

**PRINCE EDWARD COUNTY  
PLANNING COMMISSION**

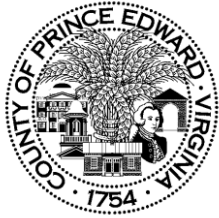
**June 19, 2018**

**AGENDA**

- 7:00 p.m.
1. Chairman will call the June meeting to order.
  2. Approval of the Minutes: April 17, 2018 @ 6:00 p.m. 1
  3. Public Hearing: Amendment to the Zoning Ordinance 11
  4. Public Hearing: Rezoning, Farmville Hospitality, LLC 17
  5. Public Hearing: Special Use Permit, PRJ Land Trust 27
  6. Public Hearing: Special Use Permit, Campground on Clark Street 35
  7. Public Hearing: Special Use Permit, Campground on Green Bay Road 41
  8. Old Business
  9. New Business

**Next Meeting: TBD**





County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: June 19, 2018  
Item No.: 2  
Department: Planning and Community Development  
Staff Contact: Rob Fowler  
Issue: Minutes, April 17, 2018

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Summary:

Approval of Minutes from April 17, 2018

Attachments:

1. April 17, 2018 minutes

Recommendations:

Approval.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Prengaman \_\_\_\_\_

(vacant) \_\_\_\_\_  
Sandlin \_\_\_\_\_  
Jenkins \_\_\_\_\_

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

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



**Prince Edward County Planning Commission  
Meeting Minutes  
December 19, 2017  
7:00 pm**

Members Present:      John Townsend, Chairman                      Chris Mason, Vice Chairman  
                                 Donald Gilliam    Preston L. Hunt  
                                 Mark Jenkins     Robert "Bobby" Jones  
                                 Clifford Jack Leatherwood                              John "Jack" W. Peery, Jr.  
                                 John Prengaman     Cannon Watson

Staff Present:              Rob Fowler, Planning & Zoning Director; Wade Bartlett, County Administrator

Chairman Townsend called the December 19, 2017 meeting to order at 7:00 p.m.

Chairman Townsend thanked all commissioners and the public for attending.

**Approval of Minutes: October 24, 2017**

Commissioner Prengaman made a motion, seconded by Commissioner Peery, to approve the meeting minutes from October 24, 2017 with correction; the motion carried:

Aye:              Donald Gilliam    Nay:              (None)  
                         Preston L. Hunt  
                         Mark Jenkins  
                         Robert M. Jones  
                         Clifford Jack Leatherwood  
                         Chris Mason  
                         John "Jack" W. Peery, Jr.  
                         John Prengaman  
                         John Townsend, III  
                         Cannon Watson

**In Re: Proposed Zoning Amendment**

Chairman Townsend announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to amending the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District by Special Use Permit. Notice of this hearing was advertised according to law in the Friday, December 8, 2017 and Friday, December 15, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Rob Fowler stated Prince Edward County Staff was contacted recently regarding the process to establish an operation of building sheds and 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.

Mr. Fowler said 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.

Chairman Townsend stated 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.”

Mr. Fowler stated this allows every use meeting this definition to be brought before the Planning Commission through Special Use Permit applications.

Chairman Townsend opened the public hearing.

Jeannette Tarlton, Prospect District, expressed her opposition to the zoning amendment. She said it would not be consistent with agriculture and damage roads, and affect the nature of the residences. She expressed concern about the size of trucks on her road and the number of employees entering and leaving the proposed site.

Chairman Townsend stated this public hearing is regarding the zoning amendment and the right for anyone in the county to have this opportunity, not the specific case which would follow this public hearing on the amendment.

Ms. Tarlton stated the ordinance is broad enough as it exists and this ordinance is being changed for this one case. She said there is no need to change [the ordinance].

William Shular, Prospect District, stated for fifty-five years, the neighborhood has been quiet farmland and it should stay that way. He asked if this change would affect the taxes and the tax rates. He stated he opposes the amendment.

Commissioner Jones said this zoning ordinance amendment would not change the tax rate, but would allow the special use permit application to be used county-wide. He said it is not unusual for the County to look back and amend the Zoning Ordinance as the County grows. He said the applicant would have to get approval on a case by case basis.

Commissioner Watson said the Planning Commission makes a recommendation to the Board of Supervisors, who then makes the final decision.

Chairman Townsend explained some of the history, stating the Planning Commission decided to allow certain activities in certain districts, and from time to time, people come up with different things that they wish to do in the districts, and this gives the Planning Commission the opportunity to decide whether that activity should be added to the Zoning Ordinance as an allowed use. He said the Planning Commission cannot think of every thing that may need to be in the ordinance, so amendments are made to the ordinance.

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

Commissioner Jones said that if sawmills, woodyards and auto repair are permitted in the A1 district, something of this nature would not be that much different from what is already allowed.

Commissioner Watson said that if the Planning Commission does not want to change anything, it eliminates all possibility for the County.

Commissioner Jones said there is a manufacturer on a major highway which had to get a special use permit also. He said it would not be a problem as it would be by special use permit.

Commissioner Pregelman said that giving the opportunity for someone to apply for a special use permit for a business venture; it is a positive for the economy to listen to these applications.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors the zoning amendment to allow custom manufacturing in the A1, Agricultural Conservation zoning district by special use permit; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston L. Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Pregelman		
	John Townsend, III		
	Cannon Watson		

**In Re: Public Hearing – Special Use Permit, Abner King**

Chairman Townsend announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request for a Special Use Permit by Abner King to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-20; this is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, December 8, 2017 and Friday, December 15, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler said 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 pending Board of Supervisors approval, this zoning classification permits Custom Manufacturing by Special Use Permit.

Mr. Fowler said 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. Mr. Fowler said Mr. King estimates one shed will be completed every day and will be taken offsite on a pickup truck and a flatbed trailer. He said this will be run by members of the Amish community and there will be a single vehicle. There is limited storage onsite and there would be two low-noise generators on-site.

Mr. Fowler said VDOT has been to the site and has no concerns for the traffic; a commercial entrance will need to be constructed.

Mr. Fowler said there have been few comments and calls; a few are in support of the operation, and a few are opposed. He said concern regarding future expansion was expressed but Mr. King would have to re-approach the Commission if they desire an expansion.

Commissioner Jones asked if they will work in the pre-existing building located on the lot. Mr. Fowler said yes, and showed the Commission an aerial view of the lot.

Commissioner Mason questioned the legality of holding the hearing prior to the Board of Supervisors approving the amendment, and said the County Attorney should be contacted to make sure the action is proper. Mr. Fowler stated

the process is the same as is typically done by the County, with the recommendation for the amendment and the Special Use Permit application being forwarded to the Board of Supervisors at the same time.

Commissioner Peery questioned the number of sheds being produced and the number of employees. Mr. Fowler stated it is conceptual right now, and there will be two or three employees, plus himself, and it would not be a large-scale operation. He said if they wish to expand the operation, they would have to come before the Planning Commission. Mr. Fowler said they set the hours to Monday through Friday, from 8:00 a.m. to 5:00 p.m. with no weekend work.

Commissioner Mason said that to be clear, the work is to be done within an enclosed structure; he asked if the work would be done inside.

Mr. Fowler said it is; he added there shouldn't be much supply, which would be stored behind the shed. He said a buffer could be required, if the Planning Commission desired.

Commissioner Hunt questioned if the building has been approved for this use. Mr. Fowler said the County Building Inspector has approved its use.

Commissioner Peery questioned the report from VDOT; Mr. Fowler said VDOT has no concerns regarding the property.

Commissioner Mason questioned any planned lights; Mr. Fowler stated they do not, as it is not a night operation.

Chairman Townsend opened the public hearing.

Tim Boehmer, speaking on behalf of Mr. Abner King, said Mr. King is moving to Virginia from Pennsylvania and was unable to attend the meeting. He said Mr. King is one of the first to relocate to Prince Edward County. Mr. Boehmer said this is a small, family-owned operation, building hand-crafted sheds. He said there is no concern for lighting as the Amish do not use electric lights; he added there may be two vehicles per day, and two to three sheds per trip. Mr. Boehmer said VDOT was in touch and described the proposed changes needed to the entrance.

Chairman Townsend asked about lighting. Mr. Boehmer said the lights would be provided by generators which would also power hydraulic equipment such as saws. They also are permitted use of solar panels to charge the battery pack; that is in keeping with their laws. Mr. Boehmer said there will be two to three employees plus Mr. King.

William Shular, Prospect District, stated his concerns regarding traffic on the dirt road. He said the farmers use tractors and any other trucks may block the road. He stated the residents cannot get VDOT to maintain the road. Mr. Shular also expressed concern about the safety issues as there are children and dogs in the area. He then stated that the construction would cause too much noise, and they could not work inside in the warmer months as it would be too hot. He stated there are woods behind the shed where Mr. King wants to store the supplies and finished sheds. He said it will be a nuisance.

David Emert, Prospect District, listed his concerns and those from members of the community, stating the building is too close to the road according to the ordinance, and asked how Mr. King will be insured. He stated road issues, such as the two bridges, would not be sufficient as supplies would need to be brought in and sheds would be taken out. Mr. Emert said if they expand their operation, there would have to be larger trucks and more truck traffic.

Chairman Townsend questioned the concern regarding insurance. Mr. Emert said that in Virginia, the Amish have certain allowances with liability and workers compensation; questions have been raised that since they will have a manufacturing facility, are they going to be self-insured to protect themselves.

Commissioner Prengaman questioned the building being too close to the road; Mr. Emert said from what he understands, it is a code violation. Mr. Fowler said it is an accessory structure, therefore there are no setback requirements; he said it is within the limits of the ordinance. Further discussion followed.

Jeannette Tarlton stated the entrance from Harris Creek Road to Plum Creek Road is a washboard; she said VDOT comes to scrape and put down gravel once a year, and the trucks will make the road worse. She said there is a bad curve on the road and the bottom often floods; there are five children at the neighbor's house. She added the barn is

very close to the road, and there would be sanitation issues with no electricity, no outhouse and no running water. Ms. Tarlton said this is a farming community and there would be noise from the generators every day. She said they welcome them, but she is not looking forward to a business or industry in the farming areas.

George Welch, Buffalo District, asked if the Planning Commission makes a recommendation that must be approved by the Board of Supervisors, and if the Zoning Ordinance does not include this as a use as the Board of Supervisors has not yet acted on it. Chairman Townsend said he is correct.

Mr. Boehmer responded to the issues, stating safety is always a concern and they have children too. The vehicle to be used is a truck and trailer that were purchased with the property, they were parked in the barn and the lot is large enough. He said the storage will be in the big pole barn, with a loft that runs the length of the building, and there is space behind the building. He said it has proper ventilation and would be more difficult to warm in the winter than cool in the summer. Mr. Boehmer said the vehicles that would cross the bridges are well under the weight restrictions imposed on the bridges; the sheds do not weigh 14-16 tons. He added a commercial entrance is required by VDOT and they are working to assure safety and access to the property without blocking the road. He said the truck and trailer have been used on the road for many years with no issue. Mr. Boehmer said that Mr. Abner King is one of the first Amish to come to the area from Pennsylvania and is looking forward to utilizing his farm as agriculture but also to utilize his craftsmanship to help the community grow and contribute to the community.

Chairman Townsend he said they have heard about the plans for lighting and the road, and questioned the plans for facilities for sanitation. Mr. Boehmer said he was unsure; they could have a porta-potty or go to the house as it is just down the road.

Commissioner Peery asked about the insurance; Chairman Townsend said he didn't think insurance is within the scope of the Planning Commission.

Mr. Boehmer said the lights will be gas lanterns or battery powered lights, and will be low intensity; they do not use electricity and machinery and will be operating according to their culture. The generators will not run 24 hours a day; the generator is a small four-stroke Honda generator.

Commissioner Mason said the noise factor in this situation, the generator may be the issue even with the work being done inside; if they would use electricity, there wouldn't be the noise issue. He said he is not asking them to go outside their customs, but it would alleviate the noise issue. Discussion followed.

Commissioner Leatherwood asked if the entire property is 55 acres. Mr. Boehmer said it is; the Kings have cattle and do farming.

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

Commissioner Jones said he would feel more comfortable if the building was not where it is, and the noise from the nail gun and generator could cause issues.

Chairman Townsend said it would be better if the building would be on another part of the property; he said the road is in bad shape.

Commissioner Mason said the Special Use Permit would have to set many parameters; he said there are so many questions regarding the generators, types of vehicles, sanitation and noise that could be answered if Mr. King was in attendance.

Commissioner Leatherwood asked if Mr. King does this [manufacturing] currently. Mr. Boehmer said he does not think so.

Chairman Townsend said he does not like going against economic development; he asked if Mr. King might find another location. Mr. Fowler stated there is another large barn on the property, but he is unsure if Mr. King is willing to use that building for this project. He asked the Commissioners if they would like to table the issue until he can contact Mr. King.



Commissioner Jones said he could start with two generators and expanding the business would increase the noise. He said the location is a detriment.

Commissioner Jones made a motion, seconded by Commissioner Prengaman, to table the Special Use Permit application until some of the issues can be addressed and more answers from the applicant are received; the motion carried:

Aye:	Donald Gilliam	Nay:	John Townsend, III
	Preston L. Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Cannon Watson		

Mr. Fowler said he will contact Mr. King regarding a detailed narrative and a site plan.

**In Re: Public Hearing: Special Use Permit, Turning Point Energy**

Chairman Townsend announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request for a Special Use Permit by Turning Point Energy to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road and Llama Road on properties identified as Tax Map Parcels 044-A-83 and 043-A-36; this is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, December 8, 2017 and Friday, December 15, 2017 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 Solar Electrical Generation Facility as a major utility, located on Good Hope Road on Tax Map Parcels 044-A-83, owned by Linda Chaplain and Tax Map Parcel 043-A-35, owned by Frances Mary Reeve. The properties total approximately 236.98 acres. The proposed facility will utilize approximately 137.29 acres and be buffered by a 20' undisturbed perimeter buffer.

Mr. Fowler said the applicant stated that the proposed facility will be a passive development that will not be seen nor heard and will not impact adjacent properties. The facility will not generate noise, light, dust, odor, fumes, or vibrations. Water quality will be addressed according to Virginia Stormwater Management Permit requirements and be accessed via a single driveway on Good Hope Road and not generate a significant amount of traffic. He added the property is presently zoned A1, Agricultural Conservation, and this zoning classification permits a Major Utility by Special Use Permit.

Mr. Fowler said he received four calls and inquiries; some oppose the land use and others approve.

Chairman Townsend asked if this will cover 137 acres and will use an easement. Mr. Fowler said part of the land is currently being used for cattle; there are no major environmental concerns. Mr. Fowler added the County does planning review and enforcement.

Commissioner Jones asked if they are planning to use that amount of acreage, was only 20' available to be used as buffer. He suggested asking if they would provide more than a 20' buffer.

Mr. Fowler said Appomattox has one and they are waiting to see what conditions are set on it. He said one condition involves decommissioning, and a bond is required to cover the cost. He added the materials will be recycled.

Buckingham County has a solar facility and has no issues currently. That one is nearing completion; there is no noise. Discussion followed on the operation and procedure in Buckingham and Appomattox, and regarding the site plan.

Mr. Fowler added there will be construction traffic but very little traffic during operation.

Commissioner Pregelman said traffic will be due to mainly inspection but after it is built, it runs on its own.

Chairman Townsend opened the public hearing.

Adam Beale, Vice-President of Development with Turning Point Energy, said collectively they have developed and installed, constructed, and operated over one gigawatt of solar energy systems around the United States, in excess of fifteen states. He said this is the second operation in Virginia and a third is in process. He said this will be a 15-megawatt system which is a clean, quiet, renewable resource which generates no emissions. There will be some construction phase traffic, for approximately four months, but after that, there would only be two to three operations and maintenance vehicles per month as they check on the panels and respond to issues as these are remotely monitored systems. He said there will be significantly less traffic than a residential development.

Mr. Beale said as compared to many developers that work around the country and bring their own crews to construct these facilities, Turning Point Energy generally work with contractors that hire locally; their latest project consisted of 85% local labor force. He said they also feel strongly about putting money into the community through philanthropic efforts.

Mr. John Frazier, Engineer for Turning Point Energy, stated work was done to contain the site to the two parcels containing 237 acres. He said there will be a single point of access with a VDOT approved commercial entrance. They will use an existing gravel road; the panels are ground-mounted at approximately eight feet from the ground at the highest point. Interspersed around that are some small inverters on concrete pads; these take the energy created by the system and transfer that into energy that can be put into the grid. A fence will surround the area for security purposes. The site is in conformance with the Comprehensive Plan; it is remaining agriculturally zoned and this use harvests the sun like adjacent properties harvest crops. He said it will be like a grass meadow, with low-maintenance grass blend planted.

Mr. Beale said it is typical to have mowing three to four times a year; a plant seed mixture is used that doesn't grow that high. He said any trees that would sprout up would have to be removed. He added pollinator blends are used to make it bee-friendly.

Commissioner Jones asked where the other solar plant is located; Mr. Frazier said it is near Danville and is a five to seven megawatt generation site.

Commissioner Jones then asked if a solar farm has been assessed and if it will affect the assessed values of surrounding landowners. Mr. Bartlett, County Administrator, said the Commissioner of Revenue would need to be contacted but it would not affect the assessments of neighboring properties. He said this property is being leased from the owner and reassessment may be based on an income generation model.

Chairman Townsend asked about the financial impact on the community. Mr. Beale said agricultural exemption will go away, as they understand it. Instantly there will be a raise in the tax base. The properties themselves will generate significantly greater tax base than they have been. He said they hire locally and one to two full time jobs are created. He said there isn't a tremendous economic advantage except for the philanthropic efforts.

Mr. Bartlett stated a small electric generation facility is tax exempt by State Code. He said the supporting structures may be assessed; it will not increase the tax base greatly.

Commissioner Leatherwood asked about the fences. Mr. Beale said there will be six to eight-foot fences around the property, behind the vegetative buffer.

Commissioner Hunt questioned the effect on the environment. Mr. Beale said there has been an extensive study done on the site, and there is no threat to endangered species onsite. They are taking few trees down, and the system will

pay the carbon dioxide offsets back in three to four years; after that there will be a reduction in carbon dioxide. He said this operation is environmentally friendly, with no chemicals and all inert materials. He said there will be 145 acres of forest harvested.

Chairman Townsend asked about the process for decommissioning. Mr. Beale said the power is purchased under the terms of a long-term power purchase agreement generally for 25-35 years. The power purchase agreement was only invented about ten years ago for large scale renewable energy facilities. The panels degrade about ½ a percent annually, even at the end of twenty years the system will still be putting out 90% of the energy it did the day it was installed. He said there is a likelihood that the power purchase agreement will be re-upped at the end of the contract. If the plant is decommissioned, everything is removed in the reverse order of things being installed. He said typically, they install their own feeders for the connection, but the Dominion line runs adjacent and Dominion will allow use of the existing right of way to the point of interconnection, which is a substation to the northwest.

Guy Brochard, Pamplin, stated he is next to the adjoining property and he is not against solar energy, but has issues with the way this has been proposed and the small sign posted. He expressed concern regarding potential property tax issues, possible assessment changes to his property, the dirt road being damaged, property values, and said solar panels are not pretty.

Mr. Fowler said the sign was posted by the entrance to the property; he added the County goes beyond the State requirements for posting for these projects.

George Welsh, Buffalo District, stated he agreed with Mr. Brochard about the process, and expressed concern about the errors made in the process. He then asked if there will be a commercial entrance on Good Hope Road. He said that road is a dirt road and asked if VDOT plans to put down blacktop. He added with more traffic, there are people along the road with respiratory problems; VDOT periodically comes out to control the dust.

Paul Foster, Buffalo District, said his property adjoins the proposed site and he owns the largest private solar system in the county. He said he went through the Board and got his permits; it is now generating almost 28kw and no one knows it's there. He said his only concern is a Bald Eagle that has been seen nearby and it is killing some of his chickens and ducks, which he's had to relocate to his other farm. He added he is concerned about the tax assessment portion of the project and if it would be the same as a house portion on an agricultural farm would be assessed.

Chairman Townsend asked about the power being generated; Mr. Foster said he uses it for his house and farm.

Commissioner Jones stated if an eagle is nesting in the area, they would have to leave that area untouched.

Bob McClenny, Pamplin, asked how the electricity will be conducted to the substation, and if there will be structures or poles installed, or more maintenance to be done in the 50' right of way that has been cleared. He said if more is being constructed, he should receive remuneration for any of that.

Craig Mohr, Prospect District, stated he is in support of the project, and said any traffic that may be on Llama Drive would be temporary. He said he can look out his window and once complete, he won't be able to see the site. He asked who will maintain the grass and trees in the buffer. He added the eagle has been seen in an area to the right of the creek.

Mr. Beale first addressed the questions raised regarding the property values. He said large scale solar energy systems are not new, they've been being installed on this scale and much, much larger than this around the United States for more than ten years. He said numerous studies have been conducted nationwide in all types of communities, and he has never seen a decrease in property values; if anything, there has been an increase in property values. He said there are no plans to use Llama Road at all; there will be one entrance and egress on Good Hope Road. There will be 35' of required setback. He said the site plan shows that almost all setbacks will remain 35' of all vegetative buffer and where it is decreased to 20' it will have vegetative buffer. He said there could be a level of visibility through the easements. Mr. Beale said in regards to the Bald Eagle, there have been extensive biological studies done on the site and there are zero incidences of threatened and endangered species, whether they be in the trees, wetlands, aquatic, plants or animals, or ground level plants and animals. He added they will be using the right of way that Dominion currently has and will be using what is there; new poles will be installed. He said the heights of the trees in the buffer

are estimated to be from 20' to 40' high, depending on species. There will be an eight-foot-high fence with barbed wire on top.

Mr. Frazier added that there will be 75' front, to 70' rear, and 35' side setbacks; the fence may encroach within that setback which is why they will provide a 20' buffer. He said Good Hope Road will have a commercial entrance and any and all improvements will comply with VDOT requirements.

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

Commissioner Jones said he felt all points were covered, and made a motion, seconded by Commissioner Pregelman, to approve the Special Use Permit application to permit the operation of a Solar Electrical Generation Facility located on Good Hope Road on Tax Map Parcels 044-A-83, owned by Linda Chaplain and Tax Map Parcel 043-A-35, owned by Frances Mary Reeve, to include the restriction of the use of Llama Road and to include all points as stated in the record; the motion carried:

Aye:	Donald Gilliam	Nay:	John Townsend, III
	Preston L. Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Pregelman		
	Cannon Watson		

Chairman Townsend said this will be taken up at the January 9, 2018 Board of Supervisors meeting.

**In Re: Old Business**

(None)

**New Business**

Mr. Fowler said there will be a meeting in January to address two public hearings and he will be in touch with Mr. King for more information.

Commissioner Mason made a motion to adjourn the meeting at 9:01 p.m.; the motion carried:

Aye:	Donald Gilliam	Nay:	
	Preston L. Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Pregelman		
	John Townsend, III		
	Cannon Watson		

**Next Meeting:                    January 16, 2018**



County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** June 19, 2018  
**Item No.:** 3  
**Department:** Planning Commission  
**Staff Contact:** Rob Fowler  
**Issue:** Proposed Ordinance Amendment

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**Summary:**

After reviewing the Prince Edward County Zoning Ordinance Staff suggest that the Planning Commission consider amending Section 2-800.3 Permitted Uses in the C1, General Commercial to require the following uses to 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

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.

**Attachments:**

1. Public Hearing Notice
2. Proposed Ordinance

Motion \_\_\_\_\_  
 Second \_\_\_\_\_  
 Prengaman \_\_\_\_\_

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

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

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



May 30, 2018

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018**



### **Notice of Public Hearings**

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. 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.
5. 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 Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation 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, 3<sup>rd</sup> 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.

**Sec. 2-800 C1 General Commercial District**

**Sec. 2-800.1 Statement of Intent**

The C1 General Commercial District applies to areas of the County where commercial patterns of development currently exist and where future commercial development is encouraged. A wide range of civic, office and commercial uses are permitted in C1 General Commercial Districts.

**Sec. 2-800.3 Permitted Uses**

(A) The following uses are permitted by right in the C1 General Commercial District, subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards.

1. Agricultural Use Types

(None)

2. Residential Use Types

Manufactured Home, Emergency \*

3. Civic Use Types

Administrative Services

Assisted Care Residence

Cemetery \*

Clubs

Community Recreation

~~Crisis Center~~

Cultural Services

Educational Facilities, College/University

Educational Facilities, Primary/Secondary

Guidance Services

Life Care Facility

Nursing Home

Post Office

Public Assembly

Public Maintenance and Service Facilities

Public Parks and Recreation Areas

Religious Assembly

Safety Services

4. Office Use Types

Financial Institutions

General Office

Laboratories

Medical Office

5. Commercial Use Types

Agricultural Services

Antique Shops

Assembly Hall

Automobile Dealership, New \*

Automobile Dealership, Used \*

Automobile Parts/Supply, Retail

Automobile Rental/Leasing

Automobile Repair Services, Minor

Bed and Breakfast \*

Business or Trade School

Business Support Services

~~Campground~~

~~Car Wash~~

Commercial Indoor Amusement

Commercial Indoor Entertainment

Commercial Indoor Sports and Recreation

~~Commercial Outdoor Entertainment~~

~~Commercial Outdoor Sports and Recreation~~

Communication Services

Construction Sales and Services

Consumer Repair Services

Convenience Store

~~Dance Hall~~

Day Care Center \*

Equipment Sales and Rental

~~Flea Market~~

Funeral Services

Garden Center

~~Gasoline Station~~

Hospital

Hotel/Motel/Motor Lodge

~~Kennel, Commercial~~



Laundry  
Manufactured Home Sales \*  
~~Mini-Warehouse\*~~  
~~Pawn Shop~~  
Personal Improvement Services  
Personal Services  
Recreational Vehicle Sales and Service \*  
Restaurant  
Retail Sales Studio, Fine Arts  
Veterinary Hospital/Clinic

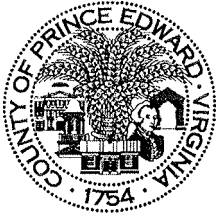
6. Industrial Use Types

~~Recycling Centers and Stations~~  
~~Transportation Terminal~~

7. Miscellaneous Use Types

Amateur Radio Tower \*  
Utility Service, Minor





County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** June 19, 2018  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Rob Fowler  
**Issue:** Rezoning Request-Farmville Hospitality , LCC

**Summary:**

The County has received a request from Farmville Hospitality, LLC to rezone Tax Map Parcel 037-A-47 from C1, General Commercial with restrictions to C1, General Commercial without restrictions. The parcel is approximately 5.84 acres

The Prince Edward County Board of Supervisors originally approved a rezoning for the back portion of the property in April 2008 from R2, General Residential to C1, General Commercial to bring the entire property into the C1, General Commercial zoning classification with the restriction that the property would only be used for the construction of a hotel or motel along with several other restrictions which have been listed below.

The owner of the property has marketed the property for a number of years and the restriction to allow only the construction of a hotel or motel has limited the development possibilities as well as the sale of the property.

The request is consistent with the County's Comprehensive Plan and staff supports the request to rezone the property and remove the restriction to only allow the use for a hotel or motel and suggest the following conditions:

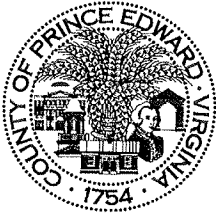
- Any future development of the property provides a 15 foot wide buffer, consisting of one row of large evergreen trees and one row of small evergreen trees.
- Any elevated signage is placed on the town portion of the property, adjacent to South Main Street. Any signage located within the county portion of the property is monument style.
- All lighting shall be glare shielded and non- directional.
- Dumpster locations shall be located to minimize noise and impacts to the adjacent properties.
- Height of any future buildings is in scale with the adjacent neighborhood.
- VDOT and/or Town approvals for all easements and intersection improvements.

Motion \_\_\_\_\_  
 Second \_\_\_\_\_  
 Prengaman \_\_\_\_\_

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

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

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



County of Prince Edward  
Planning Commission  
Agenda Summary

**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 Rezoning Request.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Prengaman \_\_\_\_\_

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

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

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



May 30, 2018

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018**



### **Notice of Public Hearings**

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. 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.
5. 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 Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation 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, 3<sup>rd</sup> 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.

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # \_\_\_\_\_  
 Date Submitted 5/22/16  
 Magisterial District \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT**

I, WE Farmville Hospitality, LLC  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

- \_\_\_\_ Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
 Modifying the Zoning District Classification of the following described property from the C1  
 District(s), to the C1 District.

Location / Legal Description of Property: Deed Book / Page No. 265/583 or Instrument No. \_\_\_\_\_  
 Tax Map # 037-A-47 Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.

Currently vacant, but zoned partially as C1 for hotel/motel use

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.  
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: Farmville Hospitality, LLC \_\_\_\_\_ Signature \_\_\_\_\_  
 Address: 6309 Banner Elk Dr. \_\_\_\_\_ Date 5/11/2018  
Charlotte, NC 28216 Phone: 704-907-8554 E-mail: xzimbo@gmail.com

Owner(s) of Property  
 Name: \_\_\_\_\_ Signature \_\_\_\_\_  
 Address: \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Schedule A**

Describe the requested amendment to the Zoning Ordinance, (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.

Request a removal of proffer of restricting this C1 for hotel/motel use to C1 with no restrictions.

**Schedule B**

Contiguous property owner(s) to be affected by this proposed change.

Name	Address
<u>(Garland) Sylvia Wickwire</u>	<u>51 Herons Nest, Savannah, GA 31410</u>
<u>Kate Sumner</u>	<u>112 Williams St. Farmville, VA</u>
_____	_____
_____	_____
_____	_____

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

- Application Fee Re-zoning Permit \$300 Application Fee Received By [Signature] Date 5/27/16  
 Application Fee Zoning Amendment \$300 Cash  Check

The above permit 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 Building & Zoning  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

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# Farmville Hospitality, LLC

---

May 11, 2018

Department of Building and Zoning  
P. O. Box 382  
Farmville, VA 23901

Dear Sir:

We humbly submit this application to amend zoning for our property.

We have marketed this property for a number of years. However, the zoning restriction for hotel/motel use has limited the development possibilities as well as the sale of the property. The location is suitable for other commercial development that could complement a hotel, if one were to be developed on this site

Thank you for your kind consideration to this matter

Sincerely,



Rohit R. Patel  
Managing Member

6309 BANNER ELK DR. CHARLOTTE, NC 28216  
T 704.907.8554  
XZIMBO@GMAIL.COM

Prince Edward County  
Special Use Permit

Applicant: Farmville Hospitality, LLC  
Tax Map #37-A-47

Date: June 6, 2018

**Schedule B**

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

Parcel ID	Owner	Address	Note
037-A-47A	Shree Dutt, LLC	2015 S. Main Street Farmville, VA 23901	
037-3-1	Prince Edward Properties, LLC C/O Sylvia Wickwire	51 Heron's Nest Savannah, GA 31410	
37C-1-1	Marj, LLC	2108 S. Main Street Farmville, VA 23901	
037C-1-2	Carlton Lafoon, Sr & Jr	720 Oak Street Farmville, VA 23901	
037C-1-3A	Getty VA Leasing, Inc	125 Jericho Turnpike Suite 103 Jericho, NY 11753	
037A-1-22	Betty Sumner	112 Williams Street Farmville, VA 23901	
037A-1-15	Steven Simon	118 Thomas Street Farmville, VA 23901	
037A-1-16	Brenda Childress	103 Williams Street Farmville, VA 23901	
037A-1-17	Jack Houghton	105 Williams Street Farmville, VA 23901	
037A-1-18	NG Soo Ing	107 Williams Street Farmville, VA 23901	
037A-1-19	Hung Tran	109 Williams Street Farmville, VA 23901	
037-A-49C	Ashworth Holdings, LLC	P O Box 10268 Danville, VA 24543	



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Vice Chairman  
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Odessa H. Pride, Ed.D.  
Gene A. Southall  
C. Robert Timmons, Jr.  
Jerry R. Townsend



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**COUNTY ADMINISTRATOR**

W.W. Bartlett  
Post Office Box 382  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 6, 2018

RE: Rezoning Application for Tax Map Parcel #037-A-47.

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. to consider a rezoning request by Farmville Hospitality, LLC. 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 rezoning request.

The request by Farmville Hospitality, LLC is to allow the property to be rezoned from C1, General Commercial with restrictions to C1, General Commercial without restrictions that the development of the property be limited to hotel/motel use only.

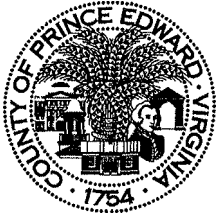
The property is located on Tax Map Parcel #037-A-47, containing 5.84 acres at the southwest corner of the intersection of Williams Street and Perry Drive; immediately south of the Crestview Subdivision.

You are receiving this notice because you own land adjacent to this parcel. The Rezoning 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





County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** June 19, 2018  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Rob Fowler  
**Issue:** Special Use Permit-PRJ Land Trust

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**Summary:**

The County has received a special use permit application to permit the operation of a Campground located on Rice Creek Road, on tax map parcels 79-5-3 and 92-A-31 owned by PRJ Land Trust.

The proposed facility will consist of approximately 57 combined campsites which will allow the use of tents and recreational vehicles on 288 acres of combined land.

The facility will be required to provide bathrooms facilities, water and sewer as required by the Virginia Department of Health.

The applicant will have to obtain VDOT approvals for access prior to the issuance of any permits.

The property is located in an A1, Agriculture Conservation District and the use is allowed by Special Use Permit.

**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 _____	Mason _____	Hunt _____	Jones _____
Second _____	Townsend _____	Gilliam _____	Watson _____
Pregaman _____	Jenkins _____	Leatherwood _____	Peery _____



May 30, 2018

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018**



### **Notice of Public Hearings**

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. 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.
5. 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 Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation 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, 3<sup>rd</sup> 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 KZ  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED 4/3/18

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: PRO Land Trust (Marshall L. Elliott, Trustee)  
Applicant's Address: PO Box 268, Farmville, VA 23901  
Applicant's Telephone Number: (804) 615-2122

Present Land Use: Silviculture (Forestry), Agriculture & One Rental House

Legal Description of Property with Deed Book and Page No. or Instrument No. DB 359, Pg 623 and DB 275, pg 121 - See Attached Plat & Description

Tax Map # 79-5-3/92-A-31 Acreage: 208/80 (288 Total)

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Proposed Campground Use for Special Use Permit

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

Height of Principal Building (s): Feet N/A Stories N/A

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.

Signature of Property Owner(s) [Signature] Date 4/3/18

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 4/4/18

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

**Special Use Permit Application**

**PRJ Land Trust (Marshall L. Ellett, Trustee)  
C/O Joseph Hines, Manager / Owner  
PO Box 268  
Farmville, VA 23901  
804-615-2162 (c)**

**DB 354, Page 623 (79-5-3) and DB 275, Page 121 (92-A-31)  
Legal Description of Property**

**Tax Map Parcel Number: 079 – 5 – 3 – See attached Plat**

ALL OF THAT certain tract or parcel of land containing approximately 208 acres situate in Hampden Magisterial District, Prince Edward County, Virginia per the attached plat dated March 30, 2004 and referred to in DB 354, Page 623.

**Tax Map Parcel Number: 92-A-31 – See attached Plat**

ALL OF THAT certain tract or parcel of land containing approximately 80 acres situate in Hampden Magisterial District, Prince Edward County, Virginia per the attached plat dated March 30, 2004 and referred to in DB 275, Page 121.

**Narrative Statement evaluating Effects on adjoining properties (noise, odor, dust, fumes, etc.):**

It is anticipated that there will be no negative effects on the adjoining properties.

**Statement of General Compatibility with adjacent and other properties in the zoning district.**

The requested special use will be generally compatible with the adjacent and other properties.

Prince Edward County  
Special Use Permit

Applicant: PRJ Land Trust  
Rice Creek Road

Date: June 6, 2018

**Schedule B**

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

Parcel ID	Owner	Address	Note
079-5-8	Nathaniel & Larry Barksdale	8010 Abilene Road Farmville, VA 23901	
080-1-3A 80-1-4A	Joanne Hines Burger	479 Spring Grove Road Spout Spring, VA 24593	
079-5-3 079-5-3	PRJ Land Trust II C/O Marshall Ellett	P O Box 268 Farmville, VA 23901	
092-A-31	PRJ Land Trust	P O Box 268 Farmville, VA 23901	
092-A-32 092-A-33	Kester & Caroline Freeman	831 Kilbourne Road Columbia, SC 29250	
092-A-30	Whirley Enterprises, LLC	461 Rolling Acres Road Meherrin, VA 23954	
092-3-1	Danny Creekmore	1190 Rice Creek Road Meherrin, VA 23954	

**BOARD OF SUPERVISORS**

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Odessa H. Pride, Ed.D.

Gene A. Southall

C. Robert Timmons, Jr.

Jerry R. Townsend



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**COUNTY ADMINISTRATOR**

W.W. Bartlett

Post Office Box 382  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837

Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 6, 2018

RE: Special Use Permit Application at Rice Creek Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. to consider a Special Use Permit Application by PRJ Land Trust. 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 PRJ Land Trust to allow the operation of a campground located on Rice Creek Road.

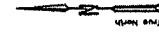
The property is located on Tax Map Parcel 79-5-3 and 92-A-31 owned by PRJ Land Trust. This is an A1, Agricultural Conservation District and allowed by Special Use Permit.

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



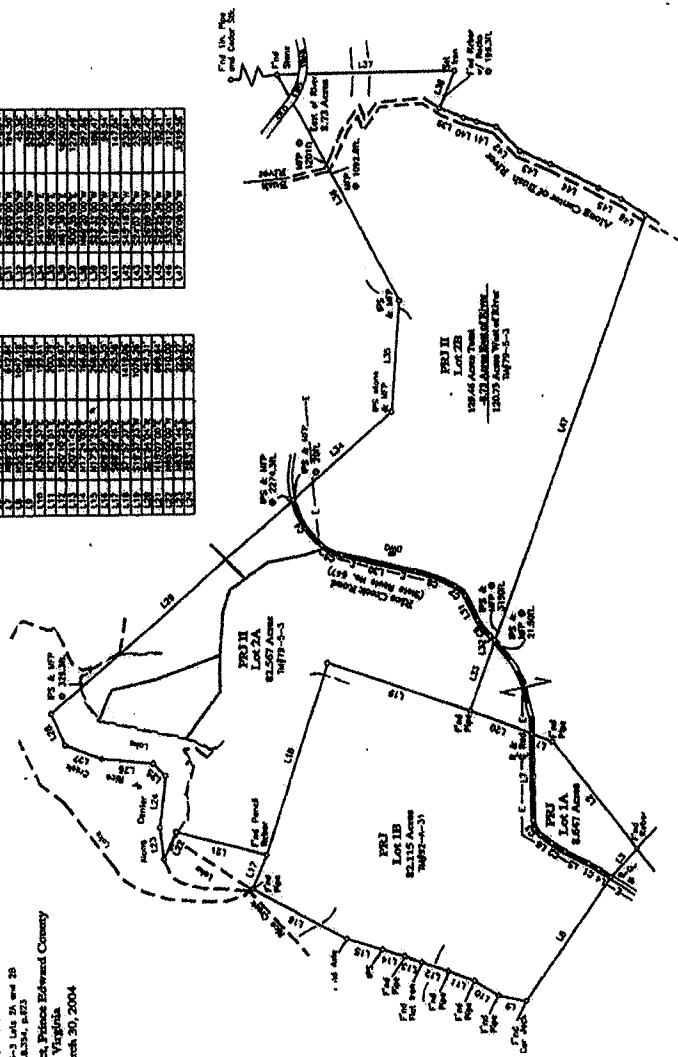


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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List Desc:

Boundary Survey  
 PRJ Land Trust  
 14792-2-31 Lots 1A and 1B  
 0.2275, 0.1211  
 and  
 PRJ Land Trust II  
 14792-2-3 Lots 2A and 2B  
 0.2306, 0.1225  
 Henric District, Prince Edward County  
 Virginia  
 March 30, 2004



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Curve Data:

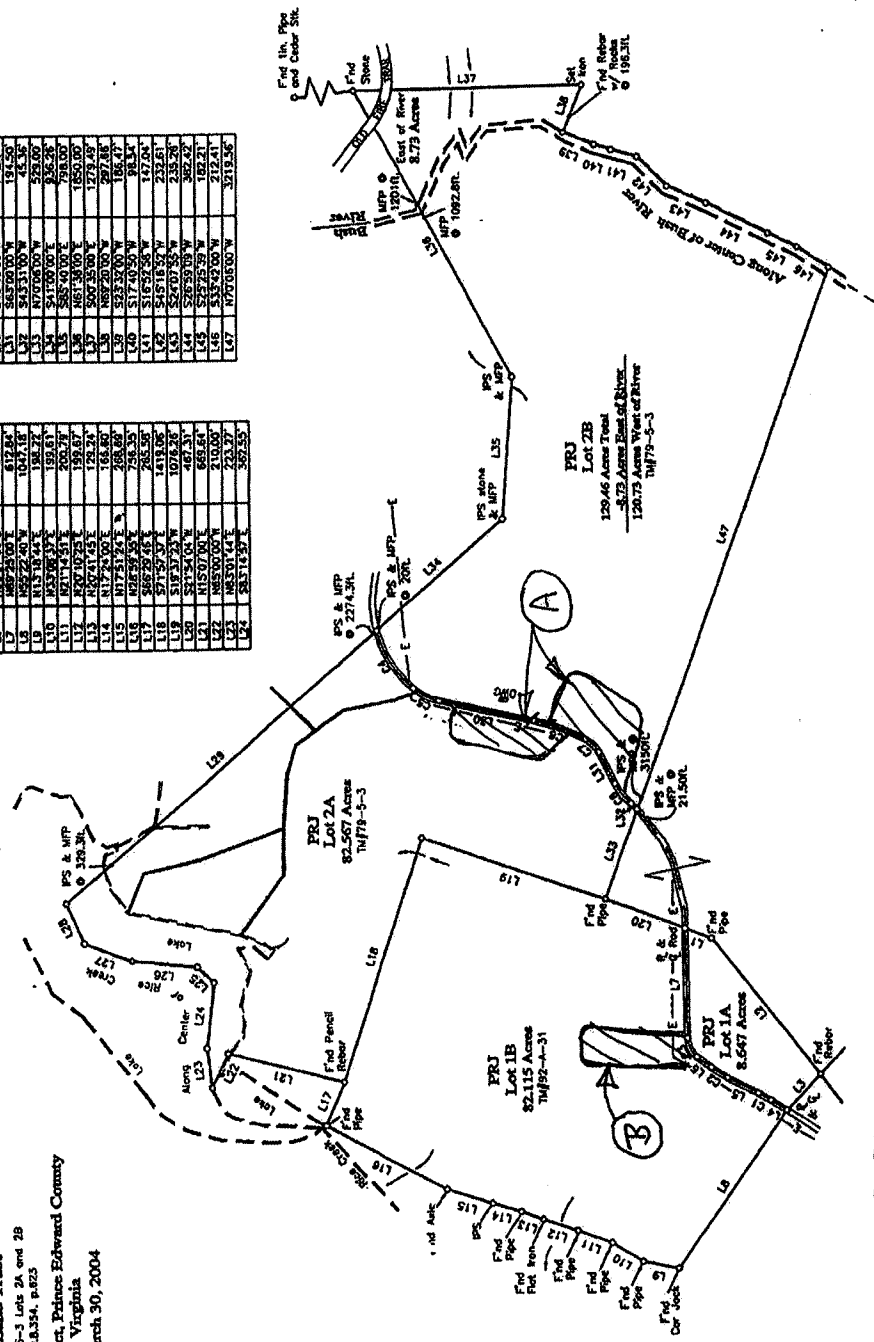
KRE CLERIC 103

Boundary Survey  
for  
PRJ Land Trust  
TM/92-A-31 Lots 1A and 1B  
08.275, P.121  
and  
PRJ Land Trust  
TM/79-S-3 Lots 2A and 2B  
08.354, P.823  
Hampden District, Prince Edward County  
Virginia  
March 30, 2004

Line Data:

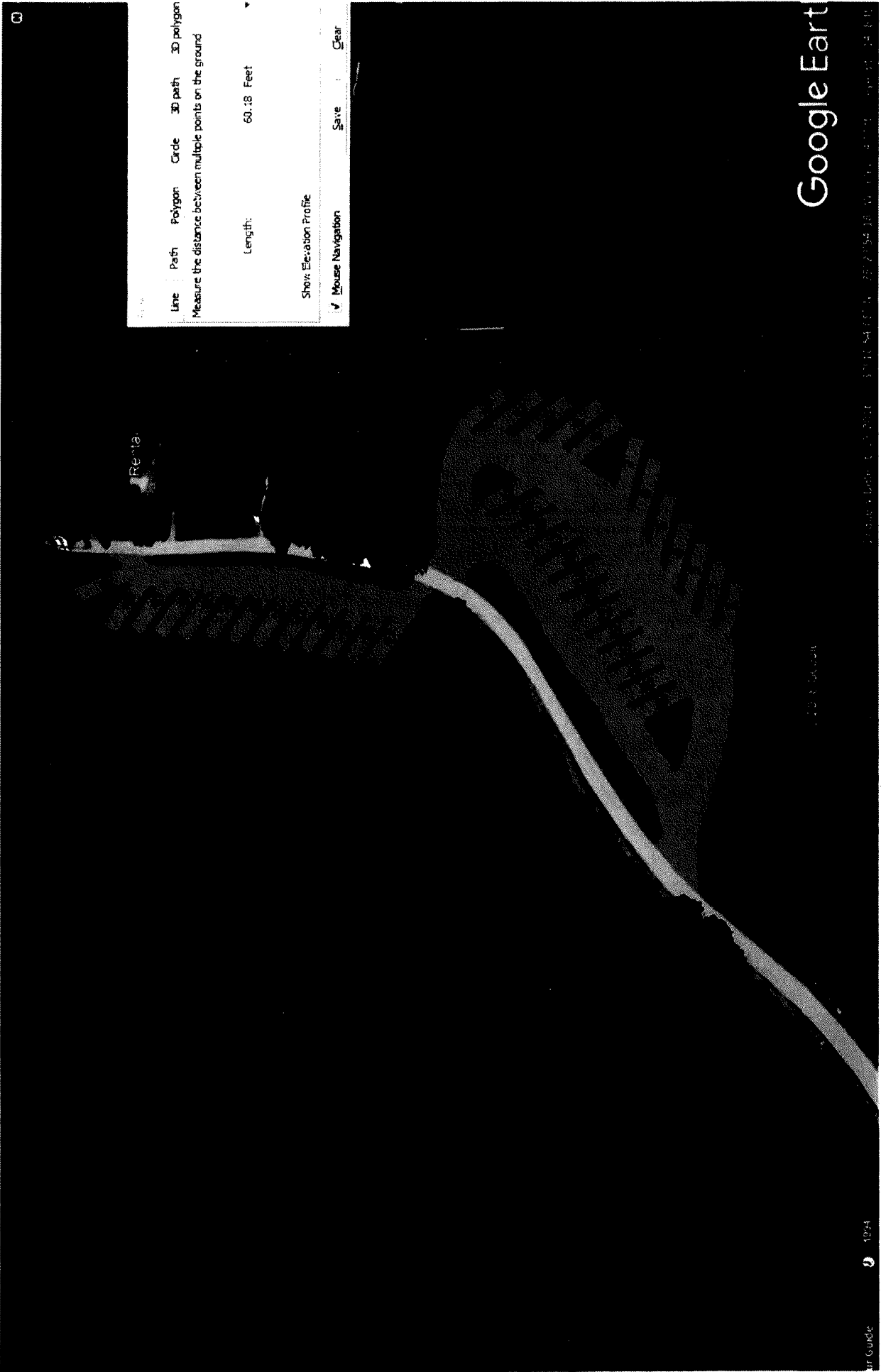
LINE	BEARING	DISTANCE
L1	S85°10'34"W	971.87
L2	S85°27'48"E	562.27
L3	N82°10'01"E	278.53
L4	N85°41'00"E	214.39
L5	S41°00'00"E	2283.74
L6	S13°18'00"W	842.84
L7	S85°15'00"W	74.36
L8	S85°15'00"W	528.00
L9	S41°00'00"E	936.26
L10	S85°40'00"E	798.00
L11	S85°40'00"E	1850.00
L12	S90°38'00"E	1273.48
L13	S90°38'00"E	166.41
L14	S17°42'00"E	388.40
L15	S85°27'48"E	288.35
L16	S17°42'00"E	98.34
L17	S85°27'48"E	265.50
L18	S71°59'37"E	1419.06
L19	S19°33'37"W	1078.25
L20	S81°54'00"E	467.31
L21	N15°07'00"E	916.60
L22	N83°01'44"E	233.37
L23	N83°01'44"E	233.37
L24	S83°14'39"E	507.55

LINE	BEARING	DISTANCE
L1	S85°10'34"W	971.87
L2	S85°27'48"E	562.27
L3	N82°10'01"E	278.53
L4	N85°41'00"E	214.39
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L10	S85°40'00"E	798.00
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L20	S81°54'00"E	467.31
L21	N15°07'00"E	916.60
L22	N83°01'44"E	233.37
L23	N83°01'44"E	233.37
L24	S83°14'39"E	507.55

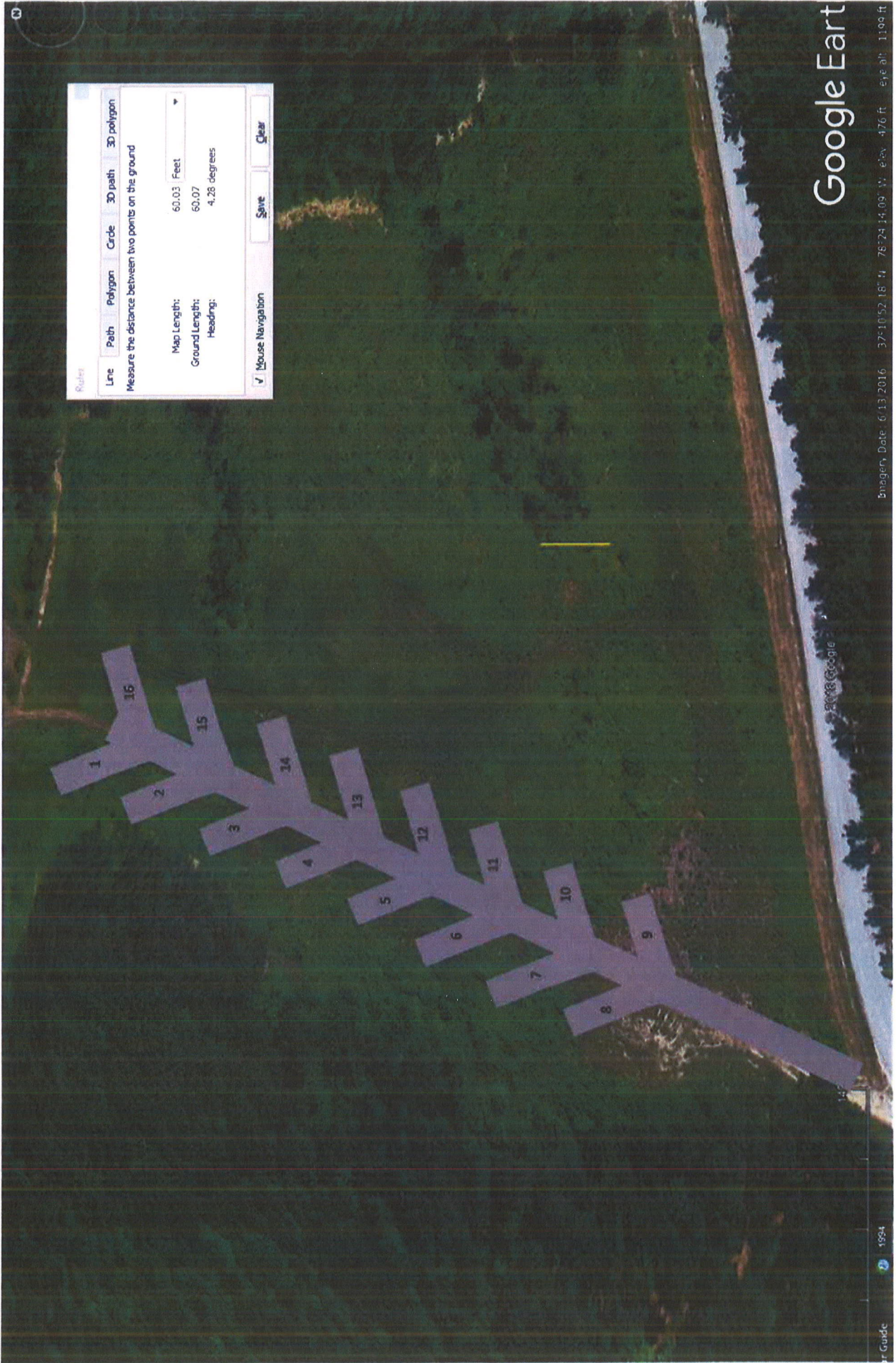


Curve Data:

CURVE	BEARING	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	S85°10'34"W	165.48	107°48'00"	N87°27'00"E	81.24
C2	S85°27'48"E	171.30	107°48'00"	N87°27'00"E	81.24
C3	N82°10'01"E	511.18	185°46'00"	N85°46'00"E	108.53
C4	N85°41'00"E	290.46	3°41'18.36"	N85°25'48"E	284.87
C5	S41°00'00"E	160.80	88°10'00"	N87°23'00"E	108.18
C6	S13°18'00"W	503.02	15°27'24"	N87°18'36"E	202.44
C7	S85°15'00"W	33.94	113°44'12"	N85°01'36"E	102.44



PRJ - LAYOUT A



Google Earth

PROJ-Layout B



County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: June 19, 2018  
Item No.: 6  
Department: Planning and Community Development  
Staff Contact: Rob Fowler  
Issue: Special Use Permit-Joseph Hines

---

**Summary:**

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.

The proposed facility will consist of approximately 31 campsites which will allow the use of tents and recreational vehicles on approximately 11.22 acres.

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 for 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.

**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 _____	Mason _____	Hunt _____	Jones _____
Second _____	Townsend _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



May 30, 2018

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018**



### **Notice of Public Hearings**

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. 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.
5. 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 Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation 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, 3<sup>rd</sup> 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 M  
 MAGISTERIAL DISTRICT \_\_\_\_\_  
 DATE SUBMITTED \_\_\_\_\_

**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: Joseph C. Hynes  
 Applicant's Address: Po Box 268, Farmville, VA 23901  
 Applicant's Telephone Number: (804) 615-2162

Present Land Use: Vacant Property with 1 Rental Unit

Legal Description of Property with Deed Book and Page No. or Instrument No. DB 1600, Pg 1458  
See Attached Plat and Description

Tax Map # 37-A-49      Acreage: 11.22

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Proposed Campground Use for Special Use Permit

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

Height of Principal Building (s): Feet N/A      Stories N/A

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.

Signature of Property Owner(s) [Signature]      Date 4/3/18

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 6/4/18

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: Joseph Hines  
Clark Street  
Tax Map#37-A-49

Date: June 6, 2018

**Schedule B**

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

Parcel ID	Owner	Address	Note
037-A-49	Ashworth Holdings, LLC	P O Box 10268 Danville, VA 24543	
037C-1-1	MARJ, LLC	2108 S. Main Street Farmville, VA 23901	
037-7-5	Longwood Village Housing Foundation, LLC	Three James Center #1206 1051 E. Cary Street Richmond, VA 23219	
037-7-5A	Longwood Village Housing Foundation, Inc.	515 Main Street Farmville, VA 23901	
038-A-11A	Town of Farmville	P O Box 368 Farmville, VA 23901	
037-7-3 037-7-4 038-A-11B	Joseph Hines	P O Box 268 Farmville, VA 23901	
037-7-1 037-7-2	Linda Waldren, LLC ATTN: Ron Sadlin C/O REMAX Advantage Plus	318 S. Main Street Farmville, VA 23901	
051-8-1 051-8-2	Prince Edward School District		



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Odessa H. Pride, Ed.D.

Gene A. Southall

C. Robert Timmons, Jr.

Jerry R. Townsend



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett

Post Office Box 382  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837

Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 6, 2018

RE: Special Use Permit Application at Clark Street

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. to consider a Special Use Permit Application by Joseph Hines. 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 Joseph Hines to allow the operation of a campground located on Clark Street.

The property is located on Tax Map Parcel 37-A-49 and owned by Joseph Hines. This is an A2, Agricultural Residential District and 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





County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** June 19, 2018  
**Item No.:** 7  
**Department:** Planning and Community Development  
**Staff Contact:** Rob Fowler  
**Issue:** Special Use- Joseph Hines

---

**Summary:**

The County has received a special use permit application to permit the operation of a Campground located on Green Bay Road Street, 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 5.02 acres.

The facility will be required to provide bathrooms 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.

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

**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 _____	Mason _____	Hunt _____	Jones _____
Second _____	Townsend _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



May 30, 2018

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 8, 2018 and Friday, June 15, 2018**



### **Notice of Public Hearings**

The Prince Edward County Planning Commission will hold public hearings on Tuesday, June 19, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the C1, General Commercial District , Sections 2.800.3 and 2.800.3 (B)
2. Request by Farmville Hospitality, LLC to rezone from C1, General Commercial District, with restrictions to C1, General Commercial without restrictions on property identified as Tax Map Parcel # 037-A-47, containing approximately 5.84 acres.
3. Request by PRJ Land Trust for a Special Use Permit to allow the operation of a Campground located on Rice Creek Road on property identified as Tax Map Parcels 79-5-3 and 92-A-31. This is an A1, Agricultural Conservation District.
4. 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.
5. 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 Parcels 39-12-1 and 39-12-2 zoned A1, Agricultural Conservation 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, 3<sup>rd</sup> 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 \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

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: JOSEPH C. HINES  
Applicant's Address: PO Box 268, Farmville, VA 23901  
Applicant's Telephone Number: (804) 615-2162

Present Land Use: Vacant Property

Legal Description of Property with Deed Book and Page No. or Instrument No. DB 1600, pg 1455  
See Attached Plat and Description

Tax Map # 39-12-1 / 39-12-2 Acreage: 5.02 / 3.97 (8.99 Total)

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Proposed Campground Use for Special Use Permit

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

Height of Principal Building (s): Feet N/A Stories N/A

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.

Signature of Property Owner(s) [Signature] Date 4/3/18

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 4/3/18

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

**Special Use Permit Application**

**Joseph C. Hines  
PO Box 268  
Farmville, VA 23901  
804-615-2162 (c)**

**Legal Description of Property**

**DB 1600, Page 1455**

**Tax Map Parcel Number 039-12-1 – See attached Plat**

All that certain tract or parcel of land, fronting on the southern side of Highway No. 460, lying and being in Lockett Magisterial District, Prince Edward County, Virginia designated as Lot 1 of the Sunrise Subdivision containing 5.02 acres according to a survey by Gregory A. Watson, L.S., of Watson & Duggan, PLC, which is recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia dated May 6, 2004 and recorded with Instrument Number 200500271, reference to which plat is herewith made for a more particular metes and bounds description of the property.

**Tax Map Parcel Number 039-12-2 – See attached Plat**

All that certain tract or parcel of land, fronting on the southern side of Highway No. 460, lying and being in Lockett Magisterial District, Prince Edward County, Virginia designated as Lot 2 of the Sunrise Subdivision containing 3.97 acres according to a survey by Gregory A. Watson, L.S., of Watson & Duggan, PLC, which is recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia dated May 6, 2004 and recorded with Instrument Number 200500271, reference to which plat is herewith made for a more particular metes and bounds description of the property.

**Narrative Statement evaluating Effects on adjoining properties (noise, odor, dust, fumes, etc.):**

It is anticipated that there will be no negative effects on the adjoining properties.

**Statement of General Compatibility with adjacent and other properties in the zoning district.**

The requested special use will be generally compatible with the adjacent and other properties.

Prince Edward County  
Special Use Permit

Applicant: Joseph Hines  
Green Bay Road  
Tax Map # 39-12-1 & 39-12-2

Date: June 6, 2018

**Schedule B**

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

Parcel ID	Owner	Address	Note
039-A-23	Mary Redd C/O Irene Watson Hurt	84 Hurt Hill Lane Rice, VA 23966	
039-5-A	Ann Sibold & Donald Miller	1394 Krim Point Road Midlothian, VA 23114	
039-13-1 039-13-2	Robert Hines	1505 Lindenberg Square Wake Forest, NC 27587	
039-11-2	Adaniel Victor, Romeo Clemente & Theresa Capati Dionisio	116 Jesse's Way Farmville, VA 23901	
039-11-15	Billy & Elizabeth Rutherford	21605 Prince Edward Highway Rice, VA 23966	
039-12-3	Keepsake Storage, LLC	6651 Drunkard Road Jetersville, VA 23083	

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C. Robert Timmons, Jr.  
Jerry R. Townsend



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**COUNTY ADMINISTRATOR**

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Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 6, 2018

RE: Special Use Permit Application at Green Bay Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. to consider a Special Use Permit Application by Joseph Hines. 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 Joseph Hines to allow the operation of a campground located on Green Bay Road.

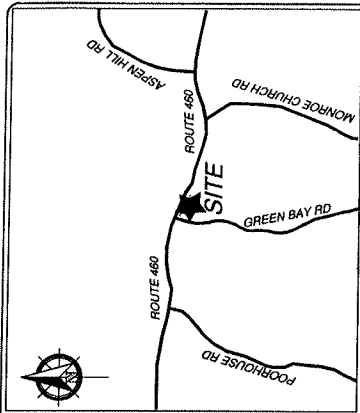
The property is located on Tax Map Parcels 39-12-1 and 39-12-2 owned by Joseph Hines. This is an A1, Agricultural Conservation District and allowed by Special Use Permit.

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)

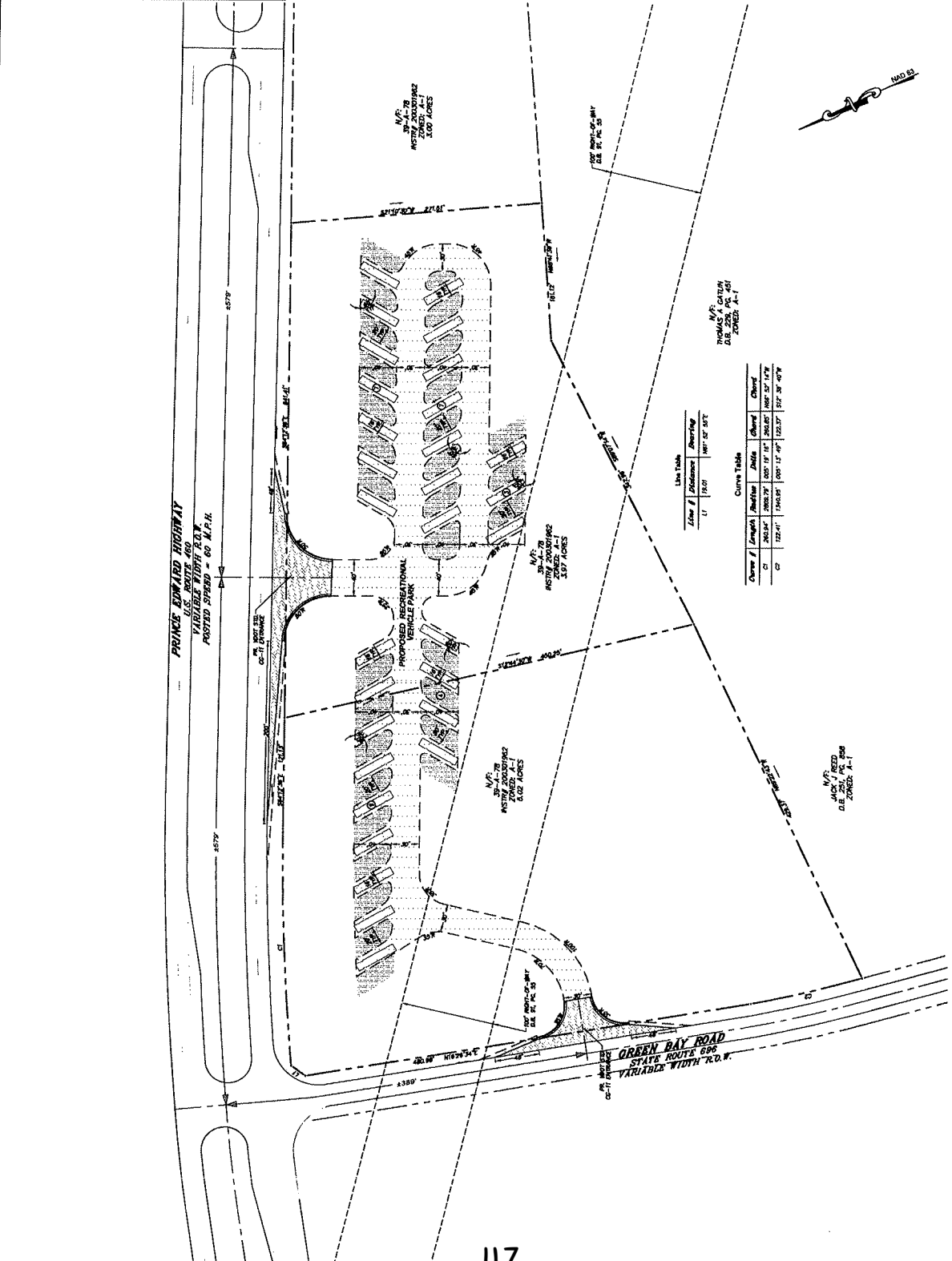
Sincerely,

Robert S. Fowler  
Director  
Planning and Community Development





**NOTES:**  
 THIS PLAN IS FOR CONSTRUCTION PURPOSES ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



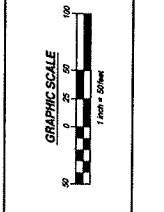
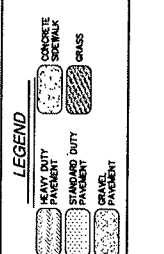
**Line Table**

Zone #	Length	Area	Volume
1	18.01	147.57	5.4

**Curve Table**

Curve #	Length	Radius	Delta	Chord	Offset
C1	263.84	2000.00	102.10	260.00	10.00
C2	122.41	1400.00	100.15	120.00	1.15



**RECREATIONAL VEHICLE PARK**  
**CONCEPTUAL SITE LAYOUT #1 (CP-1)**  
 PRINCE EDWARD COUNTY, VA  
 K&M PROJECT #:  
 DATE: MAY 23, 2018  
 REVISION DATE:  
 REVISION DESCRIPTION:

**KOONTZ  
 ERYANT  
 JOHNSON  
 WILLIAMS**  
 1703 North Parkham Road, Suite 202  
 Henrico, Va 23229

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- Notes**
1. Tax Map Parcel Number . 39-A-7B.
  2. This plot has been prepared without benefit of a title report and therefore may not show all encumbrances on the property.
  3. Exterior boundary is based on plat recorded in D.B.349 p.773. All interior lot lines are based on current field survey.
  4. Private entrances will be addressed upon individual request from VDOT.
  5. See Prince Edward County Zoning Ordinance for setbacks and yard widths.

**"Sunrise" Subdivision**  
Being The Property Owned BY  
**P.R.J. Land Trust**  
Instrument # 200301962  
Lockett District, Prince Edward County, Va.  
May 6, 2004 03350A

**Health Dept. Approval Statement**  
This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12VAC 5-610-10 et seq, the "Regulations") (and local ordinances if the locality has or to accept private evaluations for compliance with local ordinances). This subdivision was submitted to the Health Dept. for review pursuant to 32.1-163.5 of the Code of Virginia which requires the Health Dept. to accept private soil evaluator(AOSE) or a professional engineer working in consultation with an AOSE for residential development. The Dept. is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations This plot was rec Circuit Court of f do;

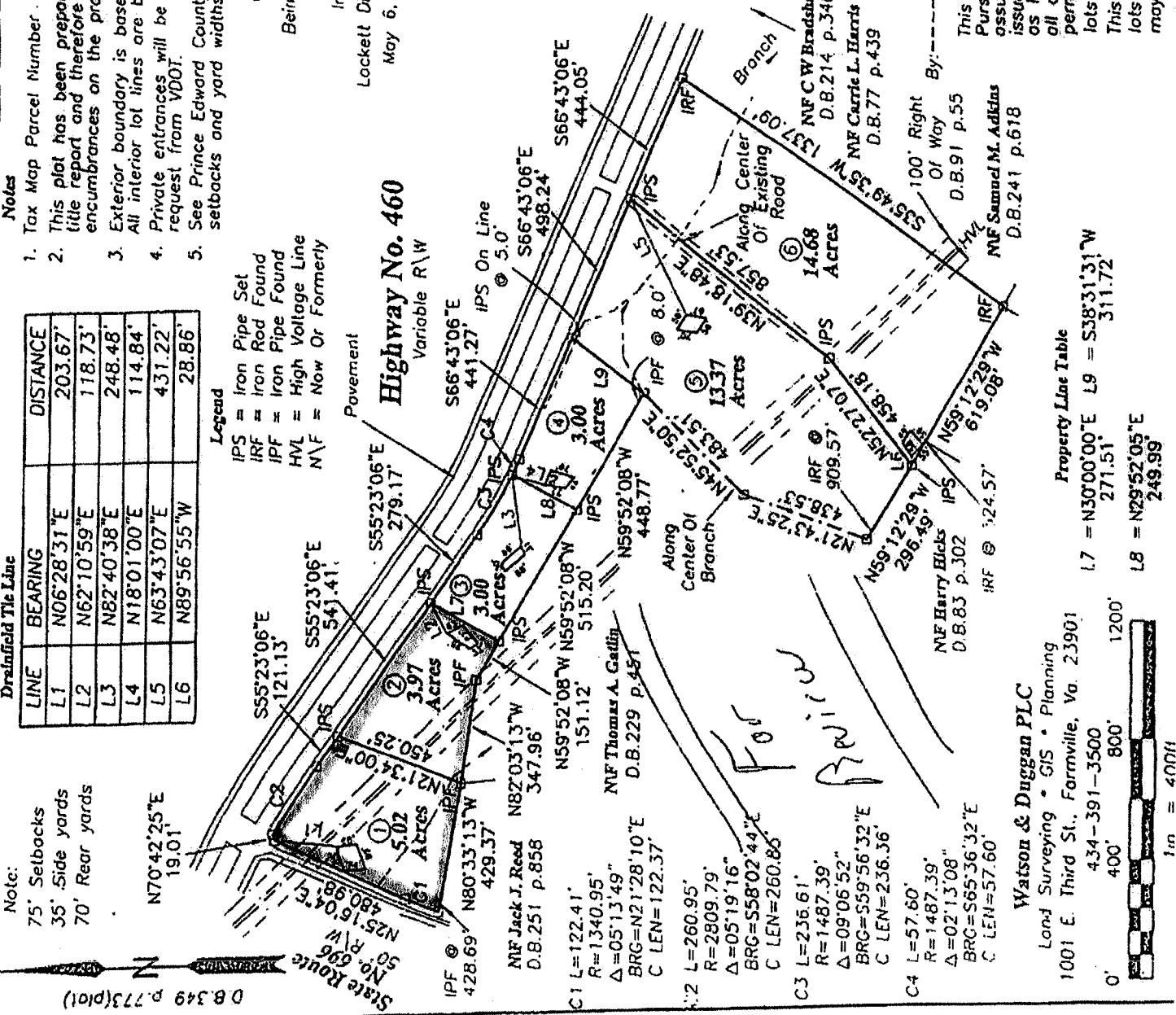
This subdivision approval is issued in reliance upon that certificate Pursuant to paragraph 360 of the regulations this approval is assurance that Sewage Disposal System Construction Permits will issued for any lot in the subdivision unless that lot is specific as having an approved site for an onsite sewage disposal system all conditions and circumstances are present at the time of approval permit as are present at the time of this approval. This subdivision lots that do not have approved sites for onsite sewage systems; This subdivision approval is issued in reliance upon the certificate lots are suitable for "Traditional Systems". However actual systems may be different at the time construction permits are issued.

**Drainfield Tile Line**

LINE	BEARING	DISTANCE
L1	N06°28'31"E	203.67'
L2	N62°10'59"E	118.73'
L3	N82°40'38"E	248.48'
L4	N18°01'00"E	114.84'
L5	N63°43'07"E	431.22'
L6	N89°56'55"W	28.86'

- Legend**
- IPS = Iron Pipe Set
  - IRF = Iron Rod Found
  - IPF = Iron Pipe Found
  - HVL = High Voltage Line
  - N\F = Now Or Formerly

**Highway No. 460**  
Variable R/W  
Pavement



**Property Line Table**

- L7 = N30°00'00"E L9 = S38°31'31"W 311.72'
- L8 = N29°52'05"E 249.99'
- L9 = 271.51'

**Watson & Duggan PLC**  
Land Surveying • GIS • Planning  
1001 E. Third St., Farmville, Va. 23901  
434-391-3500  
400' 800' 1200'

1 in = 400 ft