



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: Special Use- Joseph Hines

Summary:

The County has received a special use permit application to permit the operation of a Campground located on Green Bay Road Street, on tax map parcels 39-12-1 and 39-12-2 owned by Joseph Hines.

The proposed facility will consist of approximately 29 campsites which will allow the use of tents and recreational vehicles on approximately 5.02 acres.

The facility will be required to provide bathrooms facilities, water and sewer as required by the Virginia Department of Health.

The applicant will have to obtain VDOT approval for the proposed access points prior to the issuance of any permits.

The property is located in an A, Agricultural Conservation District and the use is allowed by Special Use Permit.

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 Special Use Permit Request.

Motion _____	Mason _____	Hunt _____	Jones _____
Second _____	Townsend _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	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.

COMMENTS: _____

PERMIT/APPLICATION NO _____
ZONING DISTRICT _____
MAGISTERIAL DISTRICT _____
DATE SUBMITTED _____

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:
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: JOSEPH C. HINES
Applicant's Address: PO Box 268, Farmville, VA 23901
Applicant's Telephone Number: (804) 615-2162

Present Land Use: Vacant Property

Legal Description of Property with Deed Book and Page No. or Instrument No. DB 1600, pg 1455
See Attached Plat and Description

Tax Map # 39-12-1 / 39-12-2 Acreage: 5.02 / 3.97 (8.99 Total)

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Proposed Campground Use for Special Use Permit

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Please See Attached

Height of Principal Building (s): Feet N/A Stories N/A

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 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 of Property Owner(s) [Signature] Date 4/3/18

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 [Signature] Date 4/3/18

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 Planning &
Community Development
P. O. Box 382
Farmville, VA 23901
(434) 392-8837

Special Use Permit Application

**Joseph C. Hines
PO Box 268
Farmville, VA 23901
804-615-2162 (c)**

Legal Description of Property

DB 1600, Page 1455

Tax Map Parcel Number 039-12-1 – See attached Plat

All that certain tract or parcel of land, fronting on the southern side of Highway No. 460, lying and being in Lockett Magisterial District, Prince Edward County, Virginia designated as Lot 1 of the Sunrise Subdivision containing 5.02 acres according to a survey by Gregory A. Watson, L.S., of Watson & Duggan, PLC, which is recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia dated May 6, 2004 and recorded with Instrument Number 200500271, reference to which plat is herewith made for a more particular metes and bounds description of the property.

Tax Map Parcel Number 039-12-2 – See attached Plat

All that certain tract or parcel of land, fronting on the southern side of Highway No. 460, lying and being in Lockett Magisterial District, Prince Edward County, Virginia designated as Lot 2 of the Sunrise Subdivision containing 3.97 acres according to a survey by Gregory A. Watson, L.S., of Watson & Duggan, PLC, which is recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia dated May 6, 2004 and recorded with Instrument Number 200500271, reference to which plat is herewith made for a more particular metes and bounds description of the property.

Narrative Statement evaluating Effects on adjoining properties (noise, odor, dust, fumes, etc.):

It is anticipated that there will be no negative effects on the adjoining properties.

Statement of General Compatibility with adjacent and other properties in the zoning district.

The requested special use will be generally compatible with the adjacent and other properties.

Prince Edward County
Special Use Permit

Applicant: Joseph Hines
Green Bay Road
Tax Map # 39-12-1 & 39-12-2

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
039-A-23	Mary Redd C/O Irene Watson Hurt	84 Hurt Hill Lane Rice, VA 23966	
039-5-A	Ann Sibold & Donald Miller	1394 Krim Point Road Midlothian, VA 23114	
039-13-1 039-13-2	Robert Hines	1505 Lindenberg Square Wake Forest, NC 27587	
039-11-2	Adaniel Victor, Romeo Clemente & Theresa Capati Dionisio	116 Jesse's Way Farmville, VA 23901	
039-11-15	Billy & Elizabeth Rutherford	21605 Prince Edward Highway Rice, VA 23966	
039-12-3	Keepsake Storage, LLC	6651 Drunkard Road Jetersville, VA 23083	

BOARD OF SUPERVISORS

Pattie Cooper-Jones
Chairman

James R. Wilck
Vice Chairman

J. David Emert

Robert M. Jones

Odessa H. Pride, Ed.D.

Gene A. Southall

C. Robert Timmons, Jr.

Jerry R. Townsend



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: Special Use Permit Application at Green Bay Road

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 Special Use Permit Application by Joseph Hines. 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 special use request.

Request by Joseph Hines to allow the operation of a campground located on Green Bay Road.

The property is located on Tax Map Parcels 39-12-1 and 39-12-2 owned by Joseph Hines. This is an A1, Agricultural Conservation District and allowed by Special Use Permit.

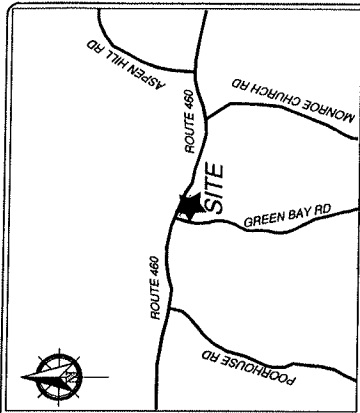
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about 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

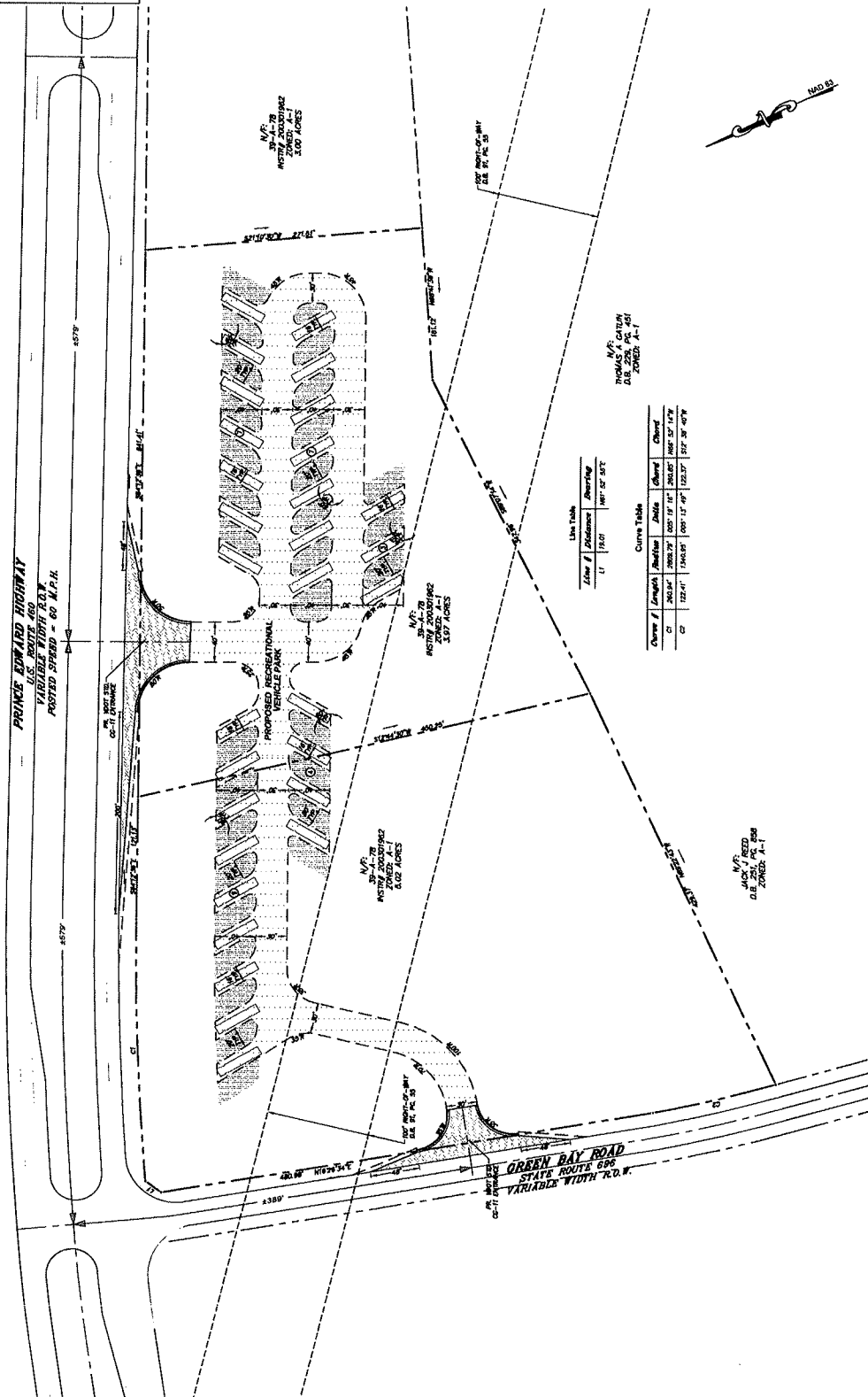
Director

Planning and Community Development



SITE LOCATION MAP - SCALE: 1" = 2000'

NOTES:
 THIS PLAN IS FOR CONSTRUCTION PURPOSES ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



Line Table

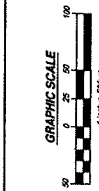
Zone #	Length	Bearing	Area
1	18.01	N 87° 52' 54"	

Curve Table

Curve #	Length	Radius	Delta	Chord	Offset
C1	263.84'	2000.00'	100° 11' 11"	200.00'	100.00'
C2	122.41'	1000.00'	100° 11' 11"	100.00'	50.00'

LEGEND

- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- PAVED DUTY PAVEMENT
- GRAVEL PAVEMENT
- GRASS



**RECREATIONAL VEHICLE PARK
 CONCEPTUAL SITE LAYOUT #1 (CP-1)**

PRINCE EDWARD COUNTY, VA

REVISION DATE: MAY 23, 2018

DATE: MAY 23, 2018

**KOONTZ
 ERYANT
 JOHNSON
 WILLIAMS**

1703 North Parkham Road, Suite 202
 Henrico, VA 23229

1-
2-
3-
4-
5-
6-

12-
TOP
FAX
Call 3

This cor fre ow

- Notes**
1. Tax Map Parcel Number . 39-A-7B.
 2. This plat has been prepared without benefit of a title report and therefore may not show all encumbrances on the property.
 3. Exterior boundary is based on plat recorded in D.B.349 p.773. All interior lot lines are based on current field survey.
 4. Private entrances will be addressed upon individual request from VDOT.
 5. See Prince Edward County Zoning Ordinance for setbacks and yard widths.

"Sunrise" Subdivision
Being The Property Owned BY
P.R.J. Land Trust
Instrument # 200301962
Lockett District, Prince Edward County, Va.
May 6, 2004 03350A

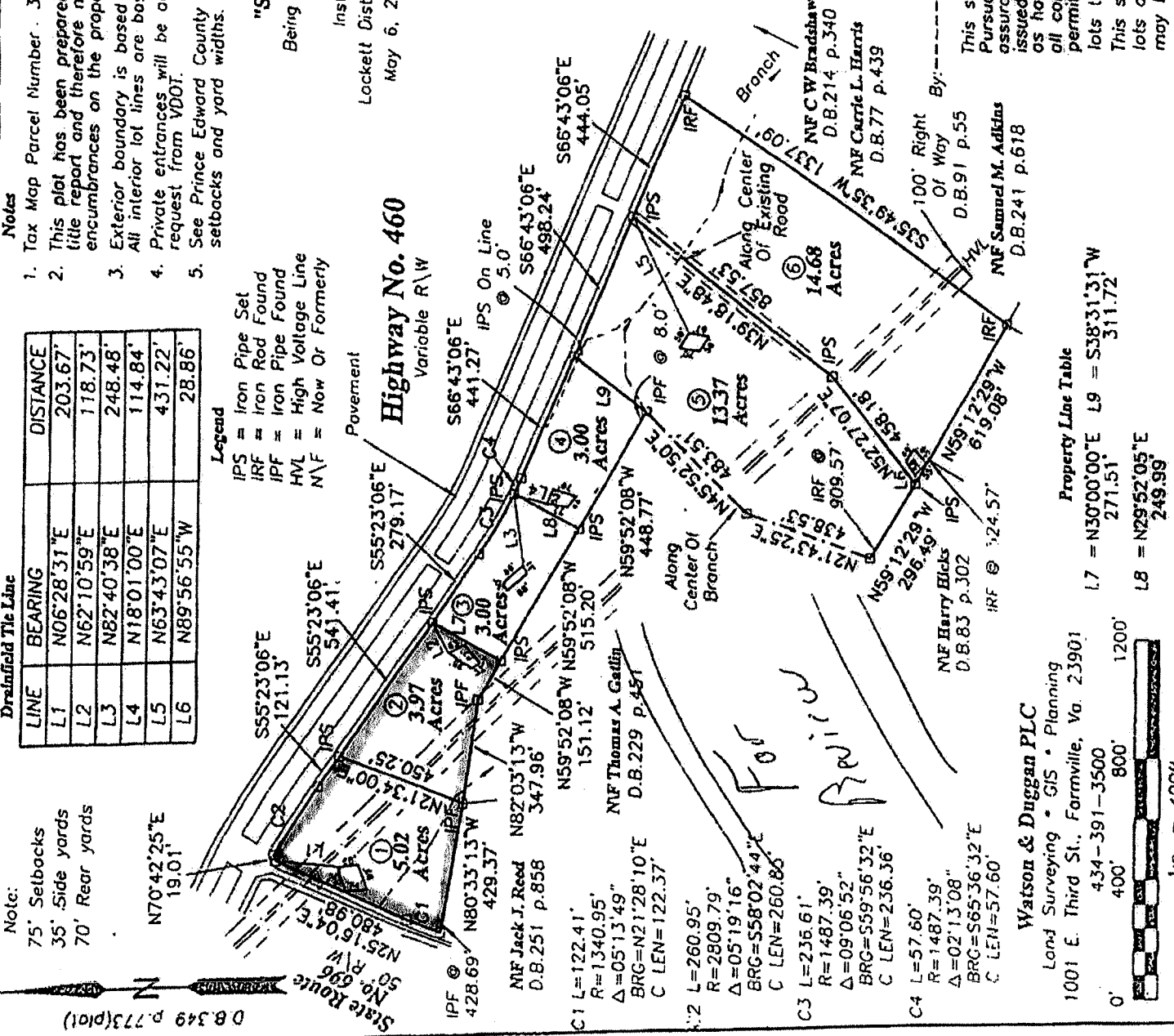
Health Dept. Approval Statement
This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12VAC 5-610-10 et seq, the "Regulations") (and local ordinances if the locality has or accepts private evaluations for compliance with local ordinances). This subdivision was submitted to the Health Dept. for review pursuant to 32.1-163.5 of the Code of Virginia which requires the Health Dept. to accept private soil evaluator(AOSE) or a professional engineer working in consultation with an AOSE for residential development. The Dept. is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations This plot was rec Circuit Court of f

Drainfield Tile Line

LINE	BEARING	DISTANCE
L1	N06°28'31"E	203.67'
L2	N62°10'59"E	118.73'
L3	N82°40'38"E	248.48'
L4	N18°01'00"E	114.84'
L5	N63°43'07"E	431.22'
L6	N89°56'55"W	28.86'

- Legend**
- IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IPF = Iron Pipe Found
 - HVL = High Voltage Line
 - N\F = Now Or Formerly

Highway No. 460
Variable R/W



Health Dept. Approval Statement
This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12VAC 5-610-10 et seq, the "Regulations") (and local ordinances if the locality has or accepts private evaluations for compliance with local ordinances). This subdivision was submitted to the Health Dept. for review pursuant to 32.1-163.5 of the Code of Virginia which requires the Health Dept. to accept private soil evaluator(AOSE) or a professional engineer working in consultation with an AOSE for residential development. The Dept. is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations This plot was rec Circuit Court of f

Property Line Table

L7 = N30°00'00"E L9 = S38°31'31"W 271.51' 311.72'

L8 = N29°52'05"E 249.99'

1m = 400ft

Watson & Duggan PLC
Land Surveying • GIS • Planning
1001 E. Third St., Farmville, Va. 23901
434-391-3500
400' 800' 1200'