



**Prince Edward County Planning Commission  
Meeting Minutes  
June 3, 2020  
7:00 pm**

Members Present:     John Prengaman, Chair                                     John “Jack” W. Peery, Jr., Vice Chairman  
                              Donald Gilliam   Mark Jenkins  
                              Preston L. Hunt   Clifford Jack Leatherwood  
                              Whitfield M. Paige   Teresa Sandlin  
                              Cannon Watson

Absent:                 Robert “Bobby” Jones

Staff Present:         Wade Bartlett, County Administrator                     Robert Love, Zoning Administrator

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the County’s “EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE.” While physical (in-person) access to these public meetings is not permitted, the public may participate in these meetings by calling 1-425-436-6934, Access Code: 867576# (If busy, please call again.)

Chairman Prengaman called the June 3, 2020 meeting to order at 7:00 p.m. He then reviewed the process for the meeting.

**In Re: Public Hearing - Special Use Permit, Shooting Range**

Chairman Prengaman said the Public Hearing held May 19 had been tabled for lack of sufficient information. He said he had been presented a rough drawing; since that time, he received a few telephone calls regarding the lack of space available for a shooting range.

Commissioner Peery made a motion, seconded by Commissioner Hunt, to disapprove the request for a Special Use Permit for a Shooting Range due to concerns regarding lack of space and noise issues; the motion carried:

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

Absent:     Robert M. Jones

**In Re: Public Hearing - Special Use Permit, Napier, Truck Yard**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mr. James Napier for Tax Map Parcel 120-A-36-B1, owned by Dawn and Joseph Patterson with an address of 111 Patrick Henry Highway, Meherrin, VA, to build and operate a tow/impound yard under the use type of Truck Yard. Notice of this hearing was advertised according to law in the Wednesday, May 22, 2020 and Wednesday, May 29, 2020 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 from Mr. James Napier for Tax Map Parcel 120-A-35-B1 to build and operate a tow/impound yard under the use type Truck Yard, which is a more intense use than normally associated with a Tow/Impound Yard. Mr. Bartlett said Mr. Napier operates a towing and recovery business. In order for Mr. Napier to operate in Prince Edward County and tow vehicles when requested by the State Police (after accidents, abandoned vehicles, etc.) he must have a storage lot in the County. Mr. Napier will use the lot primarily for automobiles and pick-up trucks. On occasion he may have a Road Tractor. Most of the vehicles will be stored for 30 days or less but there may be occasions when a vehicle is stored for up to 60 days at the lot.

Mr. Bartlett said the lot was originally to be 40 by 26 feet, but the request has been changed to 40 feet by 40 feet, enclosed by a six-foot tall fence. The gate will be closed and locked when no one is on-site. Mr. Napier estimates he will have no more than 10 vehicles on the lot at any one time and there will be no more than 10 trips per week. He does not plan on erecting an outside security light; if he is required to erect a light, it will be down-shielded. The lot is located under power lines and behind a tree line.

Mr. Bartlett said the latest VDOT traffic data estimates the Average Annual Daily Trip County on Prince Edward Highway at that entrance is 5,200. This proposed increase in traffic will have a minimum impact on traffic at the site.

Chairman Prengaman opened the public hearing.

James Napier requested a change in size to 40 by 40 feet to allow more room for the vehicles.

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

Chairman Prengaman said this location is right off Highway 360.

Commissioner Peery asked if the lot will need to be lighted; Mr. Bartlett said there is no requirement and these lots are normally not manned.

Commissioner Sandlin made a motion, seconded by Commissioner Peery, to approve for recommendation to the Board of Supervisors the Special Use Request by James Napier for Tax Map Parcel 120-A-36-B1 with an address of 111 Patrick Henry Highway, Meherrin, VA, to build and operate a tow/impound yard under the use type of Truck Yard; the motion carried:

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

**In Re: Public Hearing - Special Use Permit, Surface Mining**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect, Virginia. Notice of this hearing was advertised according to law in the Friday May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received an application for a Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect. This parcel is in an A1, Agricultural Conservation zoning district and surface mining facilities are allowed in the district only after approval of a special use permit. The purpose of the Special Use is to conduct surface mining operations for amethysts. There will be no major traffic or noise emitted from the operation.

Mr. Bartlett said he received several comments third-hand regarding erosion in streams. He said the DMME will treat this property much like a quarry; if the Planning Commission and Board of Supervisors approve this request, the DMME must approve this also. The project cannot progress to the DMME without the Special Use Permit.

Mr. Robert Love, Planning and Community Development Director, reported three calls received in support of the project, from Audrey Huffman, Susan Crosby, and Lauren Dawkins.

Chairman Prengaman opened the public hearing.

The following spoke in support of the project at Scufflin Acres: Carol Nassif, Sarah Torres, Caryn Gose, Audrey Huffman, Mrs. Finch, William Turner, Sean Harley, Holli Sprouse, Alisa Lesueur, Kyrina Johnson, Jeff Freland, Cindy Short, Melissa Messick, Charles Collins, Edward Kruelski, Bryan Major. They overwhelmingly spoke in favor, stating it is a wonderful resource, educational and safe for the whole family. Several people stated it is also a tourist destination for “rock-hounds.”

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

Commissioner Hunt made a motion, seconded by Commissioner Sandlin, to approve for recommendation to the Board of Supervisors the Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10; the motion carried:

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

**In Re: Public Hearing – Rezoning Request, A-2 to MHP**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Mr. Thomas Martin for Tax Map Parcel 52-A-31 on Old Ridge Road, owned by Thomas Martin, to rezone from A2, Agricultural Residential to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the existing park has been out of operation for more than two years, it is not considered to be allowed as a non-conforming use or “grandfathered” by the Code of Virginia and Prince Edward County Zoning Ordinance. The site currently has seven mobile home hookups/ sites per the County tax records. This use would generate trips by the residents and their guests. It is recommended that rules be established by Mr. Martin as far as quiet time by park residents as well as installing site security lighting so as not to shine onto adjacent properties.

Mr. Love stated County staff is of the opinion the use is generally compatible with the zoning district but will have some impacts on surrounding properties as far as traffic and noise. He said staff has received letters for input during the public hearing.

Chairman Pregarman read the following into the record:

Mark R. Flores wrote:

*Thank you for taking time to read and consider the comments from the community and those of us who will be most affected by the request to rezone the property at Eggleston Circle to allow for a Manufactured Home Park. I currently own Briery Creek Estates Lot 1 and Briery Creek Estates Lot 2. Lot 2 is landlocked requiring entrance through an easement. This access road runs along the perimeter of the property at Eggleston Court. If the trailer park becomes active again it will make it more difficult to sell our house and certainly the empty lot to a potential home builder. Many new homes are being built in our area and new families are moving to Old Ridge Road. These new homes are in the \$260,000-\$400,000 range. Rock River Homes has built 13 new homes in the past year on Old Ridge Road. Eight have already sold, five are currently for sale and 4 more empty lots posted for sale. It seems very out of place to revive a long defunct trailer park when the neighborhood is moving towards higher priced houses. All other properties on Old Ridge Road are single family dwellings.*

*When we purchased our property the trailer park was not in operation. We were told that a new owner had bought the trailer park land and was using it as a place to dump leaves he picked up from the city. We bought our house believing that the trailer park would not be coming back and that it would mainly be used as an empty lot. Early conversations with the neighbor led us to believe that he would be disposing of the dilapidated trailers and using it only for disposal of his leaf collection business. We ourselves would have not bought this house had it been next to an active trailer park, as we had middle schoolers who were coming home alone after school to an empty house.*

*My last concern is about water levels. We have already had the experience in our last home of the well going dry because of too many people using the same water supply. I am concerned how seven additional families using wells in close vicinity would impact our water supply. Our family of four currently has great water pressure and ample well water supply for what we need. However, if multiple wells are using water from a common vein will that supply continue to be as good for us and the surrounding homes? I do know that the streams on my property dried up during the years that the trailer park was operational and now have water again.*

Julie Flores wrote:

*I live at 1343 Old Ridge Road and share a boundary with the property being proposed for rezoning as a Mobile Home Park at Eggleston Circle. We did not live there when the previous owners managed the trailer park. It is apparent to us from the current condition of the property, and stories we have heard from the previous owners of our house, the trailer park fell into disrepair and was not well kept up. There were instances of trespassing, shooting into the woods, and at least one occurrence of a drug bust that led to people running through our property and one neighbor's property. The previous residents of our home, as well as others in the community, have commented about the trash from the trailer park being out of control and visible to the road. We have lived there for four years and have cleaned up a lot of trash ourselves out of our woods and a considerable amount remains along the perimeter of the trailer park property.*

*I am concerned about reopening the trailer park in this location. We have worked hard to maintain and improve our property to increase our property value. This year developers have built many new houses along Old Ridge Road. It is a quiet rural community setting. Our family has made trails in our woods where we enjoy evening walks. I do not want to become fearful to enjoy our own back yard, and wooded acreage, anxious that there may be trespassers, or that I or one of our teenagers might come upon criminal activity, as we are exercising on our trail in the woods. Will this new trailer park be enclosed?*

*I am aware that, due to the poverty level in Prince Edward County, affordable housing is an issue. Will this reopened trailer park feature new trailers that will be well maintained in a nicely landscaped park with good lighting, offering an affordable housing solution, close to the Prince Edward County Public Schools for those who are not able to purchase their own homes? Or will it be a place of poorly maintained, remodeled old trailers from the run down ones that are already on the overgrown property? Is this an opportunity to help future residents live in a safe place where they will feel good about raising their children in a stable mobile home community they can be proud of? Or is it a way for an investor to profit by exploiting the poor, charging rent for squalid housing at the expense of the property values and peace of the surrounding neighborhood?*

*Finally, what is the plan for how this mobile home park will benefit or improve the Old Ridge Road community?*

Raymond Bappert wrote:

*I would like to express my opposition to the application by Thomas Martin for the opening of a trailer park on Old Ridge Road in Prince Edward County, Virginia.*

*Noise, filth, trash bags piled up, racing of four wheelers, fights and arguing, loud parties, but most of all shooting towards my house. I have bullet holes in my carport from this.*

*Years ago when trailers first arrived on Eggleston Trailer Park, not much was thought of it. Then two streams on my property dried up. Years after occupation of this run down park the streams started running again. This leads me only one conclusion, there is not enough water for 5 trailers. It took almost 6 years for one stream to start running again. This could be because until a few years ago there was one or two families there.*

*In the past few years new homes have cropped up some \$200,000+ and some \$300,000 homes. How are they going to feel about this?*

*We have a nice quiet community. Please don't mess this up.*

Tommy Martin stated he purchased the land six years ago and every home on the lot has been destroyed. He said he may replace them but may take everything away. He said he wants to clean up the lot and start over.

Chairman Prengaman opened the public hearing.

Jason Satterwhite said he opposes the proposed park as it is not the right location for that type of residence. He said he would like it zoned as residential to improve the property values in the area.

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

Mr. Bartlett asked about Mr. Martin's plans to replace the mobile homes and if he would replace them with new or used homes. Mr. Martin said he has made a down payment on one 2007 mobile home currently. Mr. Martin said one of the existing homes has been gutted, and another is in pretty good shape but all of the others must be removed.

Chairman Prengaman asked what type of controls would he place if approved. Mr. Martin said he would keep the homes to two-bedrooms and will not tolerate noise or other problems. He said he wants to have a respectable place to live; he added he may entertain the possibility of someone with an existing home placing their home on site until they could purchase land.

Commissioner Sandlin asked if the park is currently in operation. Mr. Martin said it is not, and when he purchased the park, the homes were in fair shape but they are trash now. He said he has removed the majority of two currently and would like to have five or six homes on the lot.

Following some discussion, Commissioner Sandlin made a motion, seconded by Commissioner Jenkins, to deny the Special Use Permit application from Mr. Thomas Martin to rezone Tax Map Parcel 52-A-31 from A2, Agricultural

Residential to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park; the motion carried:

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

**In Re: Public Hearing - Special Use Permit, Umar, Pawn Shop**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mr. Muhammad Umar Alahbakshs for Tax Map Parcel 19-A-70 and addressed as 85 Railroad Ave, to operate a pawn shop at the site. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received an application for a Special Use Permit application from Mr. Muhammad Umar Alahbakshs for tax map parcel 19-A-70 addressed as 85 Railroad Ave, and known as the Marathon Prospect Convenience Store. The site was rezoned to C-1 in November 2011 with the following allowed uses (1) Automobile Sales, (2) Retail Sales, (3) Personal Services Uses, (4) Gasoline Station, (5) Convenience Store and (6) Restaurant use. Mr. Bartlett said a pawn shop is a subdivision of retail but must have a Special Use Permit.

Mr. Bartlett said the proposed hours of operations are from 10:00 a.m. - 7:00 p.m. Monday through Saturday. The site has a long history of retail operation and has ample parking and is already lit. The site is located on Highway 460 with a current Average Annual Daily Traffic volume of 9,100 with existing commercial entrances. The proposed Pawn Shop will not significantly impact traffic volumes at the location and the use is compatible with the existing uses and the County's Comprehensive Plan. No other similar uses are located in the vicinity, the use would diversify the economy in the area and provide area citizens the ability to use a nearby local business. Currently local residents have to travel several miles to use the services offered by such an establishment.

Mr. Bartlett stated there have been no emails or telephone calls regarding this public hearing.

Chairman Prengaman asked Mr. Umar Alahbakshs if he proposes any new construction; Mr. Umar said there would be none.

Chairman Prengaman opened the public hearing.

John Morrison stated he is in favor of the new business; he stated Mr. Umar Alahbakshs has been there a long time and has always been a good neighbor.

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

Following some discussion, Commissioner Jenkins made a motion, seconded by Commissioner Leatherwood, to recommend approval to the Board of Supervisors the Special Use Permit to allow Mr. Muhammad Umar Alahbakshs at Tax Map Parcel 19-A-70 and addressed as 85 Railroad Ave, to operate a pawn shop at the site; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		

Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield M. Paige  
John “Jack” W. Peery, Jr.  
John Prengaman  
Cannon Watson  
Teresa Sandlin  
Absent: Robert M. Jones

**In Re: Public Hearing - Special Use Permit, Camp Ground**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Michael & Elizabeth Dowler for Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road, zoned A1, Agricultural Conservation. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the purpose of the Special Use is to construct campground and outdoor recreational facilities. He said the Dowlers propose the campground will consist of mainly primitive campsites until it can be further developed to include various recreational buildings at the facility. He said there will 10 or fewer primitive sites and a few sites for travel trailers would be added at a later time. This will generate traffic.

Mr. Bartlett presented information from the Dowlers.

*Proposed plan for a family campground.*

*Prior to Covid-19 I began working with Longwood small business development, D Brandon Hennessey Business Analyst, but due to COVID-19 have been unable to continue meeting in order to move forward. We are looking forward to getting back to the group for guidance as soon as possible to continue our work.*

*Proposed idea is to provide public with camping and river float adventures. Launch/Landing point for public use. Family vacation, School field trips, college outings.*

*While developing small Family friendly Campground/ Tube floating and Kayaking on Appomattox river. Virginia tourism reached out to us as well and has offered to promote the campground stating they feel it is a great match for the area. Goals are to make primitive camping locations (location noted on the map) that will allow for 10 or less sites at each location for tents. Long term goals when productivity of campground increases is to create a few sites for travel trailers. Also, will create outdoor recreational activities. Promoting natural conservation of the river by offering discounted and some free utilization of campground to groups whom commit to cleaning and conservation of our beautiful wilderness. Have already contacted the boy scouts and girl scouts to offer free utilization of the camp ground. This is a great opportunity for use of previous land locked area for general public. Great way to get the public involved in river preservation.*

*Proposed Planned overview:*

*First is the drive in which is 0.4 miles of dirt road. Due to increased use of the road. Would like to address the potential for increased dust in front of Mr. Charles Wilkerson's home. We will spray the road with water a couple times a day at first. Longer term goal with Mr. Wilkerson's permission we would like to pave that area of road in front of his home. There is previous damage of existing culvert pipe that was crushed years ago. We would like to improve and make repairs to the road. Put in ditches and repair the culvert pipe.*

*To help control the potential for increased noise. Most of the camp sites are located down by the river ½ mile away from entrance and the two neighbors that reside near the entrance. Both owners of the property's that are close to the entrance do not reside at the property's. See camp rules for quiet hours.*

*Emergency plan: I take this extremely seriously I am an RN. So people's safety is a very high priority. We already have access roads well underway around the perimeter of the property. Some of the roads can only be maneuvered with side by side. But are in place for fire breaks and rescue.*

*Phase One:*

- *Required permits and zoning will be obtained*
- *Hire experienced campground engineer to help guide us*
- *Disassembling buildings of previous owner.*
- o *Currently in progress with proper permit*
- *Assessing layout of land and creating trails.*
- *Obtain permit for new well and have drilled and tested. Site to be determined or use existing well after testing*
- *Dumpster and sanitation, recycle area*
- *contract company for port a johns*
- *Speak with town to obtain permission to launch tubes at park launch to float to the campground for Farmville float*
- *Hiking trails*
- *Parking*
- *Natural sand bars X2*
- *Fire prevention*
- *Privacy fence for neighbors as per site map*
- *Working with small business development center group D Brandon Hennessey Business Analyst, from Longwood however, due to COVID 19 have been unable to have meetings.*
- *Primitive camping areas 10 or less sites each area as per 12VAC5-450-183. Primitive Campgrounds for tent camping*
- *Add more Primitive sites as unique layout of property is explored*
- *After Sheds removed- garbage dumpster area clarified for easy access of refuse truck*
- *Privacy fence as per site map*
- *Fire ring and picnic table at sites*
- *Office/Store*

*Phase 2 Within 2-5 Years*

- *8 Travel trailer sites 30/50AMP electric sites*
- *Bath house*
- *Overflow camping*
- *Two small cabins*
- *playground*

*Goals: To increase tourism in Farmville. Increase our services and amenities as interest in property increases. Have floating trips on Kayaks and tubes from Farmville to property on weekends during summer. Tent Primitive Camping for those who would like to stay and enjoy nature. Encourage river clean up by offering discounts and even some free stays for those groups that will help with clean up of the river.*

Mr. Bartlett said this use would generate trips by the residents and their guests. It is recommended that rules be established as far as quiet time for individuals who are camping on-site as well as installing some site security lighting so as not to shine onto adjacent properties. He said she submitted proposed Rules and Regulations for the campsite.

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

Mrs. Dowler said they are trying to help the public and the environment; she said they would like to improve the road to make it safe for the neighbors and visitors. She added they intend to stay on-site and would be able to enforce the rules.



Mr. Love said he received several messages in opposition to the project, from Norman and Debra Shepherd due to road issues, Mary Smith Black due to road issues and dangerous riverbanks, Betty Jo Smith Toombs, due to the easement, the floodway, and Timothy and Jennifer Townsend, due to the unsafe road and hunting in the area.

Chairman Pregelman opened the public hearing.

Betty Jo Smith Toombs stated her opposition to the project with concerns for potential visitors hiking onto her property which is used as farmland; there is no fence or separation. She stated her concerns about the gravel road and who would be responsible for upkeep, adding concerns regarding noise, trash and visitors drinking.

Timothy Townsend stated his agreement with Mrs. Toombs adding the camp would make it noisy and he would worry about the children's safety.

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

Mr. Dowler stated the hunting issue would be avoided because hunting season is from November through January, and there would be no campers at that time. He said they would take on the responsibility of the driveway; he said he personally maintained the road with his equipment over the past 12 months. He added the right of way is in the deed to the 52-acre parcel.

Mrs. Dowler said the Appomattox [River] is stable; she said they can put fencing up and there are two sandbars where kayaks can be put into and out of the river easily.

Commissioner Peery asked if VDOT has offered a recent opinion. Mr. Bartlett stated that for the number of vehicles proposed, there would not be a significant increase. He said there are a lot of homes to the end of the state-maintained road. He said the easement issue is a civil issue and is out of the Planning Commission's purview. Discussion followed.

Commissioner Leatherwood suggested the Planning Commissioners travel to the location to see for themselves; Commissioner Sandlin suggested tabling the issue until after a site visit. The Commissioners concurred.

Chairman Pregelman declared the issue tabled to discuss further at the next meeting.

**In Re: Old Business**

(None)

**New Business**

(None)

Chairman Pregelman adjourned the meeting at 9:13 p.m.

**Next Meeting: June 16, 2020**