

Aye: Donald Gilliam
Preston Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
John "Jack" W. Peery, Jr.
John Prengaman
Teresa Sandlin
Cannon Watson

Nay: (None)

In Re: Public Hearing – Proposed Ordinance Amendment

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing to amend the C1, General Commercial District, Sections 2.800.3 and 2.800.3(B) of the County Zoning Ordinance. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Prengaman reviewed the process for public hearings.

Mr. Rob Fowler, Zoning Director, stated that after reviewing the Prince Edward County Zoning Ordinance, staff suggests that the Planning Commission consider amending Section 2-800.3, Permitted Uses, in the C1, General Commercial District, to require the following uses be permitted by Special Use Permit in Section 2.800.3(B):

- Commercial Outdoor Entertainment
- Commercial Outdoor Sports and Recreation
- Car Wash
- Campgrounds
- Crisis Center
- Dance Hall
- Flea Market
- Gasoline Station
- Laundry
- Commercial Kennels
- Mini Warehouses
- Pawn Shop
- Recycling Centers
- Transportation Terminal
- Motel/hotel/motor lodge

Mr. Fowler said this would provide an additional layer of review when development takes place within the C1, General Commercial District to ensure that uses are compatible with adjacent properties.

Chairman Prengaman opened the public hearing.

Kent Lee questioned if there will be another hotel built in town. Chairman Prengaman stated this public hearing is on the proposed ordinance amendment.

Jack Houghton, Farmville, stated he resides in Crestview and that he received a telephone call and an email earlier in the afternoon advising that the public hearing was cancelled on the matter relating to the property to the south of the Crestview residential area. He said he has a problem with the public hearing being advertised to the entire county and the County cannot cancel a public hearing by telephoning him. He said the public hearing is still to be held and it is not legal to not take comment.

Chairman Prengaman said this public hearing is regarding the Zoning Ordinance and not the Crestview Project.

Mr. Houghton said he is discussing the process, and the people in the Crestview neighborhood were told the hearing was tonight by public notice. He said they weren't notified that the meeting was cancelled.

Chairman Prengaman said the County has no ability to notify the entire population of the County. Mr. Houghton said the County can do so by stating so in this meeting. He said they can notify by another public hearing but the public hearing cannot be cancelled. He said a sign is posted on the door of the lobby but that is not due process. He said these people in attendance are opposed to the proposed rezoning that was just withdrawn, so when it appears again, he urged the Planning Commission to advertise properly.

Chairman Prengaman stated legal counsel was contacted and proper procedure was followed that the County currently has in place. He said that under New Business, the County Planning Commission will, between now and the next meeting, review the policies regarding public hearings.

Mr. Houghton said there were three public hearings regarding specific properties listed in that advertisement; all of them were identified by street names, but the one regarding Crestview did not identify [a specific address] and there was not way to identify where that property was. He added it isn't fair or consistent.

Chairman Prengaman stated this will be taken under counsel; he said this public hearing has nothing to do with how the County advertises and is strictly regarding the proposed ordinance amendment.

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

Commissioner Watson made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors the amendment to the Zoning Ordinance to add the uses be permitted by Special Use Permit in Section 2.800.3(B); the motion carried:

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

In Re: Special Use Permit – Joseph Hines, Campground on Clark Street

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a 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. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 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 operation of a Campground located on Clark Street, on Tax Map Parcel 37-A-49, owned by Joseph Hines. He said the proposed facility will consist of approximately 31 campsites which will allow the use of tents and recreational vehicles on approximately 11.22 acres.

Mr. Fowler stated the facility will be required to provide bathroom facilities, water and sewer as required by the Virginia Department of Health. The applicant will have to obtain VDOT and/or the Town of Farmville access approval prior to the issuance of any permits.

The property is located in an A2, Agricultural Residential District and the use is allowed by Special Use Permit.

Mr. Fowler stated he has received opposition to the project. He said Mr. Hines provided additional information, requesting some flexibility within the property as to where the sites will be because of the stormwater, erosion and sediment design issues that might come up.

Commissioner Sandlin recused herself from this public hearing and the one following, citing a conflict of interest.

Commissioner Peery asked if these will be permanent campsites. Mr. Joseph Hines stated this project is driven by the need for sites for the employees with the Atlantic Coast Pipeline. He said he wants to do these responsibly for the surrounding property owners and the campers; a buffer will be in place to shield visibility from Route 460 or from Clark Street. He thanked people for coming, adding that he cannot address concerns if he is not aware of them.

Chairman Prengaman opened the public hearing.

Mr. Ron Sandlin stated he is the property manager for the property at 202 Clark Street and has been since 2001, which is directly across from the proposed camp. Currently, the tenant in that building is Hospice VA, and the employees enter and leave the building at all hours getting medical supplies. The building is monitored and is well lit to provide safety and security. Mr. Sandlin added that he is currently in negotiations with a daycare center that will hold up to 25 full-time infants and toddlers, and additional children before and after school. He asked if a construction camp is the right neighbor. He said there is also a Longwood University housing complex on Clark Street, and asked what the impact to the neighborhood will be. He stated the owner of the property and he oppose this project for this area.

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

Mr. Hines stated he spoke with Louise Waller of the Longwood Real Estate Foundation, who is not in opposition to the project. He said he also went to McGeorge RV and asked about the prices of the campers. He said campers for the construction workers range in cost from \$80,000 to \$200,000 and with that level of user who is very invested in the future and in their jobs, would be the users that would be at this particular site.

Commissioner Jones asked the plans for the property after the pipeline is completed. Mr. Hines stated he would be willing to put a sunset provision on the project. He said police routinely visit the area, and the campground clientele would be respectful and as was heard on the applications from Tim Tharpe and Leon Lapp, these are not irresponsible people. If there would be a problem, those people would be removed as quickly as possible.

Chairman Prengaman asked if only the pipeline workers would be permitted to the campground. Mr. Hines said he will talk to one of the contractors about signing a contract to take whatever spaces can be put in there. He said they will get a schematic layout and will have to work out stormwater, sewer and water and other elements so another level of planning will take place, including engineering plans which will be approved by the County, as well as any potential security measures.

Commissioner Jones asked if transportation will be coordinated for the employees. Mr. Hines said the estimate is that there would be a maximum total of 60 campsites which would generate 13 vehicles in the morning peak hour and 17 vehicles in the evening peak hour.

Commissioner Jones asked if the construction project will take three years. Mr. Hines said it can take longer depending on the permits, but three years is a normal time frame. He said he is in this business for his living and can assure the County that things take a tad longer than what is anticipated, but that is realistic.

Commissioner Peery asked about the water and sewer for the property. Mr. Hines stated Mr. Spates quoted the same rate for water/sewer hookups as he did for the other campsites.

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

Commissioner Jones asked if there will be conditions set. Mr. Fowler said the site plan must comply with stormwater plan approval, VDOT and Town approvals for access, Health Department regulations have to be met, and depending on the site plan, as with the others, all lighting has to be glare shielded, proper trash facilities provided, and will need to provide quiet hours beginning at 10:00 p.m. He said this would also be open for other traveling campers; there is need for travel trailer access.

Chairman Pregelman stated that at the previous meeting, construction campsites were reviewed and guidelines were set relative to quiet hours, adhering to all guidelines required for facilities, water, sewer; VDOT for access to the property, and all that was put in place, subject to receiving the permit and going through everything before approval of those construction camps.

Mr. Fowler said the A2 zoning district does not permit a work or construction campsite but would permit campground; it is different. He said putting a time limit on it is in the power of the Planning Commission to revisit, but it is not a construction camp. He said that definition is a facility providing camping and parking areas, incidental services for travelers and recreational vehicles or tents. He said the owner will decide the target group to advertise, as long as he operates within the guidelines put in place.

Commissioner Jones stated there is a large campground on the bypass near Appomattox which is used by both travelers and construction workers, and it seems to be well maintained. He said there may be a need for this in our area.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from 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, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approvals
- Town Approvals
- Health Department regulations/requirements be obtained
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be approved for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

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

In Re: Special Use Permit – Joseph Hines, Campground on Green Bay Road

Chairman Pregelman announced this was the date and time scheduled for a Public Hearing on a 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 Parcel 39-12-1 and 39-12-2, zoned A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 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 operation of a Campground located on Green Bay Road, 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 8.99 acres.

Mr. Fowler said the facility will be required to provide bathroom 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.

Mr. Fowler said the property is located in an A1, Agricultural Conservation District and the use is allowed by Special Use Permit. He recommended use of the same conditions as specified in the previous public hearing, if approved for recommendation to the Board. He said no feedback has been received regarding this application. He added the applicant is working with the Health Department on issues with the soil.

Chairman Prengaman opened the public hearing.

Mr. Joseph Hines stated that in doing research within the community, there does appear to be a lack of campground sites like this. He said there are construction projects going on all the time, and there might be people that wish to rent sites other than the ACP. He said this project could last longer because of High Bridge Trail, Briery Lake, Sandy River Reservoir and others. He said there may be a demand for an RV or campground site. He said having responsible leasers is important and should a problem arise, he would do everything in his power to eliminate that problem.

Chairman Prengaman questioned the parcel size in relation to the number of proposed camp sites. Mr. Hines said the land is split into two sections by a Dominion Power easement; there are 8.99 acres total. He said one section is 5.02 acres and the other is 3.97 acres.

Commissioner Jones asked if a water and sewage source will be provided. Mr. Hines said there will be, and enough wells to accommodate the number of sites. He said the Health Department has requirements for what an RV will sustain in terms of water and sewer and that will be accommodated in this process.

Commissioner Jones asked if each site will be manned. Mr. Hines said he needs to check what the requirements call for depending on the type of camp that is set up. He said the construction camp, similar to what Leon Lapp had, is important that it be manned. He said the campsite on Briery does not appear to be manned.

Commissioner Peery asked if someone is available to check on and maintain the sites. Mr. Hines said that with the Atlantic Coast Pipeline, once that moves on, he will look at the financial feasibility if the property is vacated in terms of this particular use, then it would be cleaned up and environmentally sound. He stated he is a professional engineer and has a license that he has to commit to public health, safety, and welfare first and foremost in anything he does and he would apply that commitment to this project.

Commissioner Leatherwood asked if the site will have water, sewer and electric. Mr. Hines said he would like to have those available.

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

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from request 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 Parcel 39-12-1 and 39-12-2, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approvals
- Health Department regulations/requirements be obtained
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be approved for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

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

In Re: Old Business

(None.)

New Business

Chairman Prengaman stated there will be a review of the guidelines to ensure consistency for the advertisement of and announcing public hearings.

Mr. Fowler then stated that, a few months ago during discussion of the townhouse project, when the project went to the Board of Supervisors, there was a question of providing enough parking. He said he is looking at other localities and will be bringing recommendations for additional parking for visitors to the townhouses. He said that will be brought before the Commissioners next meeting.

Commissioner Jones made a motion, seconded by Commissioner Peery, to adjourn the meeting at 7:37 p.m.; the motion carried:

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

Next Meeting: TBD