

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

A Joint Meeting of the WVRIFA Participation Committee and the WVRIFA Board of Directors will be held on Friday, September 21, 2018 at 10:00 A.M. at the Summit View Business Park located at 21743 Virgil Goode Highway in Rocky Mount, VA. The Business Park is located on Route 220 between Boones Mill and Rocky Mount. The meeting will take place at the Farm House located on the property (once you enter the Business Park off Route 220, you will need to turn right at the silos and drive around the barn to get to the Farm House). At the conclusion of the Board meeting, Franklin County staff will lead a tour of their business park. A boxed lunch will follow the tour.

Participation Committee Western Virginia Regional Industrial Facility Authority

AGENDA

1. Call to Order of the WVRIFA Participation Committee Meeting *Tom Gates, Chair*
2. Roll Call of the WVRIFA Participation Committee *Virginia Mullen*
3. Approval of the June 15, 2018 Participation Committee Minutes, pp. 2-5 *Chair Gates*
4. Joint Public Comment Period *Chair Gates*

A 30-minute joint public comment period will be allowed. Citizens may sign-up for up to three (3) minutes of speaking time.
5. Presentation of the Preliminary Engineering Report *Carolyn Howard, VP,
Draper Aden Associates*
6. Selection of Consultant for Water & Sewer Project Engineering Services ... *Beth Doughty*
 - a. Action by the Participation Committee *Chair Gates*
7. Other Business *Chair Gates*
8. Adjournment of the WVRIFA Participation Committee Meeting *Chair Gates*

NOTE: Tour of Summit View Business Park will follow. Boxed Lunch will also be provided.

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
313 Luck Ave., SW, Roanoke, VA 24016
info@wvrifa.org / ¹ www.wvrifa.org

MINUTES

A meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, June 15, 2018 at 10:30 a.m. at the Roanoke Valley-Alleghany Regional Commission office, located at 313 Luck Avenue, SW, Roanoke, VA.

NOTE: *The June meetings of the WVRIFA Participation Committee and the WVRIFA Board of Directors were held simultaneously (jointly) since several items on both agendas were the same.*

1. CALL MEETING TO ORDER

Chairman Gates called the WVRIFA Participation Committee Meeting to order at 10:30 a.m.

2. ROLL CALL

Chairman Gates asked Jackie Pace to call the roll of the WVRIFA Participation Committee. Ms. Pace reported that a quorum was present.

Participation Committee Members Present: Kevin Boggess, City of Salem; Bob Cowell, City of Roanoke; and Tom Gates, Roanoke County.

Staff Present: Beth Doughty, WVRIFA Director, and John Hull, WVRIFA Assistant Director; Sam Darby, WVRIFA Counsel (Glenn Feldmann Darby and Goodlatte); and Sherry Dean and Jackie Pace, WVRIFA Finance/Administrative Staff (Roanoke Valley-Alleghany Regional Commission).

Others Present: Amanda Moore and Nancy Hughes, Citizens; and Alicia Petska, The Roanoke Times.

3. APPROVAL OF THE MAY 18, 2018 MINUTES

The Minutes of the May 18, 2018 meeting of the WVRIFA Participation Committee were previously distributed.

WVRIFA Participation Committee Action:

Upon motion by Mr. Boggess, seconded by Mr. Cowell and carried, the Minutes of the May 18, 2018 WVRIFA Participation Committee Meeting were approved, as distributed.

ADMINISTERED BY:

4. JOINT PUBLIC COMMENT PERIOD

Participation Committee Chairman Gates and Board Chairman Larrowe opened the joint public comment period.

AMANDA MOORE
7921 Sequoia Drive, Roanoke, VA 24019

"I see on the Participation agenda, #6, that you have a possible revision. One thing I want you to consider is the 30 ft. buffer that Maryellen Goodlatte had recommended. At the second community meeting it was presented to the public 200-250 ft. (I forgot my map, but it is on your website) and that's on the road side. Where the residents are placed, it's 100-150 ft. So, the residents were kind of misled. Like, why did Maryellen Goodlatte present her stuff and put these boundaries in effect. I would like for you all to consider the buffers and put them in writing and not just say "hey more than likely we do it". The other thing that was in your covenants was Industrial 2 which is now considered high industrial. I know it is going to be changed to something else, but I have talked to a person in the planning commission and he said basically what they are going to do is take out the word industrial to make it sound better. That's what I was told. So, in the items (I forgot my list), I think it is "B" out of your list, it would be nice if that was taken out. Of course, I'd like a lot more taken out but I'm sure I'm not going to get that. I feel like the public was kind of misled because they were told high tech jobs and a lot of people felt that was what's coming there. Another thing, I feel sorry for the citizens that I've talked to. They say that you all know what is coming in there, but all of you have told me that you do not. Some of these people are imagining high tech jobs coming with good pay. They are kind of misled on that so it's the buffer that concerns me. I think that we should, even though it's to the road and you are not going to say that it's to adjacent residential. But I need to remind all of you that out of these 112 acres, most of it is residential, it's a residential neighborhood. The road on Wood Haven is majority residential. There are five neighborhoods that go off of Wood Haven Road. When you go down to Green Ridge, which is also going to be affected by this, and you have two neighborhoods that are very concerned about this – Willow Creek and Green Ridge. So, I think we should have some buffers. Also, on your website that it would be "minimum impact to the neighborhood" that's on your website. That was one of the questions that people said they wanted to know. You said high tech and minimum impact to the neighborhood and a buffer of 200-250 ft. because you said you had listened to the citizens and that is why you had that community meeting was to listen to us. I feel like we should be heard."

NANCY HUGHES
7917 Sequoia Drive, Roanoke, VA 24019

"I have some comments and I'll keep them somewhat brief. First of all, Martha Hooker came out to our community meeting and briefed us, and it was a really good time for people I think to get educated. But, I do have some concerns with Roanoke County and I talked to Martha about this because she has been on the planning commission for many years though not currently. The revisions on some of the planning and zoning ordinances need updating. I don't know if you have looked at them recently, but they are kind of living back in the 60's and 70's the way they are worded as far as manufacturing, smokestacks, and things of that nature. And, I saw that there was no R&D referencing - research and development kind of ordinances. That concerns me as a citizen that we are not, just like we have to keep up with

changes in other areas in planning and zoning and I don't think we are up-to-date. I don't know who to address to that, but I think it is something to be noted. I had a brainstorm and I want to share this, and it is truly a brainstorm so keep it in the back of your head because it is really out there. I'm an active member at the Green Ridge Rec Center. I take water aerobics every day. Roughly we have 30-40 people in our classes every morning. The pool area is not big enough especially when you impact with children and swim lessons. But I would like to see, and like I said this is just an idea, over at our end where we are looking at developing the park area there, I would like to see the schools, Roanoke County, Botetourt County, Roanoke City, the high schools have a terrible time with swim teams having swim lanes. I can tell you that Roanoke County spends between \$4,000 and \$8,000 a swim season to rent swim lanes for the teams to practice. So, if we all went together and built a swim aquatic, and it has to be done to certain standards for high school swimming, they could utilize the pool as well as Green Ridge could also use it during the day when the children are at school the students could use it and it could also be an attraction for an R&D business. You know they are looking for a whole life experience. They want gyms and good life living. So, it would be a win-win if everybody did a little we could build an area that could be unique and attract people, as well as put in mountain bike trails through the working environment. Coming from the RTP area, the Research Triangle Park, that's what those kinds of people are looking for. It's not just shell Leonard buildings, and I'm not criticizing Leonard buildings, but it's not the aluminum shell buildings. They are looking for kind of a lifestyle concept. The schools really do struggle with that funding, so if we could get them to participate in constructing that, I think it would be a real savings for them as well for the County and marketing. And Wood Haven needs a lot of work. That road has got to be widened. I'd like to see bike trails and walking trails there, so we could walk to Green Ridge. If you can't do it initially, do it so you can go back and do it when you can financially."

[Tom Gates responded that with respect to the Planning and Zoning Ordinances of the County, the best place to make those comments is to the Planning Commission and the Board of Supervisors similarly for the swim facility.]

5. BRIEFING ON DRAWDOWN AND INVESTMENT OF REMAINING BOND FUNDS

For informational purposes, Beth Doughty informed members that the remainder of the initial \$10 million borrowing has \$1.9 million left to be drawn down. WVRIFA's agreement with Union Bank was to drawdown all funds before June 30, 2018. Doughty stated that no action is required by members since it was in the original bond document. The \$1.9 million will be added to the \$2.2 million already in the bank (in LGIP funds which has a 1.874% yield currently). Ms. Doughty also stated she will be talking to the finance directors of the participating localities to make sure they are agreeable with what is being done in terms of investing the funds until they are needed.

6. BRIEFING ON WOOD HAVEN PROPERTY REZONING PROCESS AND POSSIBLE REVISIONS

Doughty stated that the Community Meeting on the rezoning will be held on June 27, 2018, followed by the Roanoke County Planning Commission meeting on July 10, 2018. If the matter is recommended by the Planning Commission, the rezoning will then go before the Roanoke County Board of Supervisors at the July 24, 2018 meeting.

Doughty stated, in concert with Mrs. Moore's comments, the upcoming Community Meeting will be an important opportunity for feedback to a solid plan. At the previous Community

Meetings, Doughty stated that nothing was set in a land use plan at that time and discussion focused mainly on feedback. But the land use application is a concrete plan/proposal. She noted that they may receive feedback at the June 27 meeting that might change the plan in small ways. Doughty requested permission from both the Participation Committee and Board to make subtle adjustments to adhere to the time schedule. Doughty stated that members would, of course, be briefed and it is public information, but she would like to streamline the process to avoid having to hold additional meetings for revisions that are in substantial compliance with the submitted plan.

Concerning what is being proposed, Gates stated that as part of the land use process, and the community input and the review by the planning staff and Planning Commission, there are times when there are suggested revisions to what has been put forth. Gates stated that is a fairly normal process for any kind of land use application. Gates asked Doughty if she was asking, should those things occur, the application would not have to come back to the WVRIFA Participation Committee and/or the WVRIFA Board for authorization of those things. Doughty stated that was correct. She noted that what created this situation was that staff attempted to have the community meeting earlier in the month but due to schedules it was not possible until the 27th, which bumped up against the timeline for the process.

Chairman Gates stated he would entertain a motion from the Participation Committee permitting Beth Doughty, WVRIFA Executive Director, to authorize any potential revisions to the application that are negotiated through the land use process, so the final design is substantially in the form as originally submitted.

WVRIFA Participation Committee Action:

Mr. Boggess moved approval of the motion as presented. Motion was seconded by Mr. Cowell and carried.

The WVRIFA Participation Committee meeting adjourned at 10:50 a.m.

Jackie L. Pace, Recording Secretary
WVRIFA Participation Committee