

**County of Prince Edward
Board of Supervisors
Agenda Summary**

Meeting Date: September 11, 2012
Item No.: 9
Department: Planning & Community Development
Staff Contact: Alecia Daves-Johnson
Issue: PUBLIC HEARING: David Simpson, Special Use Permit

Summary:

The Prince Edward County Planning Commission held a Public Hearing on Tuesday, August 21, 2012, at 7:30 p.m. to gather citizen input concerning an application by David Simpson for a Special Use Permit for Commercial Kennel Use in accordance with the A-1 Agricultural Conservation Zoning District requirements. The purpose of the request is to construct a commercial kennel on a parcel identified as Tax Map Parcel 10-A-6 and located at 1371 Simpson Rd. in Prospect.

The Commercial Kennel Use would be co-located with a barn (36' x 84') constructed primarily for horse stables. Horse Stables are permitted by-right in the Agricultural Conservation (A-1) District; however, commercial kennels require a Special Use Permit.

All adjoining landowners to the site were notified by certified mail prior to the Public Hearing. A complete copy of the Special Use Permit application has been available for public review in the office of the Prince Edward County Administrator, Department of Planning & Community Development and on the Prince Edward County website. There have been no calls or inquiries to the Dept. of Planning related to this application.

The Planning Commission voted unanimously in favor of a recommendation to the Board of Supervisors that the Special Use Permit Application be approved. The Applicant does not plan to erect any signs advertising the business.

Attachments: Public Hearing Notice
 Special Use Permit Application and Preliminary Site Plan
 Staff Report
 Excerpt of Planning Commission Minutes

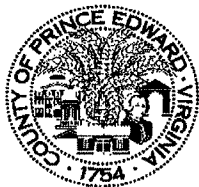
Recommendation: The Board will wish to hold the Public Hearing to consider public input, prior to acting on the Special Use Permit Application.

Motion _____	Campbell _____	Cooper-Jones _____	Fore _____
Second _____	Gantt _____	Jones _____	McKay _____
	Simpson _____	Wilck _____	



August 15, 2012

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, August 24, 2012 and Friday, August 31, 2012.



Notice of Public Hearing

The Prince Edward County Board of Supervisors will hold a Public Hearing on Tuesday, September 11, 2012, at 7:30 p.m. in the Board Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to considering an application by David Simpson for a Special Use Permit for a Commercial Kennel Use in accordance with the A-1 Zoning District requirements. The purpose of the request is to construct a commercial kennel on a parcel identified as Tax Map Parcel 10-A-6 and located at 1371 Simpson Road in Prospect.

A complete copy of the Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, Department of Planning & Community Development, 111 South Street, 3rd Floor, Farmville, VA and on the Prince Edward County website: <http://co.prince-edward.va.us>

It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

By Order of the Board of Supervisors
of Prince Edward County, Virginia
W. W. Bartlett, County Administrator

COMMENTS: _____

PERMIT/APPLICATION NO. _____
ZONING DISTRICT A-1
MAGISTERIAL DISTRICT _____
DATE SUBMITTED 7.31.12

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED: kennel
VIA: ZONING ADMINISTRATOR (Commercial use)

The undersigned owner of the following described property hereby applies for a Conditional Use permit as provided in Section 11-1-4 of Article 11 of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: DAVID SIMPSON
Applicant's Address: 1321 Simpson Rd Prospect VA 23960
Applicant's Telephone Number: (544) 392-3647 547-8647

Present Land Use: Agricultural Residential

Legal Description of Property with Deed Book and Page No. or Instrument No. OA-298-312
end of Simpson Rd North side

Tax Map # 10-A-6 Acreage: 116.0

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) kennel as part of stables will be constructed in a barn. noise, odors, and waste mat are consistent with agricultural setting.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) kennel will be used located + distances from nearest neighbor. All surrounding properties are agricultural or low density residential

Height of Principal Building (s): Feet 36' X 54' Stories 1 story barn style

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

[Signature] _____
Signature of Applicant (if not property owner) Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

[Signature] _____
Signature of Property Owner(s) Date 7-31-12

Signature of Property Owner(s) _____ Date _____

Signature of Property Owner(s) _____ Date _____

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee **\$300.00** Fee Received by _____ Date _____

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

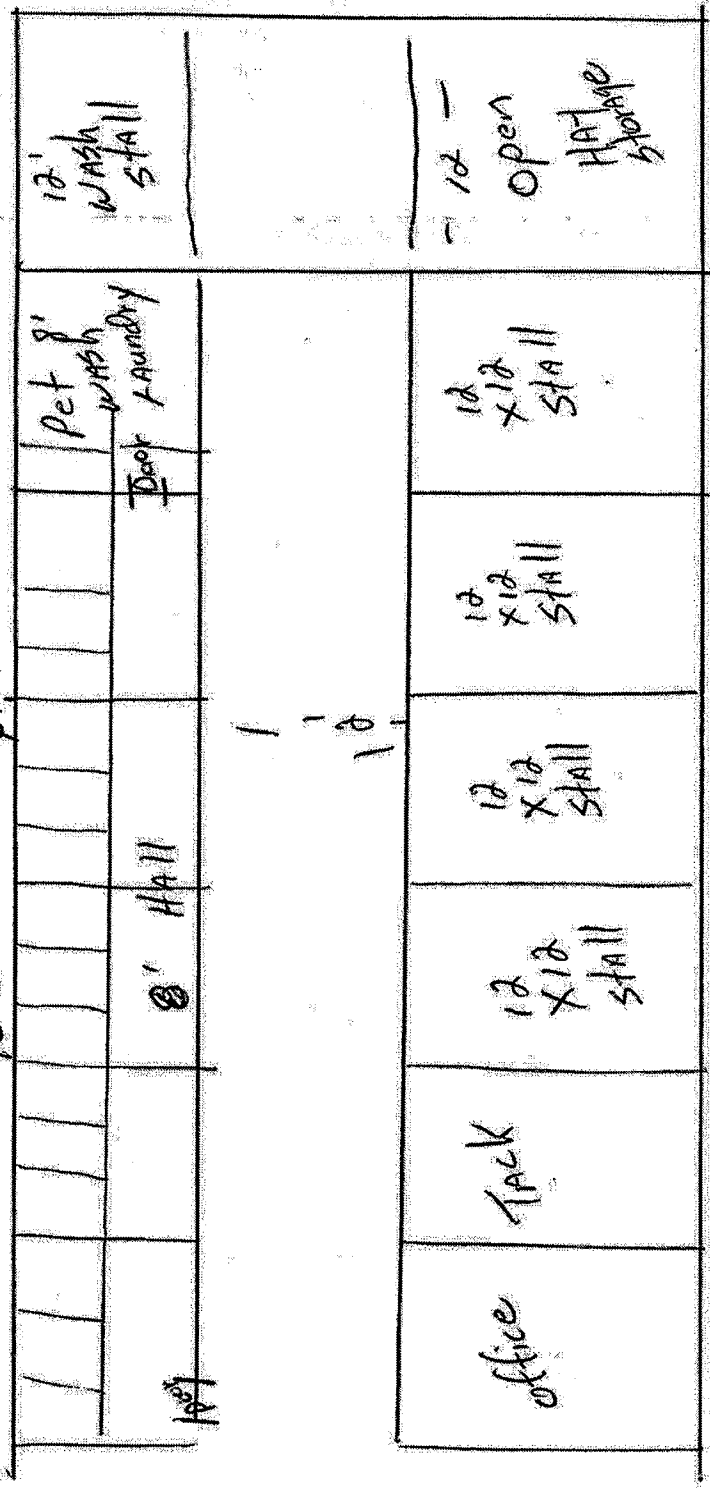
All checks for payment should be made payable to: **Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Building & Zoning
P. O. Box 382
Farmville, VA 23901
(434) 392-8837

Willis Mountain Sales
Will provide Schedule F.

FARM
BARN

16 Kennel stalls 48x4 ← KENNEL REQUIRES S.U.P.



36

- 84 -

* CLIMATE CONTROLLED KENNELS

— ON Rt 645 SIMPSON ROAD
AT DAVID SIMPSON'S HOUSE

Board of Supervisors Meeting Sept 11, 2012

Prince Edward County Department of Planning & Community Development
Staff Report

PROJECT: Special Use Permit - David Simpson, Applicant
USE Request: Commercial Kennel

Summary of Request:

David Simpson has submitted a Special Use Permit (SUP) Application to operate a Commercial Kennel facility use in the A-1(Agricultural Conservation) Zoning District. This proposed facility would be accessed from 1371 Simpson Road in Prospect which is the last residential access on State Road 645. It is Tax Map Parcel 10-A-6 measuring 116 acres.

The facility would be a newly constructed building approximately 36 feet x 84 feet with sixteen indoor, climate controlled kennel stalls measuring 4' x 4'. The remainder of the barn building will be used for horse stalls, which are permitted by right. Dogs will be allowed outside in a secure, fenced area during the daytime and will be kept in interior quarters through the night, reducing any noise disturbance to neighbors.

Zoning and Existing Land-Use:

The site consists of one parcel totaling 116 acres and is zoned A-1. The existing site is set in a rural residential area at the end of Simpson Road. It is nestled into larger working agricultural lands owned by the applicant and members of his family.

The proposed site plan is situated near an existing residential dwelling surrounded by grazing lands. The entrance to the site will follow an existing residential driveway from Simpson Road. The applicant does not wish to place any signs for the business.

Adherence to Comprehensive Plan:

The application proposes an economic development opportunity and promotes the placement of a commercial kennel in an agricultural setting. Allowing the commercial kennel use in this location minimizes conflicts between existing and proposed land uses which is a Land Use Goal of the Comprehensive Plan.

Chapter VIII: Goal I: Economic Development: Objective #2: Promote the retention and growth of existing County businesses, and the location of new businesses in the County.. (p 74) *Mr. Simpson proposes this new business.*

Chapter VIII: Goal II: Land Use: Objective #4: Promote a diversified commercial base which I does not create significant impacts on residential area, prime agricultural lands, or public facilities. (p.79) *This location is well suited to this proposed use.*

Adjoining Properties and Land-Uses:

The properties surrounding the parcel are also zoned A-1. The proposed site development is separated from the nearest residence by 1/4 mile. The development of this site would be well buffered from adjoining residences by ample open space pasture and forest lands.

Exterior lights planned for the site are within acceptable lighting expectations, similar to farm and residential lighting fixtures.

Letters of Notification were sent by USPS certified mail to the adjoining landowners identified by the applicant and the Planning Department. There have been no complaints or calls of concern. All certified mail receipts have been returned.

Trip Generation

The trip generation of this use is expected to be minimal and consistent with the trips generated by the existing residential and agricultural uses along Simpson Rd. Therefore, the applicants were not required to perform a Transportation Study as part of their application.

Utilities

There is no public water or sewer available at this site. There is existing well water supply and electrical supply at the site.

Emergency Services Zone 806

This site will be served by the Prospect Volunteer Fire Department, the Farmville/ Prince Edward Rescue Squad, and the Prince Edward County Sheriff's Department. The nearest veterinarian's office is most likely Ridge Animal Hospital approximately 10 miles from the site.

Public Comments:

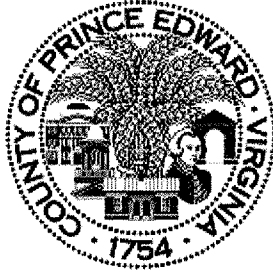
The office has received no calls concerning the proposed development.

Conclusion

It is the conclusion of the County Planner that this Commercial Kennel Use would be consistent with the A1 District and is a compliment to the goals of the Comprehensive Plan by providing a diversity of commercial businesses which do not create significant impacts on residential areas. Gravel access and parking is permitted.

Recommendation of the Planning Commission:

The Planning Commission conducted a Public Hearing for this SUP on August 21, 2012. Following their consideration of the application and the Public Hearing, the Planning Commission unanimously recommended the Board of Supervisors favorably consider the SUP application allowing a Commercial Kennel facility with sixteen kennel stalls. The applicant declined to include a sign.



**Prince Edward County Planning Commission
Meeting Minutes
August 21, 2012
7:30 pm**

Members Present:	William Porterfield, Chairman	Chris Mason, Vice Chairman
	Sam Coleman	Sally Gilfillan
	Donald Gilliam	Preston L. Hunt
	Robert "Bobby" Jones	John Townsend
	Cannon Watson	Jack Leatherwood

Staff Present: Alecia Daves-Johnson, Planner, Dept. of Planning & Community Dev.

The August 21, 2012 meeting was called to order by Chairman Porterfield.

Minutes:

Minutes of the June 26, 2012 meeting were circulated with the meeting packet. Chairman Porterfield called for additions or corrections. The Chairman declared the minutes as approved.

Public Hearing:

Chairman Porterfield called for comments from the public.

Mr. David Simpson described the Kennel Application; it will be a climate-controlled, indoor kennel, containing 12 pens with outdoor runs and will be included in the horse barn. It is located at the end of Simpson Road and is approximately one-half mile to the nearest neighbor. Mr. Simpson said there will be no signage. Some discussion followed.

Chairman Porterfield declared the Public Hearing closed.

Commissioner Jones made a motion to recommend approval by the Board of Supervisors for the construction of a commercial kennel on a parcel identified as Tax Map Parcel 10-A-6 and located at 1371 Simpson Road, Prospect, Virginia. The vote was unanimous in favor of the motion.

Comprehensive Plan Update:

André Gilliam approached the podium to further discuss the Draft Phase II-B update to the Comprehensive Plan. Chairman Porterfield addressed a correction necessary to reflect the loss of population in the 1950s.

Review and discussion followed on the amendments necessary. Mr. Gilliam requested the Commissioners read Charters Five and Six independently and bring suggestions to the next meeting.