

The Future of the Endless Caverns Community?



The Facts About Endless Caverns

Q: Who is behind the huge Endless Caverns development?

A: Larry Silver from Northern Virginia and Egerton Burroughs from Myrtle Beach, SC; two mega-developers with no ties to Rockingham County and a long history of high-density, destructive developments.

- Silver's web site proudly states that the company developed the most highly commercialized interchange on I-95 in Northern Virginia, with more than 140 restaurants and retail stores.
- Burroughs' company has been the dominant real estate developer in Myrtle Beach for decades. Recently, 73% of Myrtle Beach residents surveyed said Burroughs' company had too much power over local development.

We don't need northern Virginia traffic or Myrtle Beach sprawl in rural Rockingham County.

Q: What do they want to build on the 260 acres at Endless Caverns?

A: For starters, a recreational vehicle (RV) park with 380+ sites – including 75+ RVs that would be permanently installed, just like trailer homes. The developers say they don't need county permission in an agricultural zone under a campground provision. We strongly disagree that a campground is the same as a massive RV development, with 75 permanent homes. The County should review and reject these plans!

- The developers did request a county special use permit to create the massive theme park. The Board of Supervisors tabled the request to hear from the local community.
- The developers obtained a permit from the state to build a large private sewer system with permission to discharge up to 39,000 gallons of treated sewage a day straight into Smith Creek.
- The developers say they may add a long-term RV storage facility.

What do you think of adding these high-density commercial activities to the end of a two-lane road in a rural area?

- 1000 parking spaces, most in view of Mountain Valley Road.
- An outdoor amphitheater (with no limit on crowd size).
- A moonshine distillery with on-site sales.
- A giant deck and pavilion on the mountain immediately below the Endless Caverns sign, which they want to light up again.
- A 1.7 acre water park.
- A 36 hole mini golf course.

Q: Why do residents oppose the massive RV Theme Park at Endless Caverns?

A: The supersized plans for Endless Caverns would generate tremendous noise, traffic, commercial and residential density in a quiet agricultural area.

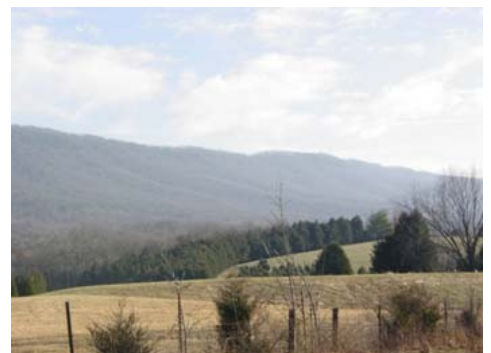
- The amphitheater and other attractions would generate thousands of cars on a country road. The RV park would draw hundreds of bus-sized vehicles.
- Everything about this plan is in direct conflict with the historic land use at Endless Caverns. Since 1920, family-oriented tourism has peacefully co-existed with local homes, farms, B&Bs and other rural businesses.
- The developer's plan directly conflicts with the county's new Comprehensive Plan for future growth. The county plan calls for preserving the quality of natural resources, scenic beauty and the agricultural industry.
- The RV park's 70 permanent homes would create higher residential density than that permitted under local zoning, which requires a minimum six-acre lot and slow creation of home sites, just one every three years.
- The huge private sewer plant would be outside the county's control.
- The theme park would generate only a small number of seasonal, low-wage jobs and a modest increase in tax revenues. The permanent residents could include children for local schools, while the outdoor events will stress local fire, rescue and police services.
- Similar RV and theme parks in Virginia's Tidewater and Myrtle Beach attract motorcycle rallies and unruly music festival crowds.
- The developers are offering no restrictions on the number of people, events or other characteristics of this big

Q: What can I do?

A: Attend the community meeting January 17, held by the county Board of Supervisors. Let our elected officials know that a high density residential RV park and massive theme park with a thousand parking spaces for special events is the wrong kind of tourism for the Endless Caverns community.

**Attend the Rockingham Board of Supervisors
Community Meeting**

Wednesday, January 17th 6:30 pm
Board of Supervisors Meeting Room
County Administration Center
20 East Gay Street, Harrisonburg



For more information, go to www.shenandoahvalleynetwork.org