

County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: November 21, 2017  
Item No.: 2  
Department: Planning and Community Development  
Staff Contact: Rob Fowler  
Issue: Special Use Permit-Abner King

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**Summary:**

The County has received a special use permit application from Abner King to permit a Custom Manufacturing operation within an existing building located at 653 Plum Creek Road on Tax Map Parcel 008-A-20 owned by Abner and Rebecca King. The property is zoned A1, Agricultural Conservation, and this zoning classification permits Custom Manufacturing by Special Use Permit.

The property is approximately 55 acres, no exterior improvements are planned and the location has ample parking on site. Mr. King will be custom manufacturing storage sheds/buildings for a third party vendor and operate within an existing 2,400 square foot building and may employ up to six people.

**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:**

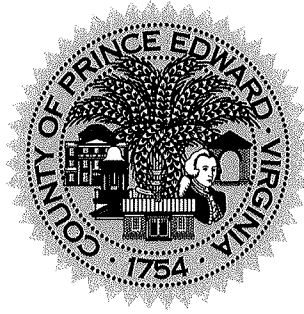
The Planning Commission will wish to hold the public hearing and render a decision concerning the Special Use Permit Request.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Prenigaman \_\_\_\_\_

Mason \_\_\_\_\_  
Townsend \_\_\_\_\_  
Jenkins \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Peery \_\_\_\_\_



## Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, November 21, 2017 at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 South Street, 3rd Floor, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District, by Special Use Permit.
2. Request by Abner King for a Special Use Permit to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-200. This is an A1, Agricultural Conservation District.
3. Request by Turning Point Energy for a Special Use Permit to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road on property identified as Tax Map Parcels 044-A-83 and 043-A-36. This is an A1, Agricultural Residential 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](http://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 A1  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED 10-31-17

**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: Abner S. King  
Applicant's Address: 94-A North Ronks Rd, Ronks PA. 17572  
Applicant's Telephone Number: (717) 687-5601

Present Land Use: 20 acres woods, rest meadow

Legal Description of Property with Deed Book and Page No. or Instrument No. ~~7600-70~~

A-1 Zoned. Deed Book 1600 Page NO 70  
653 Plum Creek Rd, Prospect VA 23960

Tax Map # 008-A-200      Acreage: 55

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) There will be little amount of noise, some nailers and saws and some quiet running engines.

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

Height of Principal Building (s): Feet APPROX. 27'      Stories 1

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.**

Abner S. King      10-24-17  
Signature of Property Owner(s)      Date

Rebecca B. King      10-24-17  
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 10/31/17

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

Prince Edward County  
Special Use Permit

Applicant: Abner King

Date: November 7, 2017

**Schedule B**

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

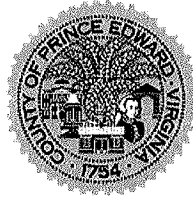
<b>Parcel ID</b>	<b>Owner</b>	<b>Address</b>	<b>Note</b>
08-A-40	Sunnyside, Inc	885 Chinquapin Road Prospect, VA 23960	
08-A-21 08-A-22	William & Johanna Shular	329 Plum Creek Road Prospect, VA 23960	
08-A-19	Reginald Eggleston	899 Plum Creek Road Prospect, VA 23960	
08-A-18	John & Melanie Young	2182 Harris Creek Road Prospect, VA 23960	
08-A-6	Gail Mercer C/O Paulette Trent	66 S Eagle Road, APT B16 Haverton, PA 19083	

BOARD OF SUPERVISORS

Robert M. Jones  
CHAIRMAN

PATTIE COOPER-JONES  
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CALVIN L. GRAY  
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JAMES R. WILCK



COUNTY ADMINISTRATOR  
W.W. BARTLETT

POST OFFICE BOX 382  
FARMVILLE, VA 23901

(434) 392-8837 VOICE  
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US

**COUNTY OF PRINCE EDWARD, VIRGINIA**

November 6, 2017

RE: Special Use Permit Application at 653 Plum Creek Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, November 21, 2017 at 7:00 p.m. to consider a Special Use Permit Application by Abner King. 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 Abner King to operate a Custom Manufacturing operation within an existing building located at 653 Plum Creek Road.

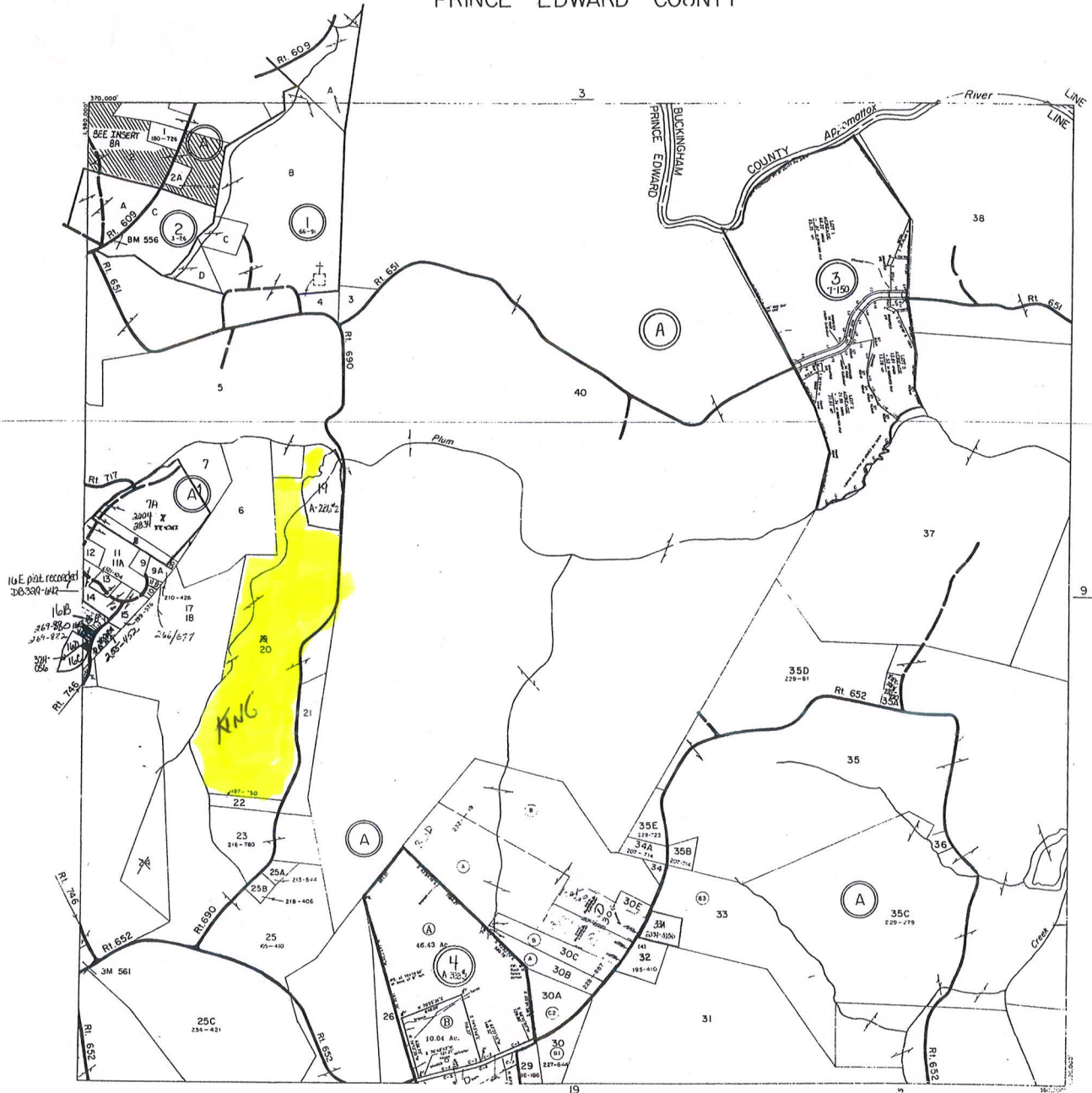
The property is located on Tax Map Parcel 008-A-20 owned by Abner and Rebecca King. This is an A1, Agricultural Conservation District and the use is allowed by Special Use Permit.

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](http://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](mailto:rfowler@co.prince-edward.va.us)

Sincerely,

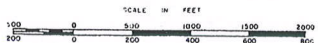
Robert S. Fowler  
Director  
Planning and Community Development

PRINCE EDWARD COUNTY



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PROSPECT DISTRICT

SECTION 8 )  
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REVISED: DEC. 31, 1985 DEC. 31, 1986

REMARKS: THIS MAP WAS PREPARED BY THE SURVEYING DEPARTMENT OF THE PRINCE EDWARD COUNTY ENGINEERING DEPARTMENT, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT UNDER WHICH IT WAS PREPARED.