

CHAIR TEKRONY & TULC BOARD MEMBERS,

SINCE OUR LAST MEETING, THE ENTIRE MOD LANDSCAPE HAS CHANGED WITH THE PARIS MOUNTAIN RESORT COMPLEX.

NOW WE ARE WITNESS TO THE CONSEQUENCES OF THE DECISION TO POSTPONE WHAT TYPE OF USES WERE PERMITTED IN THE MOD.

INVESTORS PURCHASED 147 ACRES ALONG THE RIDGELINE OF THE BLUE RIDGE ADJACENT TO SKY MEADOWS STATE PARK AND THE APPALACHIAN TRAIL ALONG ROUTE 50. THEIR PROPOSAL IS TO BUILD A RESORT COMPLEX WHICH WOULD INCLUDE A RESTAURANT, SPA, EVENT CENTER AND TWO HOTEL STRUCTURES.

A COUNTRY RESTAURANT IS CURRENTLY A PERMITTED USE AND THEY ARE INITIALLY ARGUING THEY CAN BUILD THEIR RESORT “BY-RIGHT”.

ON THE WATER ISSUE ALONE WESTERN LOUDOUN IS ALREADY EXPERIENCING A SEVERE DROUGHT AND DRY WELLS. THE DEVELOPER HAS ESTIMATED THEIR WATER USE CONSERVATIVELY AT 9,000 GALLON DAILY – THAT’S 3,285,000 GALLONS A YEAR!

THE 147 ACRES ENCROACH ON 3 COUNTIES, CLARKE, FAUQUIER, AND LOUDOUN. THE DEVELOPERS INTENTIONALLY SITED ALL CONSTRUCTION IN LOUDOUN BECAUSE LOUDOUN HAS THE MOST PERMISSIVE ORDINANCES.

PLANNING & ZONING IN CLARKE & FAUQUIER HAVE ALREADY WEIGHED IN THEY WOULD NOT PERMIT THIS DEVELOPMENT AND HAVE SENT LETTERS TO THE BOS TO THAT EFFECT.

SHOULD THE DEVELOPER BE SUCCESSFUL WITH THEIR PLANNED DEVELOPMENT, EVERY BUSINESS WILL POINT TO THIS PRECEDENT AS REASON FOR APPROVAL FOR THEIR DEVELOPMENT.

THIS IS PRECISELY THE REASON THAT FRIENDS OF THE BLUE RIDGE MOUNTAINS, PEC, PIEDMONT HERITAGE, AND 14 OTHER ORGANIZATIONS

HAVE STATED FROM THE BEGINNING THAT PERMITTED USES IN THE MOD MUST BE SHARPLY RESTRICTED.

TREE HOUSES, ZIP LINES, WEDDING CENTERS SEEM INNOCULOUS AT FIRST GLANCE, BUT THEY CREATE THE SLIPPERY SLOPE THAT LEADS TO THE MONETIZATION OF OUR MOUNTAINS.

WE HAVE BEFORE US POTENTIAL THREATS TO CHANGE OUR RURAL LANDSCAPE FOREVER. RECOMMENDATIONS YOU PROPOSE REGARDING THE MOD WILL IMPACT GENERATIONS THAT FOLLOW.

THANK YOU.