



**Prince Edward County Planning Commission
Meeting Minutes
March 20, 2018
7:00 pm**

Members Present: John “Jack” W. Peery, Jr., Vice Chairman
Donald Gilliam Preston L. Hunt
Robert “Bobby” Jones Clifford Jack Leatherwood
Chris Mason Teresa Sandlin
Cannon Watson

Absent: Donald Gilliam, Mark Jenkins, John Prensaman, Chair

Staff Present: Rob Fowler, Planning & Zoning Director; Wade Bartlett, County Administrator

Vice Chairman John “Jack” W. Peery, Jr., called the March 20, 2018 meeting to order at 7:00 p.m.

Approval of Minutes: January 16, 2018

Commissioner Jones made a motion, seconded by Commissioner Sandlin, to approve the meeting minutes from January 16, 2018, as presented; the motion carried:

Aye: Preston L. Hunt Nay: (None)
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John “Jack” W. Peery, Jr.
Teresa Sandlin
Cannon Watson

Absent: Donald Gilliam, Mark Jenkins, John Prensaman

In Re: Public Hearing – Special Use Permit, Interstate Sign Company, Inc.

Vice-Chairman Peery announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request by Interstate Sign Company, Inc. for a Special Use Permit to permit the installation of one internally lighted free-standing sign with LED digital display for the gas price and two canopy/wall signs, located at 14315 Farmville Road, on Tax Map Parcel 112-1-1A and owned by Patricia Hudson. This is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, March 9, 2018 and Friday, March 16, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Rob Fowler, Planning and Zoning Director, stated Prince Edward County received a Special Use Permit application to permit the installation of one internally lighted free-standing sign with LED digital display for the gas price and two canopy/wall signs located at 14315 Farmville Road on Tax Map Parcel 112-1-1A, owned by Patricia

Hudson. He said the proposed signs are part of an exterior renovation project for the business and the free-standing sign will be 32 square feet in area, will utilize the existing pole, and will be self-dimming at night.

Mr. Fowler said there has been no opposition to this application; there was one inquiry but when they learned where the lighting was going, there were no objections.

Mr. Fowler said the property was formerly used as a convenience store and is a legal non-conforming use. Section 3-104.11 of the Prince Edward County Zoning Ordinance permits lighted signs by Special Use Permit.

Vice-Chairman Peery opened the public hearing.

Commissioner Watson asked if this is the store that has been closed for a while; Mr. Fowler said it is.

Vice-Chairman Peery asked if the sign will have a message; Mr. Fowler said it will just announce the price of the gasoline.

There being no one further wishing to speak, Vice-Chairman Peery closed the public hearing.

Commissioner Watson made a motion, seconded by Commissioner Jones, to approve for recommendation to the Board of Supervisors the request for installation of one internally lighted free-standing sign with LED digital display for the gas price and two canopy/wall signs; the motion carried:

Aye:	Preston L. Hunt	Nay:	(None)
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	Teresa Sandlin		
	Cannon Watson		

Absent: Donald Gilliam, Mark Jenkins, John Prengaman

In Re: Special Use Permit Application – Schaffer Construction Company, Inc.

Vice-Chairman Peery announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request by Schaffer Construction Company to construct Townhome units for sale on Briarwood Drive on property identified as Tax Map Parcel 038C-7-A. This is an R2, General Residential District. Notice of this hearing was advertised according to law in the Friday, March 9, 2018 and Friday, March 16, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler stated the County has received a special use permit application to permit the construction of ten townhome units for sale located on Briarwood Drive, on property identified as Tax Map Parcel 038C-7-A and owned by Schaffer Construction Company, Inc. He said the proposed townhomes will be two stories, approximately 1,400 square feet per unit and the exterior building materials will be vinyl and faux stone. The project is adjacent to the Briery Acres Townhouse project that was developed several years ago. The proposed townhomes must comply with Section 3-100.3(B) of the Prince Edward County Zoning Ordinance.

Mr. Fowler said a similar project was done in 1994 and originally this was part of the Master Plan, but the previous Board only approved ten townhouse units; they wish to add ten more units. They will have to provide a full site plan and apply for the Stormwater ENS when the project gets to that point; it will have to meet the Zoning Ordinance Townhome standards with staggered rows, the side will have to change after every four units. He added it is recommended they leave the buffer in the rear of the property in place. He said a subdivision plan will also be necessary. The project is compatible with the Comprehensive Plan.

Mr. Fowler stated there were two inquiries which did not support or oppose the project; one adjacent neighbor opposed the project on the grounds that the area is strictly single family residential and should stay that way.

Commissioner Sandlin asked if these townhomes will be the same as the others [on site]. Mr. Fowler said they will.

Commissioner Sandlin said the community has a need for townhomes.

Mr. Fowler said the townhomes will be served by public water and sewer, which is a requirement of the Zoning Ordinance, and will follow the Townhome standards. He said there will be 35' front, two off-street parking spaces per unit, 40' separation between and the minimum lot width will be 16' for each unit; they will need to create a Home Owners Association, and this meets the standards and leaves a buffer in the rear of the property and will not fill out the entire property.

Commissioner Sandlin questioned the ingress and egress; Mr. Fowler said it will be off Briery Drive.

Vice-Chairman Peery opened the public hearing.

There being no one wishing to speak, Vice-Chairman Peery closed the public hearing.

Commissioner Hunt made a motion, seconded by Commissioner Jones, to approve for recommendation to the Board of Supervisors the Special Use Permit Application of Schaffer Construction Company to construct Townhome units for sale on Briarwood Drive on property, with the following conditions:

- 35' front yard setback
- Two off-street parking spaces per unit
- 40' space between the two buildings
- 16' minimum lot width for each unit
- Meet standards in Zoning Ordinance for Townhomes
- Leave buffer at back of property adjacent to existing single-family dwellings
- Create HOA to take care of exterior maintenance
- Approved Site Plan

The motion carried:

Aye:	Preston L. Hunt	Nay:	(None)
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	Teresa Sandlin		
	Cannon Watson		

Absent: Donald Gilliam, Mark Jenkins, John Pregelman

In Re: Old Business

Mr. Fowler said the Board of Supervisors approved the Special Use Permit Application for both Mr. Gray and Mr. King during their last meeting. In Mr. Gray's project, the site plan has been received and it is currently being reviewed. He said the existing opening will be closed by Lindsay Hardwoods and will share an easement with a neighbor at the opening in the median as recommended by VDOT for safety.

New Business

(None.)

Vice-Chairman Peery made a motion, seconded by Commissioner Jones, to adjourn the meeting at 7:11 p.m.; the motion carried:

Aye: Preston L. Hunt Nay: (None)
 Robert M. Jones
 Clifford Jack Leatherwood
 Chris Mason
 John "Jack" W. Peery, Jr.
 Teresa Sandlin
 Cannon Watson

Absent: Donald Gilliam, Mark Jenkins, John Pregelman

Next Meeting: TBD