

New Kent County
Planning Commission
June 5, 2003

The Planning Commission held a mobile work session on Thursday, June 5, 2003 at 9:00 AM. The purpose of the work session was to conduct a site visit of the Four Seasons at Historic Virginia age-restricted community in Prince William County. The K. Hovnanian Companies is the developer. The applicants are proposing to use a similar community concept in Land Bay V of the Farms of New Kent with K. Hovnanian Companies as the developer.

Attendees were as follows:

Planning Commission

- Edward Pollard, Vice Chairman, Planning Commission

Also attending:

- George Homewood, Planning Director
- Gary Christie, County Administrator
- Julian Lipscomb, Chairman, Board of Supervisors
- Theresa Carter, Planning Technician
- Darryl Rickmond, Rickmond Engineering
- Mike Baust, Rickmond Engineering
- Debbie Downs, Farms of New Kent Development Review Committee
- Krista Jones, Reporter, Tidewater Review

Representing the Farms of New Kent

- Pete Johns
- Pace Fonville
- Mickey Hayes
- Bobby Howsare
- Chuck Rothenberg
- Peter Crowley, Land Design
- David L. Peter, Republic Properties
- John Combs, Resource International
- Doug Anderson, Boddie-Noel
- Charles Reidlinger, Resource International
- Mark Stemen, K. Hovnanian Companies

The group boarded the tour bus.

The bus arrived at the Four Seasons at 11:25 AM. While entering the property, Mr. Crowley addressed the group. He stated that the active adult community concept was popular in the Washington, DC area and that the Four Seasons provided a great amenity package that supports the lifestyle expectations of the population. The community, which is under construction, will have a well-developed pedestrian system that will include walking trails, bike trails and sidewalks. The entrance was intentionally long and well manicured in order to provide a physical as well as mental/emotional transition from the surrounding community and the activity levels of Route 234. Mr. Crowley added that the section of Route 106 from I-64 leading to Land Bay V would serve as the entrance to Farms of New Kent's age-restricted community and would also be the gateway to the entire master community.

The group disembarked and assembled in the sales center. A sales representative gave a brief overview of the development. The currently under construction clubhouse will act as the community's gathering place. When completed, the 21,000 square foot structure will house the ballroom, indoor pool, fitness facility, card room, billiard room, sports bar, computer learning center, and library. There will be an outdoor pool as well. To date there have been 175 sales with approximately 100 homes built.

The Activities Director joined the group. She stated that the majority of residents still worked and that 62 years was the average age for the community. She added that 70 % of the residents had lived in a 10-mile radius.

The group then toured the 10 furnished model homes. Four Seasons offers 14 floor plans ranging in size from 1,547 to 3,500 square feet with optional lofts and unfinished basements. The price ranges from \$245,990.00 to \$401,990.00. Lot widths are 50', 55' and 60'. (A copy of the sales literature is on file and available for review in the Community Development Department. Members of the Ambassadors Club were available at each model to answer questions. The Club members are homeowners recruited by the developer to act as hosts and hostesses to prospective buyers who, on average, will visit the development up to 5 times before purchasing.

After touring the final model home, the group joined members of the Ambassadors Club for a buffet-style lunch; the County will be billed for the meals consumed by the County representatives.

After lunch, the group re-boarded the bus and departed the Four Seasons at 1:45 PM.

The bus arrived in the New Kent County Courthouse parking lot at 3:45 PM.

ADJOURNMENT