



PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
August 16, 2016

AGENDA

- 7:00 p.m.
1. Chairman Townsend will call the August meeting to order.
  2. Approval of the May 17, 2016 Meeting minutes.

Next Meeting: September 20, 2016 at 7:00 p.m.



home subdivision. Mr. Fowler questioned the identification of the park but use a different definition for it in the ordinance. He said there should be development standards with specific criteria attached; discussion followed.

Mr. Fowler stated the current ordinance will regulate any such subdivisions; it still must meet the specified criteria. He asked if the mobile home subdivision ordinance and definition should be kept, and if so, should it require a special use permit, and should there be specific criteria to develop one. Mr. Fowler said the development standards for a mobile home park which require a dedicated amount of open space which would not be preferable in a subdivision. Discussion followed.

Mr. Fowler asked if the language should be removed from the ordinance; he stated the type of housing intended to be built is not questioned as it cannot be restricted. He asked if other localities should be examined to see how they handle this issue.

The Commissioners discussed the specifics presented by the potential developer, and the differences between the requirements of a manufactured home park and a subdivision. Mr. Fowler asked if they should be treated differently, if so, how; or should the A1 and A2 be amended and the requirements as a residential use type removed. Discussion followed.

Mr. Fowler stated the interested party could get a variance for reduced road frontage; they would still need to meet all development standards. Another option would be to request an amendment to the development standard to remove the road requirement for the "mobile home park." Commissioner Jones asked how many mobile homes they could place on that lot. Mr. Fowler said that it would be dependent on the perk test; wells and septic can be shared.

Mr. Fowler stated he will see how other localities handle this issue for discussion during the next meeting; an amendment to the Ordinance can be requested, or it and the definition can be removed completely. An amendment to the development standards could also be requested.

### **Old Business**

Mr. Fowler reported the Subdivision Ordinance amendments were approved at the Board of Supervisors meeting; there were two people that spoke at the public hearing.

### **New Business**

(None)

Chairman Townsend made a motion, seconded by Commissioner \_\_\_\_\_, and adopted by the following vote:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Robert M. Jones Chris Mason John "Jack" W. Peery, Jr. John Prengaman John Townsend, III Cannon Watson	Nay:	(None)
Absent:	Clifford Jack Leatherwood		

the meeting was adjourned at 7:34 p.m.