockingly, AAA discovered distraction latencies last an average of 27 seconds. Meaning, that even after a driver puts down the phone or stops fiddling with the navigation systems, drivers aren't fully engaged with the driving task. The residual positive workload effect still effects 27 seconds later after using the system. Hands free does not mean brain free. I have some results for unsafe acts for your consideration. In Illinois, January of this

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year, 9 children aboard a school bus were hit in a chain reaction in far north of suburb Beach Park in Illinois. The 9 were among 56 students on the way home from Frank Murphy Elementary School. The bus was stopped when hit from behind by a tractor trailer truck that failed to stop and pushed into another semi in front of it. Paul Tierney requested mutual aid and ambulances from 14 communities. Injured were taken to Vista East and west hospitals in Locken. For brevity, I will just show you. I realize that some folks have said this is might be fear mongering. I will tell you this. For the first responders, for the parents, for the children, this isn't fear mongering. This is facts, gentlemen. This is facts. If you put those buses and those children on that road, you are looking at an unsafe condition. I am going to keep those. We all know we can't stop driver distraction and cannot stop unsafe acts. We can only address them after there has been a catastrophe. When two passenger vehicles have an accident, it is bad. When a tractor-trailer is involved, the risks are horrifying. We are a closed community. It takes a village to raise a child and watch over them and teach them right from wrong and make decisions with their the futures in mind and create laws to protect and keep them from harm and provide safe havens for them to learn and grow and we recognize unsafe conditions. We close school when there is a chance of inclement weather. We have special procedures in place when one is missing or in harm's way. Sadly, sometimes we fail. Sometimes we don't recognize an unsafe condition until it is too late. Sometimes bad things happen. When our community loses a child, it is not unlike tossing a stone into a foreign pond. The ripples are felt all the way across the water. We have lost children before. I understand some of your constituents may want this rezoned. I don't believe they grasp the risk and dangers that exist if this rezoning occurs. It has also been reported and repeated a number of times we are in financial dire straits. We may well be. But not one of the children in this Boy Scouts or anyone else on Camp Parkway put us there. I would like to thank Supervisor Phillips for a comment he made recently that says, and I quote in part: It is our job as supervisors to provide residents of Southampton County with the best education possible and the public safety with available resources. If this rezoning is approved, you will be creating a hazardous and unsafe condition that is impossible to mitigate. This unsafe condition will exist forever. I am asking you to vote and support your Planning Commission's decisions and deny this rezoning. I am asking that you reaffirm the decisions that you made in the past to support current zoning; and finally I'm asking you to stop this unsafe condition before it exists. I am going to ask one more thing. When we announce or you-all announced you were going to hold this thing you announced you would make your decision tonight. I would greatly appreciate it if you would do that as well. Thank you very much. I appreciate your time.

(Applause)

Mr. Michael Johnson states Mr. Chairman, that concludes the registered speakers.

Chairman Jones states all right, we heard on the pros and cons. I need a motion to decide to accept the application or deny the application.

Supervisor Edwards states Mr. Chairman, I make a motion that we deny the application.

Chairman Jones states is there a second to this motion?

Hearing none, the motion is lost.

Chairman Jones states I need a motion then to approve this application.

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Supervisor West states I learned tonight that truck drivers are the most unsafe operators in the world. I thought it was either teenagers or old people like me. I have heard and I know this is a difficult decision for this Board tonight. Proffers have been offered that I think are good. And I think I will stand capable of managing these and working with the developer and seeing that everything that needs to be done is done. I think that the fear of -- I thought I heard someone say truck every ten seconds and then Mr. Tyler says something like 600 a day, 700 a day, whatever, that's 25 an hour, something like that. To make a long story short, I at this point will make a motion to grant the rezoning request for the conditional limited M-1 industrial with the proffers offered tonight for the Camp Parkway project.

Chairman Jones states Is there a second?

Supervisor Porter seconded the motion. Supervisor Phillips, Supervisor West, Supervisor Faison, Supervisor Porter, and Supervisor Cook voted yes. Supervisor Edwards voted no. The motion passed.

Chairman Jones states good night; meeting adjourned.

There being no further business for tonight the meeting adjourned at 12:01 a.m.

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Dallas O. Jones, Chairman

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Michael W. Johnson, Clerk

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