

County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: February 18, 2014
Item No.: 4
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: AMENDMENT OF ZONING ORDINANCE

Summary:

The existing Zoning Ordinance has been inexistence for over six years with only minimum changes. The Planning Commission has reviewed the existing Ordinance and is proposing changes that will result in a document that will more closely reflect the uses desired by the citizens of Prince Edward County.

The amendments include:

1. Adding additional uses in most of the zoning districts that are allowed either "by-right" or with a special use permit.
2. Requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District.
3. Amending Section 4-300.11 to allow pervious paving materials as a condition for off-street parking.

Attachments:

1. Public Hearing Notice
2. Proposed Amendments to the Prince Edward County Zoning Ordinance

Recommendation:

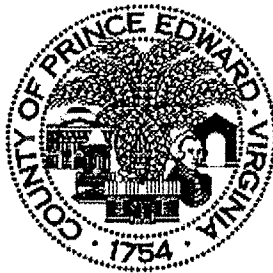
The Planning Commission will wish to hold the public hearing and render a decision concerning the proposed amendments.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

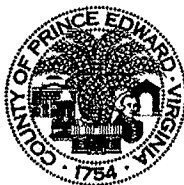
Jones _____
Watson _____
Terry _____



COUNTY OF PRINCE EDWARD, VIRGINIA

January 29, 2014

Please run the following in the Friday, January 31, 2014 and Friday, February 7, 2014 editions of *The Farmville Herald*:



PUBLIC HEARING NOTICE

The Prince Edward County Planning Commission will hold two (2) Public Hearings on **Tuesday, February 18, 2014 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 making a recommendation to the Board of Supervisors on the following:

(1) Amendments to County Comprehensive Plan

Amendments to the Prince Edward County Comprehensive Plan, as required by Section 15.2-2230 of the *Code of Virginia*, are proposed to all of the chapters of the Plan to correct grammatical structure. Additionally, in Chapter IV – the Demographics Analysis was updated to reflect the data of the 2010 Census and in Chapter V – Community Facilities and Services is being expanded significantly to meet new requirements imposed by the 2012 General Assembly, which include the expansion of information concerning transportation resources, the Six-Year Improvement Plan and the Long-Range Transportation Plan.

(2) Amendments to County Zoning Ordinance

Proposed amendments include: adding additional uses in most of the zoning districts that are allowed either “by-right” or with a Special Use Permit; requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District; and amending Section 4-300.11 to allow pervious paving materials as a special condition for off-street parking.

The proposed amendments of the County Comprehensive Plan and the County Zoning Ordinance are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA and on the Prince Edward County website: 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.

By Order of the Planning Commission
County of Prince Edward, Virginia

Proposed Amendments to the Zoning Ordinance:

I. Amendments to uses allowed 'by-right' or allowed by a special use permit

Agriculture Conservation - AI

Add the following uses '**by-right**':

Garden Center (commercial)

Add the following uses '**by-right**' with Use & Design Standards:

Clubs (civic)

Add the following Uses by '**Special Use Permit**':

Assisted Care Residence (civic- should it be residential?)

Correction Facilities (civic)

Life Care Facility (civic)

Nursing Home (civic)

Automobile Rental/ Leasing (commercial)

Flea Market (commercial)

Scrap & Salvage Services (Industrial)

Aviation Facilities (Miscellaneous)

Add the following Uses by '**Special Use Permit**' with Use & Design Standards:

Auto Dealership, Used (commercial)

Uses which require further discussion to determine whether to include in the AI district and in which category above to include them:

Truck Yard (commercial)

Agriculture Residential- A2

Add the following uses '**by-right**':

Add the following Uses by '**Special Use**

Permit': Automobile Rental/ Leasing

(Commercial) Hotel/ Motel/ Motor Lodge

(Commercial)

Scrap & Salvage Services (Industrial)

Restaurant (Commercial)

Low Density Residential- R1

There are presently no R1 districts in the county.

Add the following Uses by '**Special Use Permit**':

Assisted Care Residence (Residential)

General Residential- R2

R2 is found inside the 460-Bypass.

Add the following Uses by 'Special Use Permit':
Assisted Care Residence (Residential)

Medium Density Residential- R3

Presently the only R3 district is the parcel where the Worsham School Lofts is located. It is the only zoning district which permits Multi-family Dwelling use.

Add the following Uses by 'Special Use Permit':
Assisted Care Residence (Residential) **General**

Commercial- CI

Add the following Uses by 'Special Use Permit':
Scrap & salvage Services (Industrial Use type)

College Residential- CR

Add the following Uses by 'Special Use Permit' with Use & Design Standards:
Multi-family Dwelling (residential use type)

Village Center - VC

Add the following uses 'by-right':

- Farm Stand (Agricultural)
- Family Day Care Home (residential/civic / commercial)
- Post Office (civic)
- Agricultural Services (Commercial Use)
- Assembly Hall (commercial)
- Funeral Services (commercial)
- Garden Center (commercial)
- Studio, Fine Arts (commercial)

Add the following uses 'by-right' with Use & Design Standards:

- Accessory Apartment (residential)
- Bed & Breakfast (commercial)

Add the following Uses by 'Special Use Permit':

- Two Family Dwelling "Duplex" (residential)
- Assisted Care Residence (residential)
- Communication Services (commercial) (radio, tv, recording studios, etc)
- Flea Market (commercial)
- Hotel/Motel/Motor Lodge (commercial)
- Laundry (commercial)
- Veterinary Hospital / Clinic (commercial)

Add the following Uses by 'Special Use Permit' with Use & Design Standards:

- Multi-family Dwelling (residential)
- Townhouse (residential)
- Outdoor Gathering (commercial)

II. Amendments to USE TYPE by CATEGORY

Move "Family Day Care Home" out of Residential Use Type and into Civic Use or Commercial Use.

Move "Assisted Care Residence" out of Civic Use Type and into "Residential Use Type".

III. Amendments to setback requirements

Amend Section 2-100.5, B, 2 Minimum Setback Requirements – Accessory Structures to read:

Front Yard: 75'

Side Yard: 5'

Rear Yard 5'

Amend Section 2-200.5, B, 2 Minimum Setback Requirements – Accessory Structures to read:

Front Yard: 75'

Side Yard: 5'

Rear Yard 5'

IV. Amend Section 4-300.11 to add item 3 to read:

3. Gravel or other pervious paving materials maybe considered as a special condition.