



# SMYTH COUNTY HOUSING PROJECT

April 26, 2023





# Background

BEHIND THE DECISION



# BACKGROUND

*info*



## Funding

ARPA Committee's desire to create generational impact



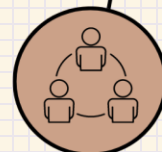
## Mt. Rogers PDC Success

Experience and expertise of a successful similar program



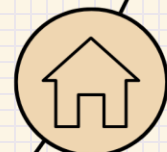
## Vision of Leadership

Recognizing the opportunity, leadership provided an avenue for implementation



## Partnerships

Support from the Board of Supervisors, Municipalities, Developers, Property Owners



## Goals

Provide a minimum of 100 new homes in Smyth County





# The Path Forward

INCENTIVIZING GROWTH

# Identify the Needs



# 1

## **data**

lack of accurate information for available land

# 2

## **willing partners**

developers/builders, property owners, real estate agents, municipalities, etc.

# 3

## **zoning barriers**

previous zoning restrictions presented barriers for development

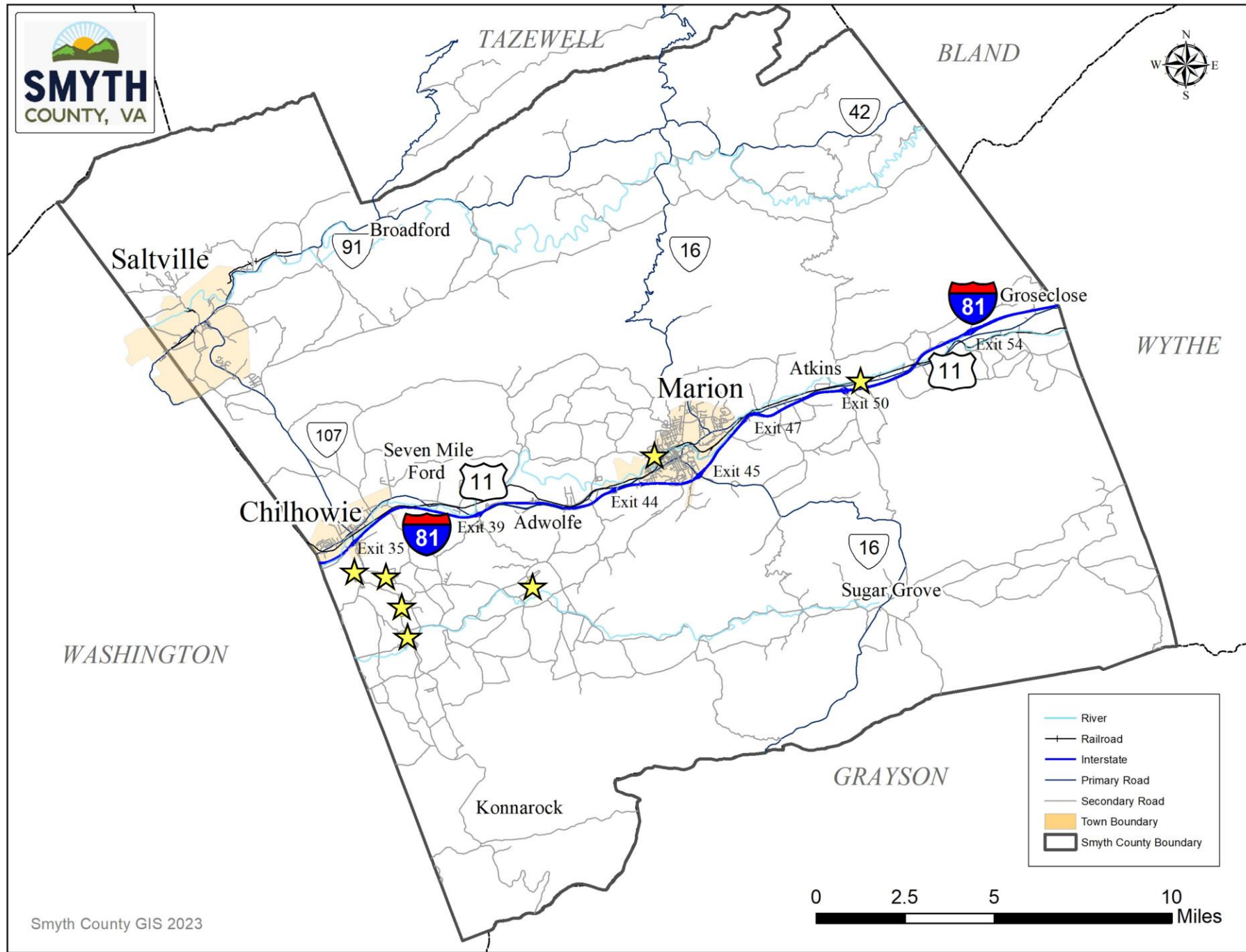
# Misleading Data

# 1

THE

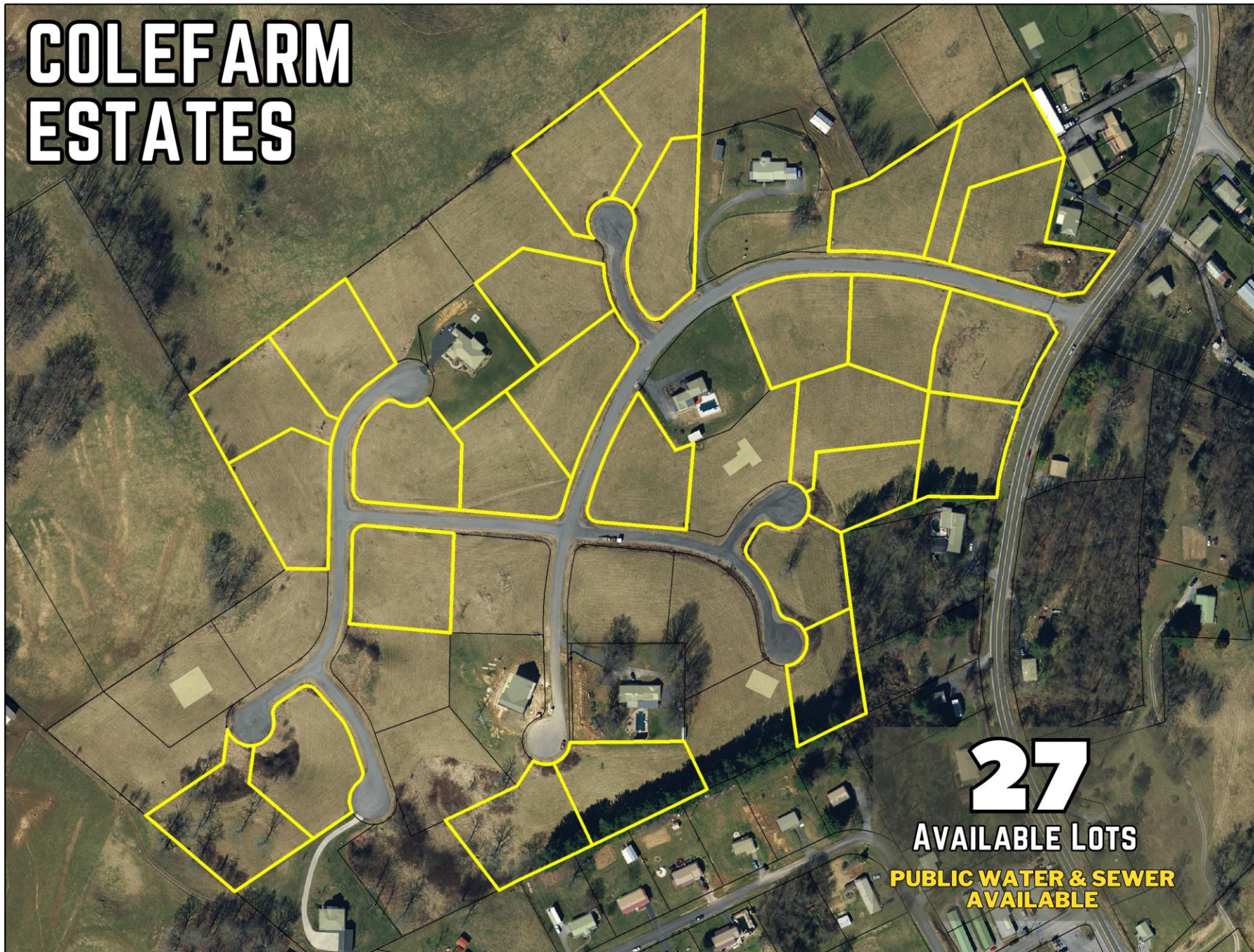
# Solution

Grow Smyth County





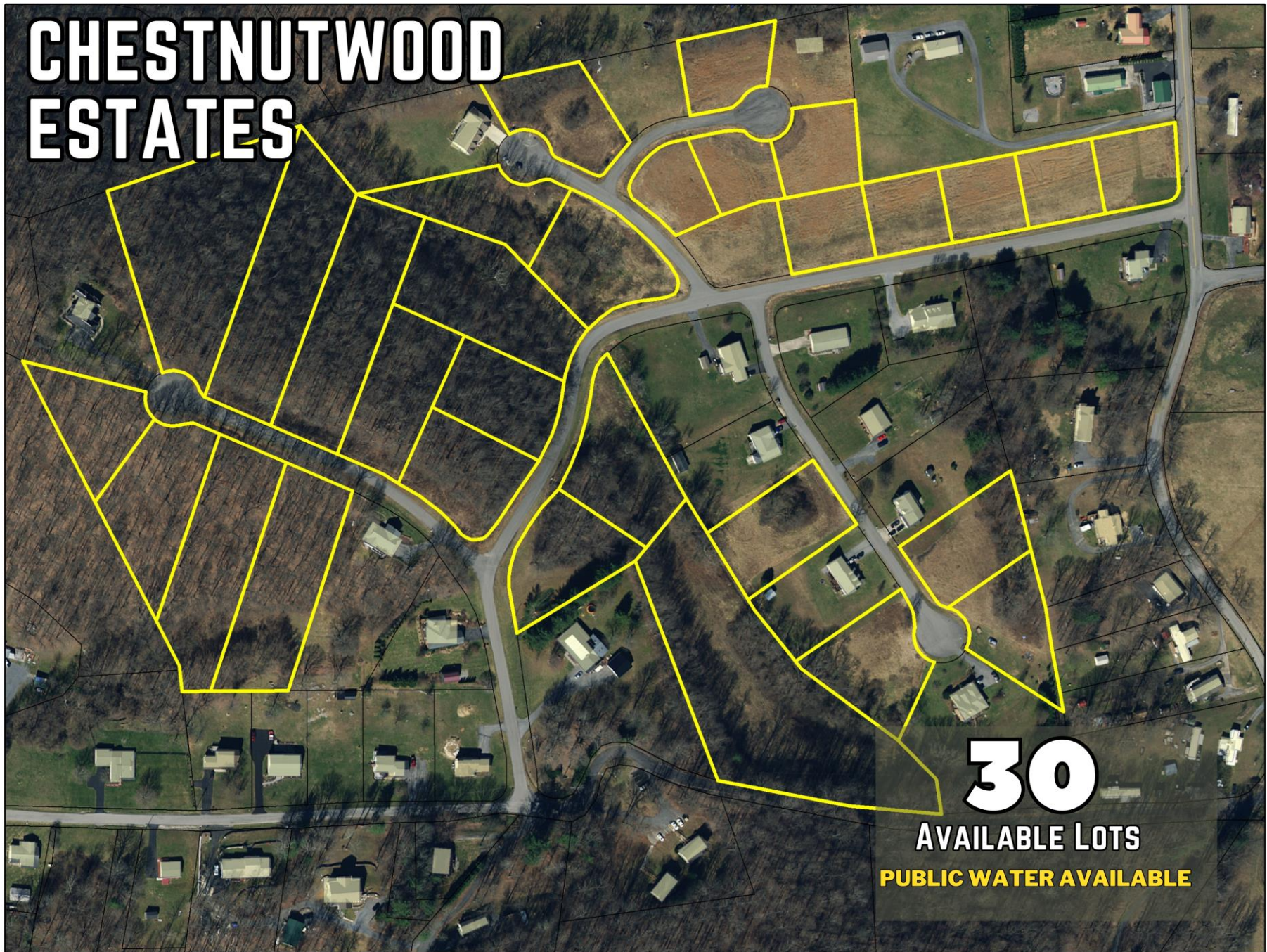
# COLEFARM ESTATES



**27**  
AVAILABLE LOTS  
PUBLIC WATER & SEWER  
AVAILABLE

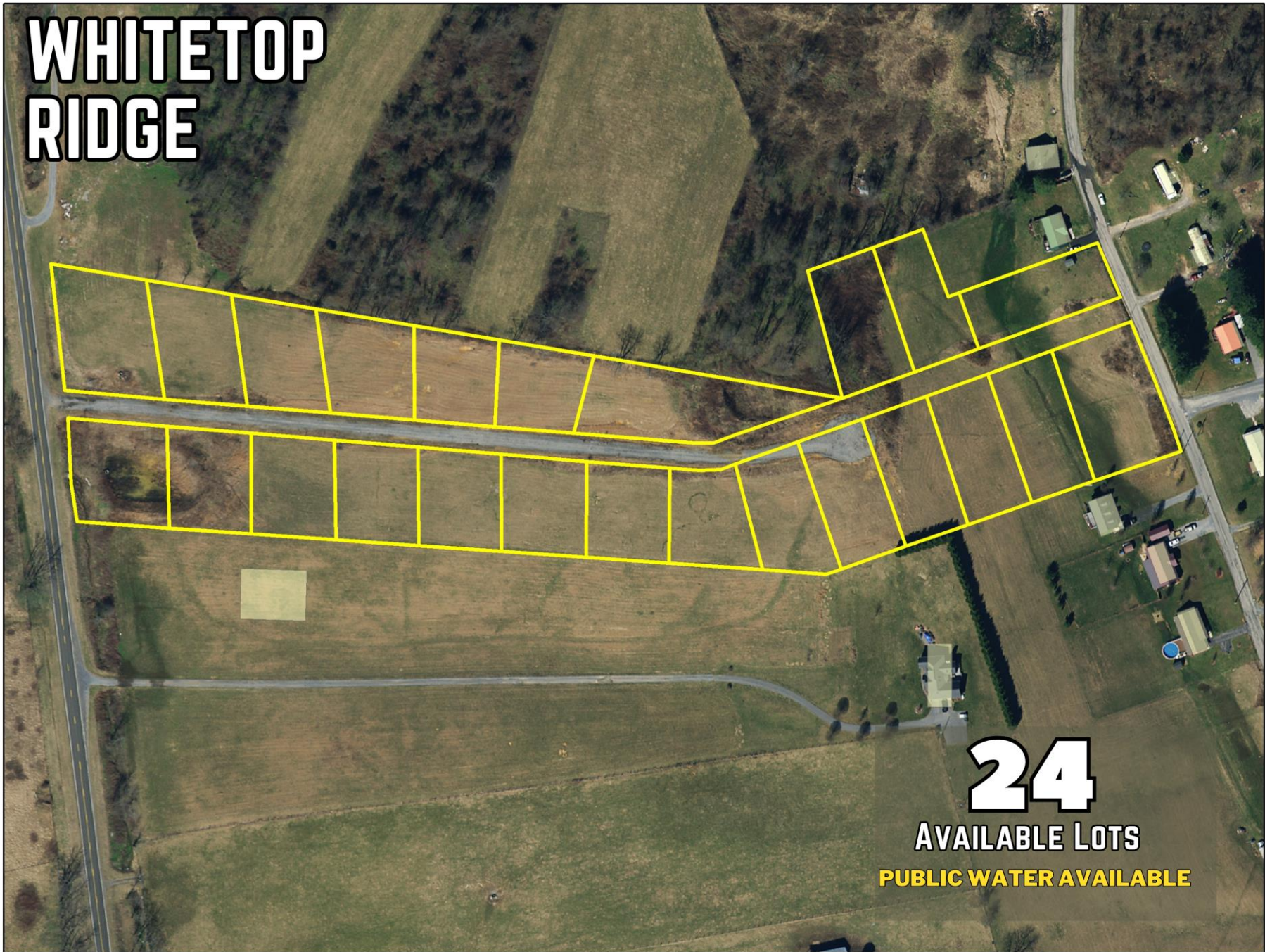


# CHESTNUTWOOD ESTATES





# WHITETOP RIDGE



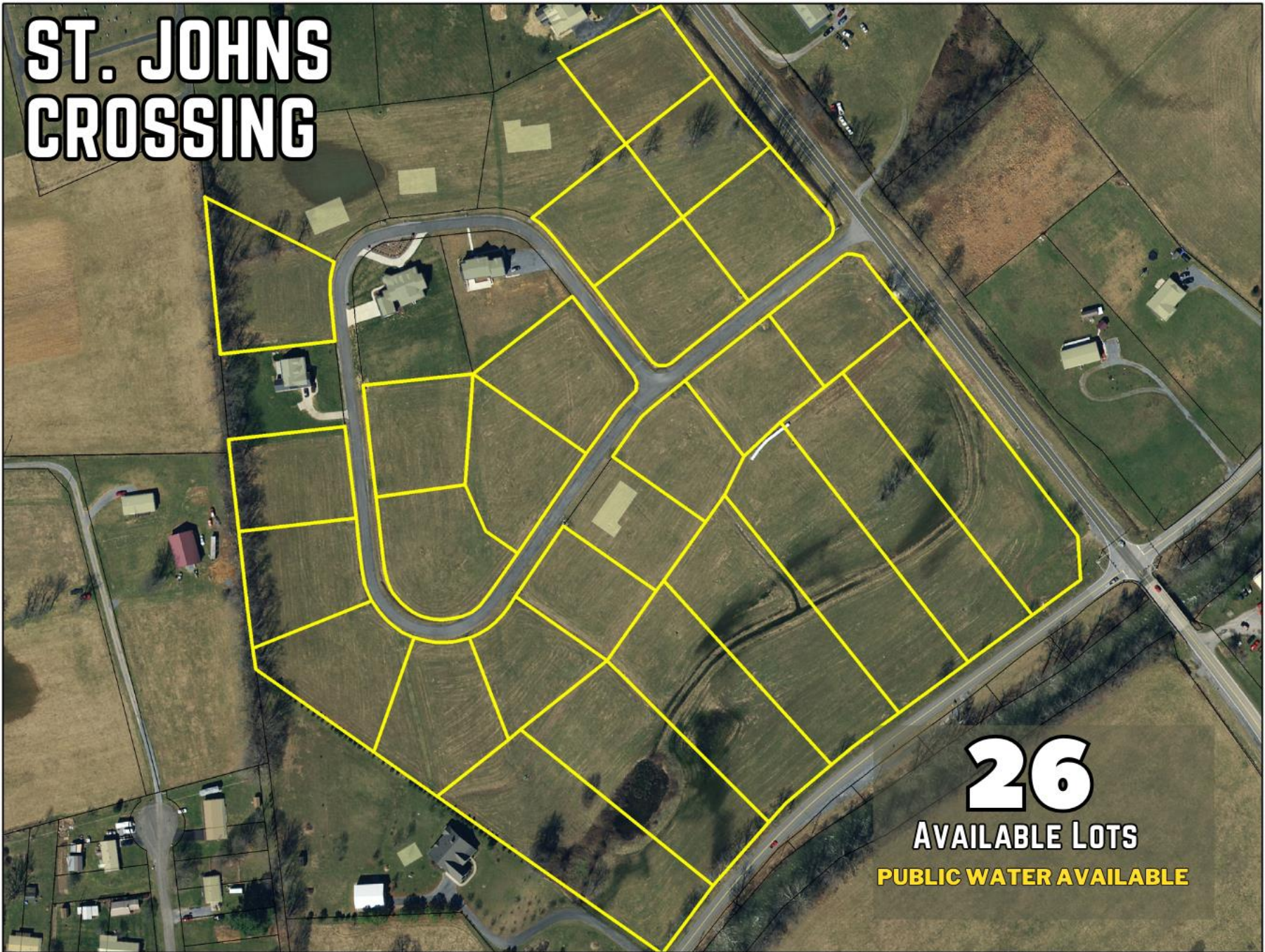
**24**

**AVAILABLE LOTS**

**PUBLIC WATER AVAILABLE**



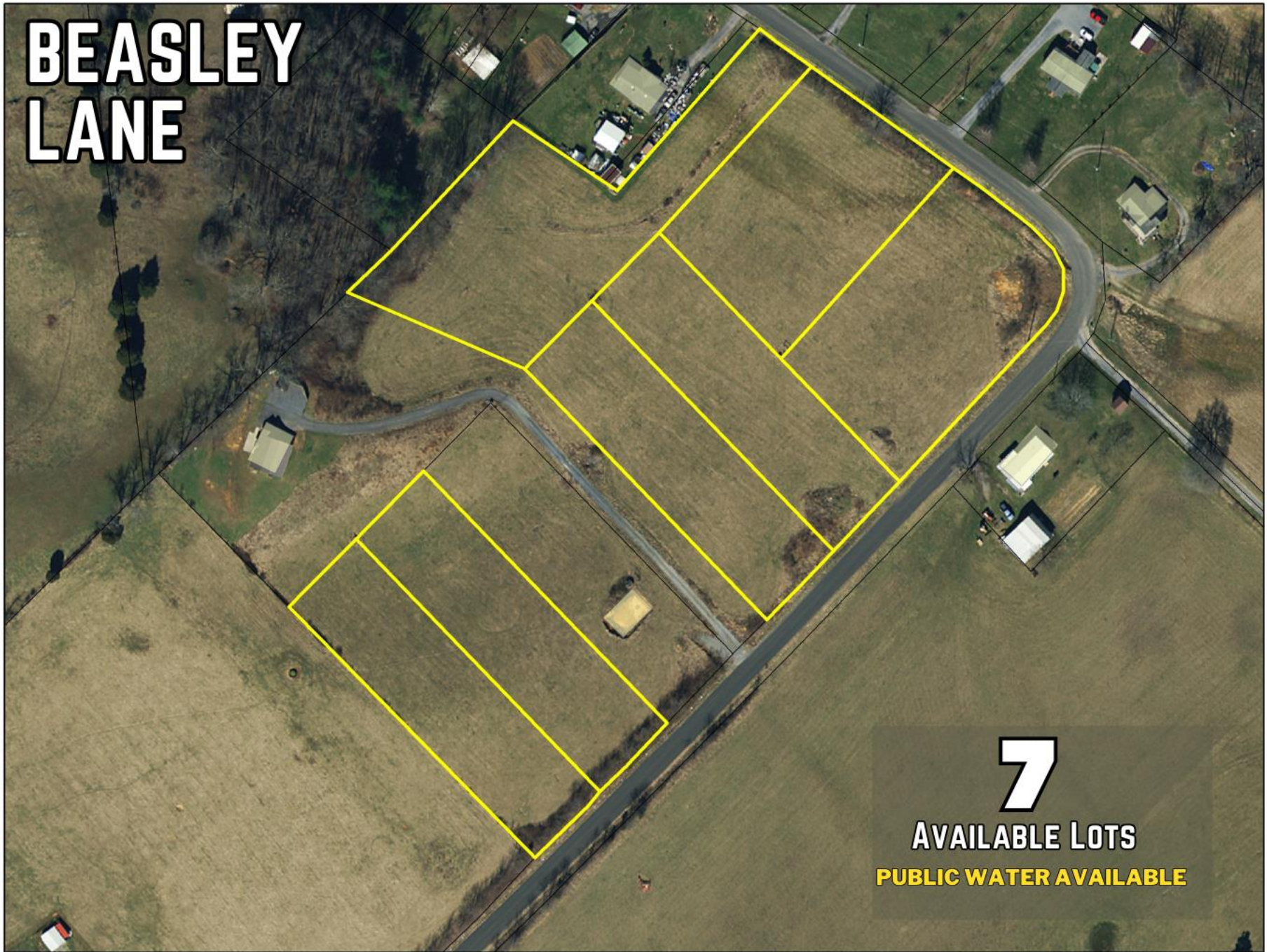
# ST. JOHNS CROSSING



**26**  
AVAILABLE LOTS  
PUBLIC WATER AVAILABLE



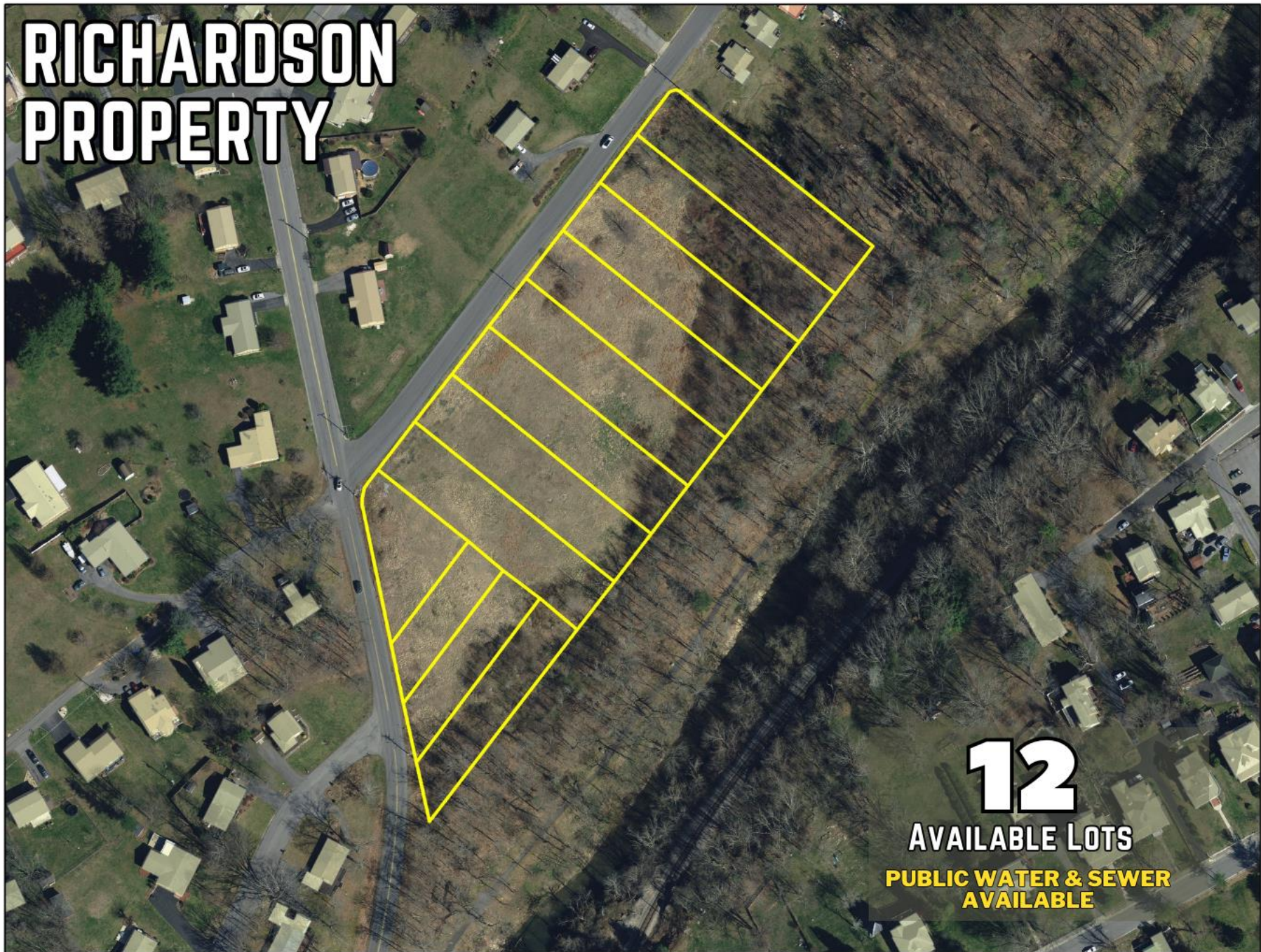
# BEASLEY LANE



**7**  
**AVAILABLE LOTS**  
**PUBLIC WATER AVAILABLE**



# RICHARDSON PROPERTY

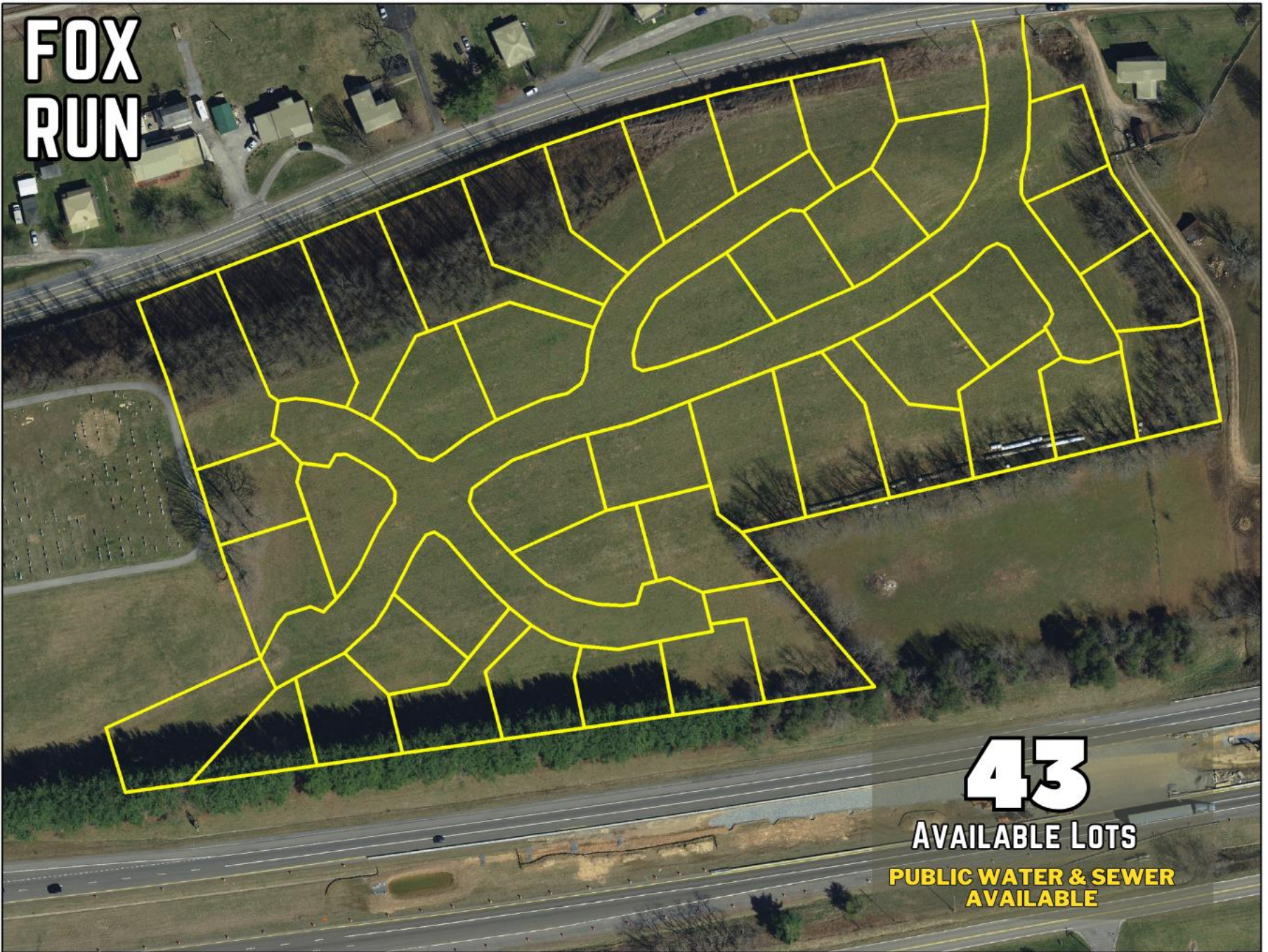


**12**

**AVAILABLE LOTS**

**PUBLIC WATER & SEWER  
AVAILABLE**





**FOX  
RUN**

**43**

**AVAILABLE LOTS**

**PUBLIC WATER & SEWER  
AVAILABLE**



# 2

THE

## Solution

# We've Got the Contacts Covered!



### Compiled a list of contacts

Over the past two weeks we have gathered a list of willing property owners



### Ready to Go!

All property owners have expressed their willingness to participate in our program



### Accepting Applications

Soon, Mt. Rogers PDC will be ready to accept applications for the revolving loan funds



### Building for Tomorrow!

With the end in mind we are building toward a stronger economy, growing our population, and making way for new development and OPPORTUNITY!

# 3 THE Solution

## ZONING CHANGES



### WHAT ARE THE ZONING BARIERS?

Prohibition on private roads



### Problem Solution :

Amend the ordinance to allow private roads for large lot developments





# The Program

INCENTIVIZING GROWTH

# Incentivizing Growth

