



**Prince Edward County Planning Commission
Meeting Minutes
April 17, 2018
6:00 pm**

Members Present: John Pregarman, Chair John "Jack" W. Peery, Jr., Vice Chairman
 Donald Gilliam Preston L. Hunt
 Robert "Bobby" Jones Clifford Jack Leatherwood
 Teresa Sandlin Cannon Watson

Absent: Mark Jenkins

Staff Present: Wade Bartlett, County Administrator

Chairman John Pregarman called the April 17, 2018 meeting to order at 6:00 p.m.

Approval of Minutes: March 20, 2018

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from March 20, 2018, as presented; the motion carried:

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

Absent: Mark Jenkins

In Re: Public Hearing – Proposed Ordinance Amendment

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on the amendment to the County Zoning Ordinance to allow Construction Camps in the I-1, General Industrial District by Special Use Permit. Notice of this hearing was advertised according to law in the Friday, April 4, 2018 and Friday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Wade Bartlett, County Administrator, stated Prince Edward County staff was contacted recently regarding the process to establish a Construction Camp in the I-1, General Industrial District. After reviewing the current zoning ordinance, there is not a use classification that would allow this type of use.

Mr. Bartlett said staff suggests that the Planning Commission add a classification of “Construction Camps” as a use allowed by Special Use Permit in the I-1, General Zoning District. He said applicants would have to provide public water and sewer systems, provide buffers and meet the current development standards outlined in the ordinance and comply with any addition building codes or other state agency requirements. Mr. Bartlett added that any parcel located inside the bypass would require the public water and sewer; any parcel outside of the bypass would require well and septic and the County would have to rely on the Health Department to make the conditions for any Construction Camps. He said anyone interested in having a Construction Camp would be required to hire an engineer to provide a traffic analysis, which would be provided to VDOT who would review and present any conditions necessary on the applicant.

Mr. Bartlett said staff also suggests that the following definition of Construction Camp be added to Article VI, Section 6-200.3(C):

Construction Camps: Sites that provide temporary housing (i.e. recreational vehicles) for a large influx of employees/labor drawn to the area by large extended construction projects. These camps are meant to minimize the strain on local resources, limit social impacts on the community and allow control and order to be imposed on the occupants.

Mr. Bartlett said this will be a permanent amendment to the Zoning Ordinance to add “Construction Camps”; this is not just for the proposed projects.

Chairman Prengaman opened the public hearing.

There being no one wishing to speak, Chairman Prengaman closed the public hearing.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors the amendment to the Zoning Ordinance to permit Construction Camps and to add the definition of Construction Camps to the Ordinance; the motion carried:

| | | | |
|---------|---------------------------|------|--------|
| Aye: | Donald Gilliam | Nay: | (None) |
| | Preston L. Hunt | | |
| | Robert M. Jones | | |
| | Clifford Jack Leatherwood | | |
| | John “Jack” W. Peery, Jr. | | |
| | John Prengaman | | |
| | Teresa Sandlin | | |
| | Cannon Watson | | |
| Absent: | Mark Jenkins | | |

In Re: Special Use Permit Application – Rock and Metal, LLC

Chairman Pregelmann announced this was the date and time scheduled for a Public Hearing on a request by Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp located at 300 SMI Way on property identified as Tax Map Parcel 023B-1-V. This is an I-1, General Industrial District. Notice of this hearing was advertised according to law in the Friday, April 4, 2018 and Friday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett stated the County has received a special use permit application to permit the operation of a Construction Camp providing up to 30 camp sites located at 300 SMI Way, on Tax Map Parcel 023B-1-V, owned by SMI-Owen Steel Company, Inc.

Mr. Bartlett stated the proposed facility is within the Town limits and the Town will provide public water and sewer to each individual site to accommodate employees associated with a long-term construction project. The property is located in an I-1, General Industrial District and the use would be allowed by Special Use Permit if the Board of Supervisors approves the amendment to the Zoning Ordinance.

Mr. Bartlett said staff suggests the Planning Commission recommend the following conditions to the Board of Supervisors if it recommends approval:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.

Mr. Bartlett said the site may be able to be seen from the High Bridge Trail. He said the employees are drug and alcohol tested, and work 12-hour days. He said there are no residential homes nearby.

Tim Tharpe stated the industrial site will be developed for the construction camp, and this parcel is an ideal location. He said the employees leave the site early in the morning and get back late in the evening; the site will have a full time manager for the site and also security guards. He added there is economic benefit to the County and the Town, spending their money in the restaurants and grocery stores, in addition to the water and sewer, and adding to the tax base.

Chairman Pregelmann asked if the site will provide a maximum of 30 campsites; Mr. Tharpe said that is correct.

Commissioner Jones asked if the manager at Southern States was contacted; Mr. Tharpe said he had, the buffer between all adjoining properties will remain. He said these are all professional people and are paid very well; they are there to make a living.

Commissioner Jones suggested having the traffic light adjusted to allow more time for the employees to get out of the campground in the mornings. Discussion followed.

Chairman Pregelmann opened the public hearing.

There being no one wishing to speak, Chairman Pregelmann closed the public hearing.

Commissioner Peery made a motion, seconded by Commissioner Jones, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp with up to 30 sites, located at 300 SMI Way on property identified as Tax Map Parcel 023B-1-V, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

| | | | |
|---------|---------------------------|------|--------|
| Aye: | Donald Gilliam | Nay: | (None) |
| | Preston L. Hunt | | |
| | Robert M. Jones | | |
| | Clifford Jack Leatherwood | | |
| | John “Jack” W. Peery, Jr. | | |
| | John Prengaman | | |
| | Teresa Sandlin | | |
| | Cannon Watson | | |
| Absent: | Mark Jenkins | | |

In Re: Special Use Permit Application – Lapp Associates, LLC

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Lapp Associates, LLC for a Special Use Permit to operate a Construction Camp located at 300 Industrial Park Road on property identified as Tax Map Parcel 023B-A-1. This is an I-1, General Industrial District. Notice of this hearing was advertised according to law in the Friday, April 4, 2018 and Friday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett stated the County has received a special use permit application to permit the operation of a Construction Camp providing up to 150 camp sites located at 300 Industrial Park Road, on Tax Map Parcel 023B-A-1, owned by Lapp Associates, LLC.

Mr. Bartlett stated the proposed facility will provide public water and sewer to each individual site to accommodate employees associated with a long-term construction project. The property is located in an I-1, General Industrial District and the use would be allowed by Special Use Permit if the Board of Supervisors approves the amendment to the Zoning Ordinance.

Mr. Bartlett said staff suggests the Planning Commission recommend the following conditions to the Board of Supervisors if it recommends approval:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.

Mr. Bartlett discussed the layout of the proposed site; he said 50 sites will be prepared initially and additional sites would be added in 50 site increments, as need presented. He said there are no residential homes nearby; the closest is a mobile home park. Impact on the neighbors is limited. Mr. Bartlett said there will be two ways into and out of the site, and this will use the entrance that was used by Carbone when it was in business. VDOT will have to approve the entrances and exits.

Mr. Bartlett said there will be someone on site 24/7; discussion regarding security followed.

Mr. Bartlett said carpooling or buses will be used to minimize traffic impacts. He said once the construction is complete on the pipeline in approximately three years, the property will be returned to its current state; this is not a permanent campground.

Chairman Prengaman opened the public hearing.

Mr. Lapp said up to 150 sites will be prepared, in increments of 50 as need arises. He said the Town will provide water and sewer; electric is already on-site. He said the site plan is available; the hours will be the same as was discussed in the previous public hearing.

There being no one wishing to speak, Chairman Prengaman closed the public hearing.

Commissioner Watson made a motion, seconded by Commissioner Gilliam, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from Lapp Associates, LLC for a Special Use Permit to operate a Construction Camp with up to 150 sites, located at 3300 Industrial Park Road on property identified as Tax Map Parcel 023B-A-1, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

| | | | |
|---------|---------------------------|------|--------|
| Aye: | Donald Gilliam | Nay: | (None) |
| | Preston L. Hunt | | |
| | Robert M. Jones | | |
| | Clifford Jack Leatherwood | | |
| | John "Jack" W. Peery, Jr. | | |
| | John Prengaman | | |
| | Teresa Sandlin | | |
| | Cannon Watson | | |
| Absent: | Mark Jenkins | | |

In Re: Old Business
(None.)

New Business

(None.)

Commissioner Peery made a motion, seconded by Commissioner Jones, to adjourn the meeting at 6:28 p.m.; the motion carried:

| | | | |
|---------|---------------------------|------|--------|
| Aye: | Donald Gilliam | Nay: | (None) |
| | Preston L. Hunt | | |
| | Robert M. Jones | | |
| | Clifford Jack Leatherwood | | |
| | John "Jack" W. Peery, Jr. | | |
| | John Pregelman | | |
| | Teresa Sandlin | | |
| | Cannon Watson | | |
| Absent: | Mark Jenkins | | |

Next Meeting: TBD