

At a Joint Mini Retreat of the Southampton County Board of Supervisors and Planning Commission held at the Methodist Church in Drewryville, VA on January 15, 2008 at 7:00 PM

SUPERVISORS PRESENT

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

SUPERVISORS ABSENT

Walter D. Brown, III (Newsoms)

COMMISSIONERS PRESENT

Dr. Alan W. Edwards, Chairman
Ira H. "Pete" Barham, Vice-Chairman
Michael G. Drake
Dallas O. Jones
Oliver J. Parker
Keith Tennessee

COMMISSIONERS ABSENT

Douglas A. Chesson
Freeman J. Harrell
J. Michael Mann

OTHERS PRESENT

Michael W. Johnson, County Administrator
James A. Randolph, Assistant County Administrator
Robert L. Barnett, Director of Community Development
Julia G. Williams, Finance Director
Sandi P. Plyler, Data Processing Manager
Julien W. Johnson, Jr., Public Utilities Director
Hart Council, Public Works Director
David Britt, Treasurer
Susan H. Wright, Administrative Secretary

Supervisor West gave the invocation at 6:30 PM and dinner and fellowship immediately followed from 6:30 PM – 7:00 PM.

Chairman Jones called the meeting to order at 7:00 PM. He then turned the meeting over to Jay Randolph, Assistant County Administrator and Secretary of the Planning Commission.

Mr. Randolph distributed a report summarizing the planning and land use applications that the Planning Commission considered and made recommendations to the Board of Supervisors for the 2007 calendar year. They considered 10 rezoning applications, 11 conditional use permits, 4 preliminary and/or final subdivision plats, and 1 comprehensive plan amendment. The Board of Supervisors accepted the recommendations of the Planning Commission with regard to all applications, with the exception of 1, which was an application to rezone property on O'Berry Church Road for the purpose of 13 residential building lots.

Mr. Randolph advised that the purpose of the meeting tonight was to get a sense as to how receptive the Board may be to large-scale developments. Two significant applications would be forthcoming in early 2008. The first was a Comprehensive Plan Amendment filed by Franklin-Southampton, LLC to amend the Comprehensive Plan to allow for a commercial development on property along Woods Trail. He noted that the Planning Commission had already considered the application and forwarded a 5-4 favorable recommendation to the Board of Supervisors, who would consider it later this month. The Planning Commission struggled with their decision due to uncertainty regarding utility issues.

The second significant application forthcoming was a Comprehensive Plan Amendment filed by Hampton Roads Development for the Villages of Southampton, which was a proposed mixed-use development consisting of various types of residential development including apartments, single family, and age-restricted housing, along with a convalescent center and commercial development. The development was proposed on property located along Camp Parkway near the new school. He noted that a zoning change was requested about 2 ½ years ago for this project and it was met with a lot of opposition from citizens at the Planning Commission level. The applicant subsequently withdrew the application prior to it reaching the Board of Supervisors.

The Board of Supervisors and Planning Commission discussed the two projects and large-scale projects in general. With regard to the application filed by Franklin-Southampton LLC to develop property along Woods Trail, there was concern regarding utility issues. The City of Franklin may or may not be amenable to providing utilities to service the project. Regardless, the County would need to decide if it were in the County's best interest to allow Franklin to supply the utilities, if indeed Franklin would agree to do so, or to furnish its own utilities. With regard to the application filed by Hampton Roads Development for the Villages of Southampton, although most agreed that the location was good, there was concern as to whether or not high density housing to that magnitude was desirable for Southampton County. With regard to these 2 projects as well as large-scale projects in general, it was consensus of the Board of Supervisors and Planning Commission that housing growth in the County should be discouraged in areas where it would take a significant County investment to provide basic services. Developers wishing to build in areas that did not have ready access to infrastructure, such as water and sewer, should be expected to provide the plans and funds to extend or build those services to their proposed developments.

Mr. Dallas Jones, Chairman of the Board of Supervisors, introduced the Board of Supervisors to the citizens in the audience. Dr. Alan Edwards, Chairman of the Planning Commission, introduced the Planning Commission members. Mr. Mike Johnson, County Administrator, introduced County staff.

The Board of Supervisors and Planning Commission briefly entertained questions and/or comments from citizens in the audience.

There being no further business, the meeting was adjourned at 9:00 PM.

Dallas O. Jones, Chairman

Michael W. Johnson, Clerk