

County of Prince Edward
 Planning Commission
 Agenda Summary

Meeting Date: June 19, 2018
Item No.:
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Rezoning Request-Farmville Hospitality , LCC

Summary:

The County has received a request from Farmville Hospitality, LLC to rezone Tax Map Parcel 037-A-47 from C1, General Commercial with restrictions to C1, General Commercial without restrictions. The parcel is approximately 5.84 acres

The Prince Edward County Board of Supervisors originally approved a rezoning for the back portion of the property in April 2008 from R2, General Residential to C1, General Commercial to bring the entire property into the C1, General Commercial zoning classification with the restriction that the property would only be used for the construction of a hotel or motel along with several other restrictions which have been listed below.

The owner of the property has marketed the property for a number of years and the restriction to allow only the construction of a hotel or motel has limited the development possibilities as well as the sale of the property.

The request is consistent with the County's Comprehensive Plan and staff supports the request to rezone the property and remove the restriction to only allow the use for a hotel or motel and suggest the following conditions:

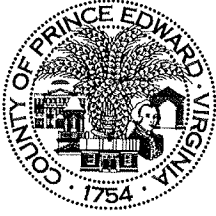
- Any future development of the property provides a 15 foot wide buffer, consisting of one row of large evergreen trees and one row of small evergreen trees.
- Any elevated signage is placed on the town portion of the property, adjacent to South Main Street. Any signage located within the county portion of the property is monument style.
- All lighting shall be glare shielded and non- directional.
- Dumpster locations shall be located to minimize noise and impacts to the adjacent properties.
- Height of any future buildings is in scale with the adjacent neighborhood.
- VDOT and/or Town approvals for all easements and intersection improvements.

Motion _____
 Second _____
 Prengaman _____

Mason _____
 Townsend _____
 Jenkins _____

Hunt _____
 Gilliam _____
 Leatherwood _____

Jones _____
 Watson _____
 Peery _____



County of Prince Edward
Planning Commission
Agenda Summary

Attachments:

1. Public Hearing Notice
2. Special Use Permit Application
3. List of Adjoining property owners notified of Special Use Permit
4. Sample letter sent to adjoining property owners

Recommendations:

The Planning Commission will wish to hold the public hearing and render a decision concerning the Rezoning Request.

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



May 30, 2018

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018



Notice of Public Hearings

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. Request by Joseph Hines for a Special Use Permit to allow the operation of a Campground located on Clark Street on property identified as Tax Map Parcel 37-A-49 zoned A2, Agricultural Residential District.
5. Request by Joseph Hines for a Special Use Permit to allow the operation of a Campground located on Green Bay Road on property identified as Tax Map Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation District.

A complete copy of the proposed amendments to the Zoning Ordinance and the Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at www.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.

FOR OFFICE USE ONLY
 Comments _____

FOR OFFICE USE ONLY
 PERMIT APPLICATION # _____
 Date Submitted 5/22/16
 Magisterial District _____

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY
 APPLICATION
 REQUEST FOR REZONING
 REQUEST FOR AMENDMENT**

I, WE Farmville Hospitality, LLC
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE
 COUNTY ZONING ORDINANCE BY:

- _____ Modifying section(s) _____ of the ordinance as noted below. (See Schedule A)
 Modifying the Zoning District Classification of the following described property from the C1
 District(s), to the C1 District.

Location / Legal Description of Property: Deed Book / Page No. 265/583 or Instrument No. _____
 Tax Map # 037-A-47 Subdivision, if applicable _____

If acreage, attach plat of property and a metes and bounds description.
 Briefly describe the current use of the property.

Currently vacant, but zoned partially as C1 for hotel/motel use

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property
 Name: Farmville Hospitality, LLC _____ Signature _____
 Address: 6309 Banner Elk Dr. _____ Date 5/11/2018
Charlotte, NC 28216 Phone: 704-907-8554 E-mail: xzimbo@gmail.com

Owner(s) of Property
 Name: _____ Signature _____
 Address: _____ Date _____
 Phone: _____ E-mail: _____

Schedule A

Describe the requested amendment to the Zoning Ordinance, (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.

Request a removal of proffer of restricting this C1 for hotel/motel use to C1 with no restrictions.

Schedule B

Contiguous property owner(s) to be affected by this proposed change.

Name	Address
<u>(Garland) Sylvia Wickwire</u>	<u>51 Herons Nest, Savannah, GA 31410</u>
<u>Kate Sumner</u>	<u>112 Williams St. Farmville, VA</u>
_____	_____
_____	_____
_____	_____

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

Application Fee Re-zoning Permit \$300 Application Fee Received By [Signature] Date 5/27/16
 Application Fee Zoning Amendment \$300 Cash Check

The above permit 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

Farmville Hospitality, LLC

May 11, 2018

Department of Building and Zoning
P. O. Box 382
Farmville, VA 23901

Dear Sir:

We humbly submit this application to amend zoning for our property.

We have marketed this property for a number of years. However, the zoning restriction for hotel/motel use has limited the development possibilities as well as the sale of the property. The location is suitable for other commercial development that could complement a hotel, if one were to be developed on this site

Thank you for your kind consideration to this matter

Sincerely,



Rohit R. Patel
Managing Member

6309 BANNER ELK DR. CHARLOTTE, NC 28216
T 704.907.8554
XZIMBO@GMAIL.COM

Prince Edward County
Special Use Permit

Applicant: Farmville Hospitality, LLC
Tax Map #37-A-47

Date: June 6, 2018

Schedule B

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

Parcel ID	Owner	Address	Note
037-A-47A	Shree Dutt, LLC	2015 S. Main Street Farmville, VA 23901	
037-3-1	Prince Edward Properties, LLC C/O Sylvia Wickwire	51 Heron's Nest Savannah, GA 31410	
37C-1-1	Marj, LLC	2108 S. Main Street Farmville, VA 23901	
037C-1-2	Carlton Lafoon, Sr & Jr	720 Oak Street Farmville, VA 23901	
037C-1-3A	Getty VA Leasing, Inc	125 Jericho Turnpike Suite 103 Jericho, NY 11753	
037A-1-22	Betty Sumner	112 Williams Street Farmville, VA 23901	
037A-1-15	Steven Simon	118 Thomas Street Farmville, VA 23901	
037A-1-16	Brenda Childress	103 Williams Street Farmville, VA 23901	
037A-1-17	Jack Houghton	105 Williams Street Farmville, VA 23901	
037A-1-18	NG Soo Ing	107 Williams Street Farmville, VA 23901	
037A-1-19	Hung Tran	109 Williams Street Farmville, VA 23901	
037-A-49C	Ashworth Holdings, LLC	P O Box 10268 Danville, VA 24543	

BOARD OF SUPERVISORS

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James R. Wilck
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COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett

Post Office Box 382
111 South Street, 3rd Floor
Farmville, VA 23901

Office: (434) 392-8837

Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us
www.co.prince-edward.va.us

June 6, 2018

RE: Rezoning Application for Tax Map Parcel #037-A-47.

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. to consider a rezoning request by Farmville Hospitality, LLC. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the rezoning request.

The request by Farmville Hospitality, LLC is to allow the property to be rezoned from C1, General Commercial with restrictions to C1, General Commercial without restrictions that the development of the property be limited to hotel/motel use only.

The property is located on Tax Map Parcel #037-A-47, containing 5.84 acres at the southwest corner of the intersection of Williams Street and Perry Drive; immediately south of the Crestview Subdivision.

You are receiving this notice because you own land adjacent to this parcel. The Rezoning application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

Sincerely,

Robert S. Fowler
Director
Planning and Community Development