



County of Prince Edward  
Board of Supervisors  
Agenda Summary

Meeting Date: July 13, 2010  
Item No.: 14  
Department: Planning & Community Development  
Staff Contact: Jonathan L. Pickett  
Issue: Planning Department Report

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**Summary:** As needed, I will brief the Board on relevant matters pending before or upcoming on the agenda of the Prince Edward County Planning Commission. This will give the Board better decision-making information on matters that are referred from the Planning Commission to the Board of Supervisors.

**Attachments:** Planning Commission Meeting Minutes

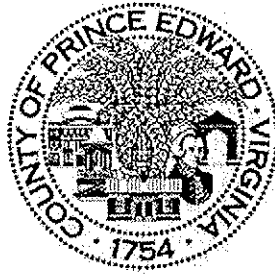
**Recommendation:** To Be Determined

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Campbell \_\_\_\_\_  
Jones \_\_\_\_\_  
Wilck \_\_\_\_\_

Fore \_\_\_\_\_  
McKay \_\_\_\_\_  
Wiley \_\_\_\_\_

Gantt \_\_\_\_\_  
Simpson \_\_\_\_\_



**Prince Edward County Planning Commission  
Meeting Minutes  
June 15, 2010  
7:30 p.m.**

Members Present: William Porterfield, Chairman  
Sam Coleman, Vice-Chairman  
Donald Gilliam  
Lee Hicks, Jr.  
Bobby Jones  
Jack Leatherwood  
Chris Mason  
John Townsend, III  
Sally Gilfillan  
Thomas Pairet

Staff Present: Jonathan Pickett, Director of Planning and Community Development  
Alecia Daves-Johnson, Planner

The meeting was called to order at 7:30 pm by Chairman Porterfield.

Chairman Porterfield asked for any changes to the minutes of the April 19, 2010 meeting. Hearing none he declared them approved.

**Public Hearing:**

Chairman Porterfield opened the public hearing, the purpose of which is described below:

An amendment to Chapter V (pages 45-46) of the Prince Edward County Comprehensive Plan is proposed, specifically identifying Alternative Route 628 as a transportation priority. This proposed project would allow through-traffic on existing Route 628 (Zion Hill Road) to bypass the public schools complex. The exact language of the proposed amendment is attached hereto and made part of the minutes.

Jonathan Pickett stepped forward and offered a staff report. He explained that the funding sources necessary to build the road required that transportation improvements be included in the County's Comprehensive Plan or Six Year Plan. An alternative route around the public school complex was discussed when the Comprehensive Plan was last updated, but a solution was not prepared and Alternative 628 was therefore not included in the Plan.

The County, IDA, or developer of the proposed Granite Falls conference center will be applying for revenue sharing funds. However, if the Granite Falls project fell through, it is still a priority of the County Board of Supervisors to route through traffic away from the public schools complex.

The Comprehensive Plan is due for a five-year review so there will be a chance this year to make other changes to the Transportation section, but the purpose of this Public Hearing is to include Alternate Route 628 in the Comprehensive Plan as a priority for the County.

Chairman Porterfield asked if a transportation priority such as this should be included in a Capital Improvement Plan.

Mr. Pickett indicated that Sharon Carney, Prince Edward Director of Economic Development, and Bob Fowler, Prince Edward Development, LLC, were present to discuss the road in more detail and provide a project update.

Chairman Porterfield directed a question to Ms. Carney concerning cost for the road alignment project. She explained that Hurt & Proffitt engineering firm prepared the road plan. The estimated cost for the road is \$2.8 million. A revenue sharing grant in the amount of \$1.0 million has been awarded to the project, leaving a shortfall of \$1.8 million. The developer has agreed to pay 55% of the project cost. Ms. Carney's analysis estimated the County responsibility between \$200,000 and \$300,000 for the new road project. She projected that the road would be built within the next eighteen (18) months.

Commissioner Coleman raised questions targeting possible cost savings in the road design, such as the divided road with a median. Ms. Carney explained that there are wants and needs and right now the divided road was the basis for the cost estimate; if it wasn't possible, then another design could be considered. Mr. Pickett added that this design better facilitated future construction of turn lanes. Mr. Fowler explained the grass median design is the choice while he is sharing funding responsibilities. He provided an update on the conference center construction, reporting that the 176 room facility with amenities is planned to open in April 2012.

Commissioner Leatherwood wanted to clarify whether Prince Edward County was the General Contractor for the conference center construction project. Ms. Carney replied no.

Commissioner Coleman inquired about the estimated tax revenues. Ms. Carney had not estimated that because there are incentives being offered to the developer and they are updating their PKF use and sources study which analyzes the hotel viability. She reiterated that the desire for the road relocation is a priority for the County, whether or not the conference center is successful, and that to obtain the revenue sharing grant it needed to be included in the Comprehensive Plan.

Chairman Porterfield closed the Public Hearing, then directed the Commissioners' attention to the draft text of the amendment. He asked for comments. Hearing none, he called for a vote, "All those in favor of recommending approval the language as given to proposed amendment to Chapter five of CP signify by raising right hand." Unanimous favor.

**RECOMMENDATION TO THE BOARD OF SUPERVISORS:**

The Planning Commission recommends to the Board of Supervisors approval of an amendment to Chapter V of the Comprehensive Plan to include the proposed Alternate Route 628 as a County transportation priority.

**Comprehensive Plan Review:**

Chairman Porterfield inquired about a schedule for the five year review of the Comprehensive Plan (CP). Mr. Pickett recommended that the Commissioners begin reviewing it now, adding that unfortunately the Census Data won't be ready until next year. He specifically suggested that they review the Goals and Objectives sections. Chairman Porterfield asked how to handle sections in the plan which anticipated a Sandy River Reservoir Overlay District. Mr. Pickett

suggested leaving the language intact. The discussion concluded with an estimated date of August for reviewing the CP.

**Worsham School Rehabilitation:**

Commissioner Coleman asked for an update on the Worsham School project. Mr. Pickett reported that the project was approved by the BOS; the two dissenting votes were concerned with fire-fighting issues. Porterfield asked if water negotiations were active. Mr. Pickett confirmed the negotiations were underway and explained that the sprinkler systems in the building will comply with building codes. Work should begin in late summer or early fall. Several Commissioners urged Mr. Pickett to get all of the water discussions and agreements in writing.

**By-Laws:**

Chairman Porterfield called for a motion to adopt the By-Laws as approved by the Board of Supervisors. The motion was approved with the unanimous vote from the Commissioners.

**Information Items:**

**Capital Improvement Plan**

Commissioner Gilfillan clarified that a Capital Improvement Plan (CIP), in conjunction with the Comprehensive Plan, would enable the County to receive proffers. Chairman Porterfield requested that the staff provide a copy of another locality's CIP for reference.

Commissioner Gilfillan offered a motion that the Planning Commission request the Board of Supervisors to authorize the Planning Commission to begin work on the structure of a CIP for the County. The motion was approved with unanimous favor from the Commissioners.

**RECOMMENDATION TO THE BOARD OF SUPERVISORS:**

Request from the Planning Commission for the Board of Supervisors to authorize the Planning Commission to begin work on the structure of a Capital Improvement Plan for Prince Edward County.

**Corridor Overlay District**

Commissioner Coleman expressed interest in the Corridor Overlay Plan for the Route 15 section. Mr. Pickett explained the status for the four-lane project and acknowledged progress on the overlay plan. Chairman Porterfield asked whether a traffic circle would be a wise device for the Route 15 improvements.

Chairman Porterfield called for any additional business or information items. Hearing none, the meeting was adjourned at 8:15 p.m.

Prince Edward County  
Comprehensive Plan  
Chapter V  
*PROPOSED AMENDMENT* shown in bold with underlining

Primary highways in the County, **as well as proposed Alternate Route 628**, are briefly discussed below.

U.S. 460 – This is a major east-west highway that provides access to the northern part of the county. It is a major commerce route. The road is a dual highway, with bypasses around the towns of Farmville and Pamplin. The entire route has speed limits of 60 mph (65 mph on Farmville bypass) and the road is a major asset in the County's efforts to promote economic development.

U.S. Route 15 – This highway is a major two-lane north-south route, which goes across the central part of the county. The county's major anticipated growth corridor extends along Route 15 from Farmville to the Hampden-Sydney area. One of the county's long-term goals is to have this route four-laned, especially the section from Route 628 near Farmville, to Route 133 at Kingsville. This goal/request is presented to the Commonwealth Transportation Board annually.

U. S. Route 360 – This four-lane highway is located in the southeastern part of the county and serves as the main transportation route between Richmond and Danville. Commercial development along this route in Prince Edward County is limited.

Virginia Route 307 – This two-lane highway serves a short-cut between U.S. 360 in Amelia County and U.S. 460 at Rice. The road is hilly and receives a great deal of truck traffic.

Virginia Route 45 – Only a small section of this road is actually located in Prince Edward County, all within the Town of Farmville. The highway extends north from Farmville into Cumberland and Goochland counties.

Virginia Route 133 – This road is only 1.2 miles in length, and basically serves as a bypass around the Hampden-Sydney College campus.

**Proposed Alternate Route 628 – This project would reduce the traffic flow through the school complex, by providing an alternate route to the south of existing route 628 (Zion Hill Road). As proposed, the new road would branch off of existing Route 628, near the Poplar Forest Apartments and go west intersecting Route 15 at the Dominion Drive traffic signal. This is a priority project for the county and state revenue sharing funds are being sought to assist in construction costs.**

Major secondary roads in the county, **in addition to Route 628**, include: Routes 665, 696, 658 630, 626, and 604. Funding for secondary road improvements is allocated to Prince Edward County on the basis of a six-year funding plan prepared jointly by VDOT and the County. **In addition, the county on occasion seeks state revenue sharing funds for priority projects.**

Current FY 05-06 funding for County secondary improvements is approximately \$837, 000 with projected five year funding at 4.4 million dollars. Most projects in the six year plan are minor road enhancements The six-year plan contains no new highway segments, or new major road improvements.