



County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** November 21, 2017  
**Item No.:** 1  
**Department:** Planning and Community Development  
**Staff Contact:** Rob Fowler  
**Issue:** Proposed Zoning Amendments

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**Summary:**

Prince Edward County staff was contacted recently regarding the process to establish an operation of building sheds/storage buildings for wholesale in the A1, Agricultural Conservation zoning district. After reviewing the current zoning ordinance there is a provision to allow "Sawmills and Woodyard operations" by Special Use Permit. By definition it allows the use of land for the storage of harvested timber and/or sawing of the timber into lumber products.

Staff suggests that the Planning Commission add a classification of "Custom Manufacturing" as a use allowed by Special Use Permit in the following zoning district:

A1, Agricultural Conservation District

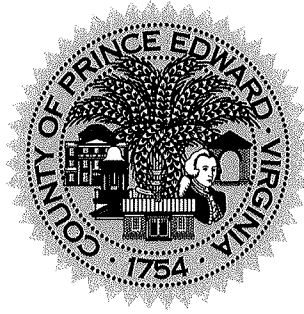
Applicants would have to meet the current development standards outlined in the ordinance and comply with any additional building codes or other state agency requirements.

The current zoning ordinance provides a definition of Custom Manufacturing as "Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses".

**Attachments:**  
**1. Public Hearing Notice**  
**Recommendations:**

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

Motion \_\_\_\_\_ Mason \_\_\_\_\_ Hunt \_\_\_\_\_ Jones \_\_\_\_\_  
Second \_\_\_\_\_ Townsend \_\_\_\_\_ Gilliam \_\_\_\_\_ Watson \_\_\_\_\_  
Prengaman \_\_\_\_\_ Jenkins \_\_\_\_\_ Leatherwood \_\_\_\_\_ 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.