

Mr. Robert Love, Planning and Community Development Director, said the County has received a request for an application for a Special Use Permit application from Rock & Metal, LLC for Tax Map Parcel 023B-1-V, identified as 300A SMI Way, Farmville. This parcel is in an I-1, General Industrial district and construction camps are allowed in the district only after approval of a special use permit.

Mr. Love said that on April 17, 2018, the Board of Supervisors approved the Special Use Permit for the operation of a construction camp with up to 30 sites on this parcel. The Board of Supervisors placed a sunset provision on the construction camp whereby the Special Use Permit would expire after three years from the start of construction period. An excerpt of the April 17, 2018 minutes was provided where the Board of Supervisors approved the Special Use Permit and the conditions imposed.

The purpose of the Special Use is to expand the 30 approved construction camp sites to 80 construction camp sites. Then after completion of the construction project, to remove the construction camp site designation and allow it to operate as a campground. The Board of Supervisors has approved a set of rules to be followed by the campground operator for the previously approved campgrounds and recommends the same rules be set as a condition for this request. County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

Chairman Pregelman opened the public hearing.

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

Commissioner Jones said he met Mr. Tharpe there to view the access and egress; he said the County gave approval for an additional access and egress for safety and to minimize the traffic with just one point. He added that the site has improved and a lot of site work has been completed; it is designed well to accommodate 80 camp sites.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve the recommendation of the Special Use Permit to expand the 30 approved construction camp sites to 80 camp sites, removing the construction camp site designation after construction is complete on Tax Map Parcel 023B-1-V, with the conditions previously set forth, as follows:

- 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.
- Security guard on-site

The motion carried:

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

Absent: Clifford Jack Leatherwood

In Re: Public Hearing – Rezoning A-2 to C-1

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request the Prince Edward County Industrial Development Authority for a rezoning of Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, VA from A-2, Agricultural Residential to C-1, Commercial. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received an application for a Rezoning application from the Prince Edward County IDA for Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, VA, owned by Prince Edward County. This parcel is in an A-2, Agricultural Residential zoning district and requires rezoning to C-1, Commercial to allow for the use of a Data Center as a by right permitted use.

Mr. Love said the purpose of the rezoning is to allow for a Data/Technology Center as a by-right permitted use. It is anticipated this use would generate minimal traffic other than during the construction phase which would be temporary in nature. The parcel abuts land that is already zoned as C-1 and is in close proximity to the Sunchase/Hampton Inn area in the Town of Farmville that is commercial in nature. This is not considered spot zoning.

County staff is of the opinion the use is generally compatible with the surrounding zoning district but will have very minimal impacts on surrounding properties as far as traffic and noise.

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 Jenkins, to approve for recommendation to the Board of Supervisors the Rezoning application from the Prince Edward County IDA for Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, to rezone from A-2, Agricultural Residential to C-1, Commercial; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Whitfield M. Paige		
	John “Jack” W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

Absent: Clifford Jack Leatherwood

In Re: Public Hearing – Amendment to Prince Edward County Zoning Ordinance

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by the Prince Edward County Industrial Development Authority to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by-right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District, and add a definition of Data Centers. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received a request by Prince Edward County Industrial Development Authority (IDA) to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District and add a definition of Data Centers.

County staff has developed the following definition of a data center:

Data Center - A facility composed of networked computers and storage that businesses and other organizations use to organize, process, store, and disseminate large amounts of data.

The proposed amendment to the Zoning Ordinance would add the definition to Section 6-200.9, Commercial Use Types. The proposed amendment would also amend Section 2-800.3 by adding Data Centers as a by-right use authorized in the C-1, General Commercial Zoning district.

Chairman Pregaman opened the public hearing.

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

Commissioner Peery made a motion, seconded by Commissioner Gilliam, to approve for recommendation to the Board of Supervisors the request by the Prince Edward County Industrial Development Authority to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by-right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District and add a definition of Data Centers; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Whitfield M. Paige		
	John “Jack” W. Peery, Jr.		
	John Pregaman		
	Teresa Sandlin		
	Cannon Watson		

Absent: Clifford Jack Leatherwood

In Re: Public Hearing – Amendment to Prince Edward County Zoning Ordinance

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a request by Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC to amend the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by a Special Use Permit in the C-1, General Commercial zoning district. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received a request by Robert Llewellyn/ Northern Manufacturing & Firearm Sales, LLC to amend the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by a Special Use permit in the C-1, General Commercial zoning district.

The purpose of the Ordinance Amendment is to allow for the operation of an ammunition and firearm manufacturing facility with a Special Use Permit in this zoning District. The proposed amendment would also amend Section 2-800.3 by adding Ammunition and Firearm Manufacturing as a use permitted in the C-1, General Commercial Zoning district with a Special Use Permit.

County staff is of the opinion the use is compatible with the zoning district.

Mr. Love said he received one telephone call asking for more information; there were no concerns from this caller.

Chairman Pregaman opened the public hearing.

Mr. Eric Winslow expressed support of the project.

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

Commissioner Sandlin made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors an amendment to the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by Special Use Permit in the C-1, General Commercial zoning district; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Pregaman		
	Teresa Sandlin		
	Cannon Watson		

Absent: Clifford Jack Leatherwood

In Re: Public Hearing – Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC, Special Use Permit

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a request by Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC for a Special Use Permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with an address of 3194 West Third Street, Farmville, VA. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received an application for a Special Use Permit application from Robert Llewellyn / Northern Manufacturing & Firearm Sales, LLC for a Special Use permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with an address of 3194 West Third Street, Farmville, VA. This parcel is in a C-1, Commercial zoning district and ammunition and firearm manufacturing facilities are allowed in the district only after approval of a special use permit.

The purpose of the Special Use is to allow for the operation of an ammunition and firearm manufacturing facility in this zoning District.

ATF's longstanding position is that the small arms ammunition exemption applies only to .50 caliber or smaller rifle or handgun ammunition, as well as certain shotgun ammunition. Smokeless powder used in this operation is classified as a low explosive. Research of the federal regulations and verification by discussion with an ATF agent confirm that ATF takes the position that smokeless powder designed for use in small arms ammunition is exempt from all requirements of the federal explosives laws and regulations, including storage and record keeping requirements. Therefore, it would be the responsibility of Prince Edward County to determine if the location of this request is appropriate for small arms ammunition manufacturing and the storage of smokeless powder.

Mr. Winslow has stated that he will have no more than two 55-gallon drums or 1,400 pounds of smokeless powder at any one time. That is enough to manufacture over 1.5 million rounds of 9mm bullets. Per CFR 555.219, if

recommended, that quantity of smokeless powder shall be stored 115 feet from any inhabited building or highway. In addition, low explosives must be stored in Type 1, 2, or 4 permanent, portable, or mobile indoor/ outdoor magazine.

County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

Commissioner Peery asked if this will be operated as a retail facility also. Mr. Winslow said it is manufacturing only and not retail; this is for federal and state contracts.

Chairman Pregaman opened the public hearing.

Thomas Dennison, Farmville District, stated it does not seem appropriate for a General Commercial zone. He said it is a hazardous industrial operation with the way the toxic and explosive materials are received, handled, stored with special containment, and the processing, packaging and shipping is all very unique. He said this facility, which could not be converted back to General Commercial if it is ever abandoned, should be in the Industrial Park where all the chemicals and hazardous materials can be taken care of and OSHA requirements followed.

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

Chairman Pregaman said the ATF has guidelines in place stating requirements for the size and whether it is Type 1 or Type 4, should the Planning Commission look in favor, those stipulations would be added.

Mr. Love said regardless of which district, the ATF is regulatory body; he said the County would check it based on County conditions, and check the manufacturing and his Federal Firearm License (FFL).

Mr. Winslow said gunpowder is not explosive, it is flammable; he said if it gets wet, it is inert.

Commissioner Jones said that area is not an industrial park but there are similar businesses nearby and this lends itself to this area.

Commissioner Jones made a motion, seconded by Commissioner Peery, to recommend to the Board of Supervisors approval of the Special Use Permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with the following conditions:

- No more than two 55-gallon drums of gunpowder with proper storage
- Powder must be stored 115 feet away
- Powder not being used during the manufacture must be stored in accordance with 27 CFR 555.

The motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Pregaman		
	Teresa Sandlin		
	Cannon Watson		

Absent: Clifford Jack Leatherwood

In Re: Review of Supervisors Actions

Mr. Love stated the Luck Stone quarry rezoning was approved, but the concrete and asphalt plants were denied. He said there were many comments against the application and the Board did not have the owner or operator of the facilities and would prefer direct interaction with them; they did not like the speculative Special Use Permit. He said it was a tie vote, and by Board rules, the motion dies.

Commissioner Jones added Luck Stone did offer improved dust control and barriers in response to the citizen concerns but the Board felt it best not to move forward.

Mr. Love said the one-room Schoolhouse was approved; he said the shooting range was denied as it is too close to property lines.

Commissioner Jones stated the mobile home park passed; he said he met with the owners Saturday and discussed the buffers, and they are willing to do more plantings. Mr. Love said the Board placed conditions on the project, and there may be an appeal by the neighbors with the Circuit Court.

In Re: Old Business

Chairman Prengaman stated the Dowler project had been tabled; a day was set for the Commissioners to visit the property. He said major concerns during the last meeting were access road, infringement on the neighboring property, concerns about the flood plain and safety due to the flood plain.

Commissioner Hunt said he visited the site and found the road to be too narrow. Commissioner Peery agreed.

Commissioner Watson said there is no pretense that it is a higher speed road. He said he drove to Twin Lakes, which is a high-speed dangerous road in the State Park; he said normally when he goes camping, they go far afield and down curvy gravel roads. He said they have been diligent and unusually tidy; they are recycling all materials that were left on-site when they purchased it. He said that side of river is high and steep whereas the other side has a much more gradual incline.

Commissioner Sandlin said the idea is great and they would have to determine if there is a potential hazard for the neighbors. Mr. Love said VDOT does not have any issue with the state maintained section of the road and will not get involved in regards to the road and is a private landowner issue.

The Commissioners viewed a video provided by the Dowlers that showed the property and plans for the camp ground. Discussion followed.

Commissioner Sandlin said it appears they did their homework and due diligence; she said it is a good location.

Commissioner Watson made a motion, seconded by Commissioner Sandlin, to recommend to the Board of Supervisors approval of the Special Use Permit to construct a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane; the motion carried:

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

Absent: Clifford Jack Leatherwood

New Business

(None)

Chairman Prengaman adjourned the meeting at 7:50 p.m.

Next Meeting: July 21, 2020