

PRINCE EDWARD COUNTY  
PLANNING COMMISSION

September 18, 2018

AGENDA

- 7:00 p.m.
1. Chairman will call the September meeting to order.
  2. Approval of the Minutes: June 19, 2018 at 7:00 p.m. 1
  3. Welcome Mr. Whitfield Paige to the Planning Commission
- Public Hearing:**
1. PAR 5 Development Group-Special Use Permit 9
4. Old Business
  5. New Business

Next Meeting: TBD

**[This page intentionally left blank]**



County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: September 18, 2018  
Item No.: 2  
Department: Planning and Community Development  
Staff Contact: Rob Fowler  
Issue: Minutes, June 19, 2018

---

**Summary:**

Approval of Minutes from June 19, 2018

**Attachments:**

June 19, 2018 minutes

**Recommendations:**

Approval.

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

Sandlin \_\_\_\_\_  
Jenkins \_\_\_\_\_

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

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



Aye: Donald Gilliam  
Preston Hunt  
Mark Jenkins  
Robert M. Jones  
Clifford Jack Leatherwood  
John "Jack" W. Peery, Jr.  
John Pregelaman  
Teresa Sandlin  
Cannon Watson

Nay: (None)

**In Re: Public Hearing – Proposed Ordinance Amendment**

Chairman Pregelaman announced this was the date and time scheduled for a Public Hearing to amend the C1, General Commercial District, Sections 2.800.3 and 2.800.3(B) of the County Zoning Ordinance. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Pregelaman reviewed the process for public hearings.

Mr. Rob Fowler, Zoning Director, stated that after reviewing the Prince Edward County Zoning Ordinance, staff suggests that the Planning Commission consider amending Section 2-800.3, Permitted Uses, in the C1, General Commercial District, to require the following uses 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
- Motel/hotel/motor lodge

Mr. Fowler said 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.

Chairman Pregelaman opened the public hearing.

Kent Lee questioned if there will be another hotel built in town. Chairman Pregelaman stated this public hearing is on the proposed ordinance amendment.

Jack Houghton, Farmville, stated he resides in Crestview and that he received a telephone call and an email earlier in the afternoon advising that the public hearing was cancelled on the matter relating to the property to the south of the Crestview residential area. He said he has a problem with the public hearing being advertised to the entire county and the County cannot cancel a public hearing by telephoning him. He said the public hearing is still to be held and it is not legal to not take comment.

Chairman Prengaman said this public hearing is regarding the Zoning Ordinance and not the Crestview Project.

Mr. Houghton said he is discussing the process, and the people in the Crestview neighborhood were told the hearing was tonight by public notice. He said they weren't notified that the meeting was cancelled.

Chairman Prengaman said the County has no ability to notify the entire population of the County. Mr. Houghton said the County can do so by stating so in this meeting. He said they can notify by another public hearing but the public hearing cannot be cancelled. He said a sign is posted on the door of the lobby but that is not due process. He said these people in attendance are opposed to the proposed rezoning that was just withdrawn, so when it appears again, he urged the Planning Commission to advertise properly.

Chairman Prengaman stated legal counsel was contacted and proper procedure was followed that the County currently has in place. He said that under New Business, the County Planning Commission will, between now and the next meeting, review the policies regarding public hearings.

Mr. Houghton said there were three public hearings regarding specific properties listed in that advertisement; all of them were identified by street names, but the one regarding Crestview did not identify [a specific address] and there was no way to identify where that property was. He added it isn't fair or consistent.

Chairman Prengaman stated this will be taken under counsel; he said this public hearing has nothing to do with how the County advertises and is strictly regarding the proposed ordinance amendment.

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

Commissioner Watson made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors the amendment to the Zoning Ordinance to add the uses be permitted by Special Use Permit in Section 2.800.3(B); the motion carried:

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

**In Re: Special Use Permit – Joseph Hines, Campground on Clark Street**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a 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. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 2018 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 Campground located on Clark Street, on Tax Map Parcel 37-A-49, owned by Joseph Hines. He said the proposed facility will consist of approximately 31 campsites which will allow the use of tents and recreational vehicles on approximately 11.22 acres.

Mr. Fowler stated 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 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.

Mr. Fowler stated he has received opposition to the project. He said Mr. Hines provided additional information, requesting some flexibility within the property as to where the sites will be because of the stormwater, erosion and sediment design issues that might come up.

Commissioner Sandlin recused herself from this public hearing and the one following, citing a conflict of interest.

Commissioner Peery asked if these will be permanent campsites. Mr. Joseph Hines stated this project is driven by the need for sites for the employees with the Atlantic Coast Pipeline. He said he wants to do these responsibly for the surrounding property owners and the campers; a buffer will be in place to shield visibility from Route 460 or from Clark Street. He thanked people for coming, adding that he cannot address concerns if he is not aware of them.

Chairman Prengaman opened the public hearing.

Mr. Ron Sandlin stated he is the property manager for the property at 202 Clark Street and has been since 2001, which is directly across from the proposed camp. Currently, the tenant in that building is Hospice VA, and the employees enter and leave the building at all hours getting medical supplies. The building is monitored and is well lit to provide safety and security. Mr. Sandlin added that he is currently in negotiations with a daycare center that will hold up to 25 full-time infants and toddlers, and additional children before and after school. He asked if a construction camp is the right neighbor. He said there is also a Longwood University housing complex on Clark Street, and asked what the impact to the neighborhood will be. He stated the owner of the property and he oppose this project for this area.

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

Mr. Hines stated he spoke with Louise Waller of the Longwood Real Estate Foundation, who is not in opposition to the project. He said he also went to McGeorge RV and asked about the prices of the campers. He said campers for the construction workers range in cost from \$80,000 to \$200,000 and with that level of user who is very invested in the future and in their jobs, would be the users that would be at this particular site.

Commissioner Jones asked the plans for the property after the pipeline is completed. Mr. Hines stated he would be willing to put a sunset provision on the project. He said police routinely visit the area, and the campground clientele would be respectful and as was heard on the applications from Tim Tharpe and Leon Lapp, these are not irresponsible people. If there would be a problem, those people would be removed as quickly as possible.

Chairman Prengaman asked if only the pipeline workers would be permitted to the campground. Mr. Hines said he will talk to one of the contractors about signing a contract to take whatever spaces can be put in there. He said they will get a schematic layout and will have to work out stormwater, sewer and water and other elements so another level of planning will take place, including engineering plans which will be approved by the County, as well as any potential security measures.

Commissioner Jones asked if transportation will be coordinated for the employees. Mr. Hines said the estimate is that there would be a maximum total of 60 campsites which would generate 13 vehicles in the morning peak hour and 17 vehicles in the evening peak hour.

Commissioner Jones asked if the construction project will take three years. Mr. Hines said it can take longer depending on the permits, but three years is a normal time frame. He said he is in this business for his living and can assure the County that things take a tad longer than what is anticipated, but that is realistic.

Commissioner Peery asked about the water and sewer for the property. Mr. Hines stated Mr. Spates quoted the same rate for water/sewer hookups as he did for the other campsites.

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

Commissioner Jones asked if there will be conditions set. Mr. Fowler said the site plan must comply with stormwater plan approval, VDOT and Town approvals for access, Health Department regulations have to be met, and depending on the site plan, as with the others, all lighting has to be glare shielded, proper trash facilities provided, and will need to provide quiet hours beginning at 10:00 p.m. He said this would also be open for other traveling campers; there is need for travel trailer access.

Chairman Pregaman stated that at the previous meeting, construction campsites were reviewed and guidelines were set relative to quiet hours, adhering to all guidelines required for facilities, water, sewer; VDOT for access to the property, and all that was put in place, subject to receiving the permit and going through everything before approval of those construction camps.

Mr. Fowler said the A2 zoning district does not permit a work or construction campsite but would permit campground; it is different. He said putting a time limit on it is in the power of the Planning Commission to revisit, but it is not a construction camp. He said that definition is a facility providing camping and parking areas, incidental services for travelers and recreational vehicles or tents. He said the owner will decide the target group to advertise, as long as he operates within the guidelines put in place.

Commissioner Jones stated there is a large campground on the bypass near Appomattox which is used by both travelers and construction workers, and it seems to be well maintained. He said there may be a need for this in our area.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from 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, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approvals
- Town Approvals
- Health Department regulations/requirements be obtained
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be approved for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

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

**In Re: Special Use Permit – Joseph Hines, Campground on Green Bay Road**

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a 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 Parcel 39-12-1 and 39-12-2, zoned A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, June 8, 2018 and Friday, June 15, 2018 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 Campground located on Green Bay Road, 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 8.99 acres.

Mr. Fowler said 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 approval for the proposed access points prior to the issuance of any permits.

Mr. Fowler said the property is located in an A1, Agricultural Conservation District and the use is allowed by Special Use Permit. He recommended use of the same conditions as specified in the previous public hearing, if approved for recommendation to the Board. He said no feedback has been received regarding this application. He added the applicant is working with the Health Department on issues with the soil.

Chairman Pregaman opened the public hearing.

Mr. Joseph Hines stated that in doing research within the community, there does appear to be a lack of campground sites like this. He said there are construction projects going on all the time, and there might be people that wish to rent sites other than the ACP. He said this project could last longer because of High Bridge Trail, Briery Lake, Sandy River Reservoir and others. He said there may be a demand for an RV or campground site. He said having responsible leasers is important and should a problem arise, he would do everything in his power to eliminate that problem.

Chairman Pregaman questioned the parcel size in relation to the number of proposed camp sites. Mr. Hines said the land is split into two sections by a Dominion Power easement; there are 8.99 acres total. He said one section is 5.02 acres and the other is 3.97 acres.

Commissioner Jones asked if a water and sewage source will be provided. Mr. Hines said there will be, and enough wells to accommodate the number of sites. He said the Health Department has requirements for what an RV will sustain in terms of water and sewer and that will be accommodated in this process.

Commissioner Jones asked if each site will be manned. Mr. Hines said he needs to check what the requirements call for depending on the type of camp that is set up. He said the construction camp, similar to what Leon Lapp had, is important that it be manned. He said the campsite on Briery does not appear to be manned.

Commissioner Peery asked if someone is available to check on and maintain the sites. Mr. Hines said that with the Atlantic Coast Pipeline, once that moves on, he will look at the financial feasibility if the property is vacated in terms of this particular use, then it would be cleaned up and environmentally sound. He stated he is a professional engineer and has a license that he has to commit to public health, safety, and welfare first and foremost in anything he does and he would apply that commitment to this project.

Commissioner Leatherwood asked if the site will have water, sewer and electric. Mr. Hines said he would like to have those available.

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

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve for recommendation to the Board of Supervisors the Special Use Permit Application from request 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 Parcel 39-12-1 and 39-12-2, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approvals
- Health Department regulations/requirements be obtained
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be approved for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

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

**In Re: Old Business**

(None.)

**New Business**

Chairman Prengaman stated there will be a review of the guidelines to ensure consistency for the advertisement of and announcing public hearings.

Mr. Fowler then stated that, a few months ago during discussion of the townhouse project, when the project went to the Board of Supervisors, there was a question of providing enough parking. He said he is looking at other localities and will be bringing recommendations for additional parking for visitors to the townhouses. He said that will be brought before the Commissioners next meeting.

Commissioner Jones made a motion, seconded by Commissioner Peery, to adjourn the meeting at 7:37 p.m.; the motion carried:

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

**Next Meeting: TBD**



County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** September 18, 2018  
**Item No.:** 3-1  
**Department:** Planning and Community Development  
**Staff Contact:** Rob Fowler  
**Issue:** Special Use Permit-Par 5 Development Group, LLC

---

**Summary:**

The County has received a special use permit application to permit the construction of a retail establishment along with an illuminated freestanding sign located at the north west corner of the intersection of Prince Edward Highway (US 460) and Harris Creek Road on Tax Map Parcel 019-A-68E owned by Steven and Susan Bower.

The proposed Dollar General store will be approximately 9,100 square feet, provide a minimum of 38 parking spaces, between 6-8 employees and have illuminated signage. This is an allowed use in the A1, Agricultural Conservation District by Special Use Permit.

The store will operate between the hours of 8 a.m. to 10 p.m. Monday thru Sunday, receive one delivery by tractor trailer a week during normal operating hours, and utilize "Night Friendly" LED lighting.

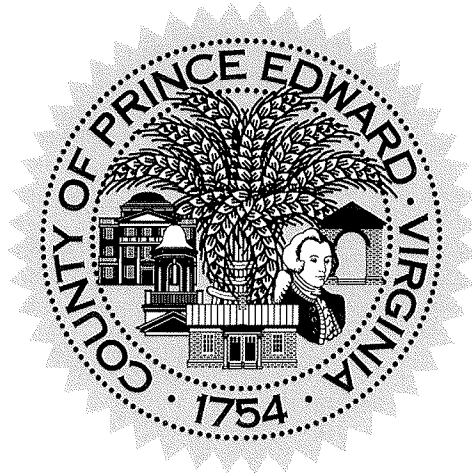
**Attachments:**

1. Public Hearing Notice
2. Original Use Permit Application
3. List of Adjoining owners notified of Special Use Permit Application
4. Sample Letter Sent to Adjacent Owners

**Recommendations:**

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

Motion _____	Sanderlin _____	Hunt _____	Jones _____
Second _____	Paige _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



## Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, September 18, 2018 at 7:00 p.m. in the SCOPE Building located at 505 Griffin Boulevard, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Request by Par 5 Development Group, LLC for a Special Use Permit to operate a Retail Sales Establishment and have illuminated signage located on Tax Map Parcel 019-A-68E. This is an A1, Agricultural Conservation District.

A complete copy of the proposed Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT A1  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED 8/24/18

*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: Par 5 Development Group, LLC  
Applicant's Address: 2075 Juniper Lake Road, West End, NC 27376  
Applicant's Telephone Number: (910) 944-0881

Present Land Use: Vacant / Open land

Legal Description of Property with Deed Book and Page No. or Instrument No. Deed book 340 Page 814

Tax Map # 019 A 68E      Acreage : 30.34

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) see attached project narrative - paragraph # 2

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) see attached project narrative - paragraph # 3

Height of Principal Building (s): Feet 35      Stories 1

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

[Signature]      08/22/18  
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]      8/22/18  
Signature of Property Owner(s)      Date

\_\_\_\_\_  
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 8/24/18

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: PAR 5 Development Group, LLC  
Tax Map #019-A-68E

Date: September 5, 2018

**Schedule B**

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

Parcel ID	Owner	Address	Note
019-A-6	James Smith C/O O T Smith	733 Brisentine Tr Prospect, VA 23960	
019-A-58	Lavelette Glenn Henry Family C/O Debra & Henry Tyson	3971 Tanbank Road Chesterfield, VA 23235	
019-A-58C	Cassandra Thompson	4200 Quailshire Arch Chesapeake, VA 23321	
019-A-57	Preston & Katie Thompson C/O Deidre Thompson-Daniel	79 Deer Meadows Road St. Augustine, FL 32092	
019-A-60	Jeffrey Steven & Rosanna Phelps	22101 Genito Road Amelia, VA 23002	
019-A-68C	Glenn Memorial Baptist Church	146 Harris Creek Road Prospect, VA 23960	
019-A-68C	7723 Prince Edward, LLC	7613 Fernway Place Chesterfield, VA 23832	
019-A-56	Oliver Stiff	PO Box 278 Prospect, VA 23960	
019-A-59	Prospect Volunteer Fire Department, INC	PO Box 145 Prospect, VA 23930	
019-A-55	Pauline Taylor	PO Box 174 Prospect, VA 23960	
019-A-2-1	Ella May Goode C/O Virginia Goode	PO Box 192 Prospect, VA 23960	

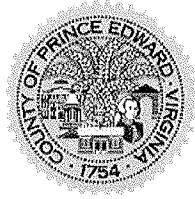
019-2-2	Rayner & Sylvester Goode	PO Box 192 Prospect, VA 23960	
019-A-54	RET Investments , LLC C/O Robert Taylor, Jr	49 Lucy Lane Farmville, VA 23901	
019-A-54	Phillip & Jeane Atkins Live Estate	7738 Prince Edward Highway Prospect, VA 23960	
019-A-60A 019-A-68C	HP of Virginia, INC	7723 Prince Edward Highway Prospect, VA 23960	
019-A-58B	Commonwealth of Virginia VDOT C/O Scot Shippe	3400 Rosney Road Dillwyn, VA 23936	
0019-A- 4819-A- 68S	Steven & Susan Bower	6401 Mosley Road Moseley, VA 23120	

BOARD OF SUPERVISORS

HOWARD F. SIMPSON  
CHAIRMAN

PATTIE COOPER-JONES  
VICE CHAIRMAN

CALVIN L. GRAY  
ROBERT M. JONES  
CHARLES W. MCKAY  
C. ROBERT TIMMONS, JR.  
JERRY R. TOWNSEND  
JAMES R. WILCK



COUNTY ADMINISTRATOR  
W.W. BARTLETT

POST OFFICE BOX 382  
FARMVILLE, VA 23901

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

WBARTLETT@CO.PRINCE-EDWARD.VA.US

**COUNTY OF PRINCE EDWARD, VIRGINIA**

September 5, 2018

RE: Special Use Permit Application at the Northwest Corner of the intersection of Prince Edward Highway (US 460) and Harris Creek Road.

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, September 18, 2018 at 7:00 p.m. to consider a Special Use Permit Application by Par 5 Development Group, LLC. The Planning Commission meeting will be held in the Scope Building located at 505 Griffin Boulevard. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

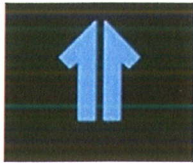
The request by Par 5 Development Group, LLC. is to allow the construction of a retail store approximately 9,100 square in area, provide 38 parking spaces and have illuminated signage on property located on Tax Map Parcel 019-A-68E owned by Steven and Susan Bower. The property is presently zoned A1, Agricultural Conservation District, and this zoning classification permits retail sales after issuance of a 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





TO: Prince Edward County Planning Commission and Board of Supervisors

FROM: Matt Hastings, PE  
Project Manager – Land Development

RE: Par 5 Development Group, LLC – Prospect Dollar General Site Special Use Permit Application

Summit Design and Engineering Services is filing this Land Use Application for Special Use Permit on behalf of Par 5 Development Group, LLC. The current zoning of Tax Map Parcel is 019 A 68E is A-1, Agricultural Conservation District.

This proposed SUP would satisfy the following goals and objectives of the 2014 Prince Edward County Comprehensive Plan.

Economic Development:

**Goal:** To stabilize, balance and strengthen the economy of Prince Edward County.

**Objective 2:** Promote the retention and growth of existing County businesses, and location of new businesses in the County.

**Objective 3:** Develop a diversified economic base in the County.

**Objective 4:** To encourage the development of essential employment opportunities within Prince Edward County for the resident workforce.

Land Use:

**Goal:** Ensure the optimal use of land resources within Prince Edward County, and promote and support an environmentally sound feature land use pattern that provides for a variety of community needs, minimizes conflicts between existing and proposed land uses, and can be supported by adequate public facilities.

**Objective 4:** Promote a strong and diversified industrial and commercial base which does not create significant negative impacts on residential areas, prime agricultural lands or public facilities.

**Objective 7:** Promote Prince Edward County’s rural communities as suitable locations for appropriately scaled residential, commercial and civic development.

The proposed use in this area is compliance with the Comprehensive Plan and the intent of the A-1 district, with a mix of residential and business uses.

**Project Narrative:**

Par 5 development Group, LLC is seeking a special use permit (SUP) to develop a 70' x 130' 9,100 square foot retail store with 6-8 Employees with operating hours between 8 a.m.- 10 p.m. The proposed new building has a total of 7,263 sq. ft. of retail floor space which would require a minimum of 37 parking spaces by Zoning Ordinance. There is a total of 38 standard parking spaces and 2 handicapped/van accessible spaces being proposed.

The establishment, maintenance, and operation resulting from the SUP will not be detrimental to or pose any danger to the public health, safety, morals, comfort or general welfare. Furthermore, the issuance of the SUP will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The establishment of the SUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water areas, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety and general welfare of the community. The parking arrangement as shown on the site concept plan is designed in order to provide a formal and flowing site with standardized parking and drive aisle, landscaping and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Zoning Ordinance.

We are requesting that the proposed pylon sign be illuminated, however site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All setbacks and other open spaces are provided for in the concept design.

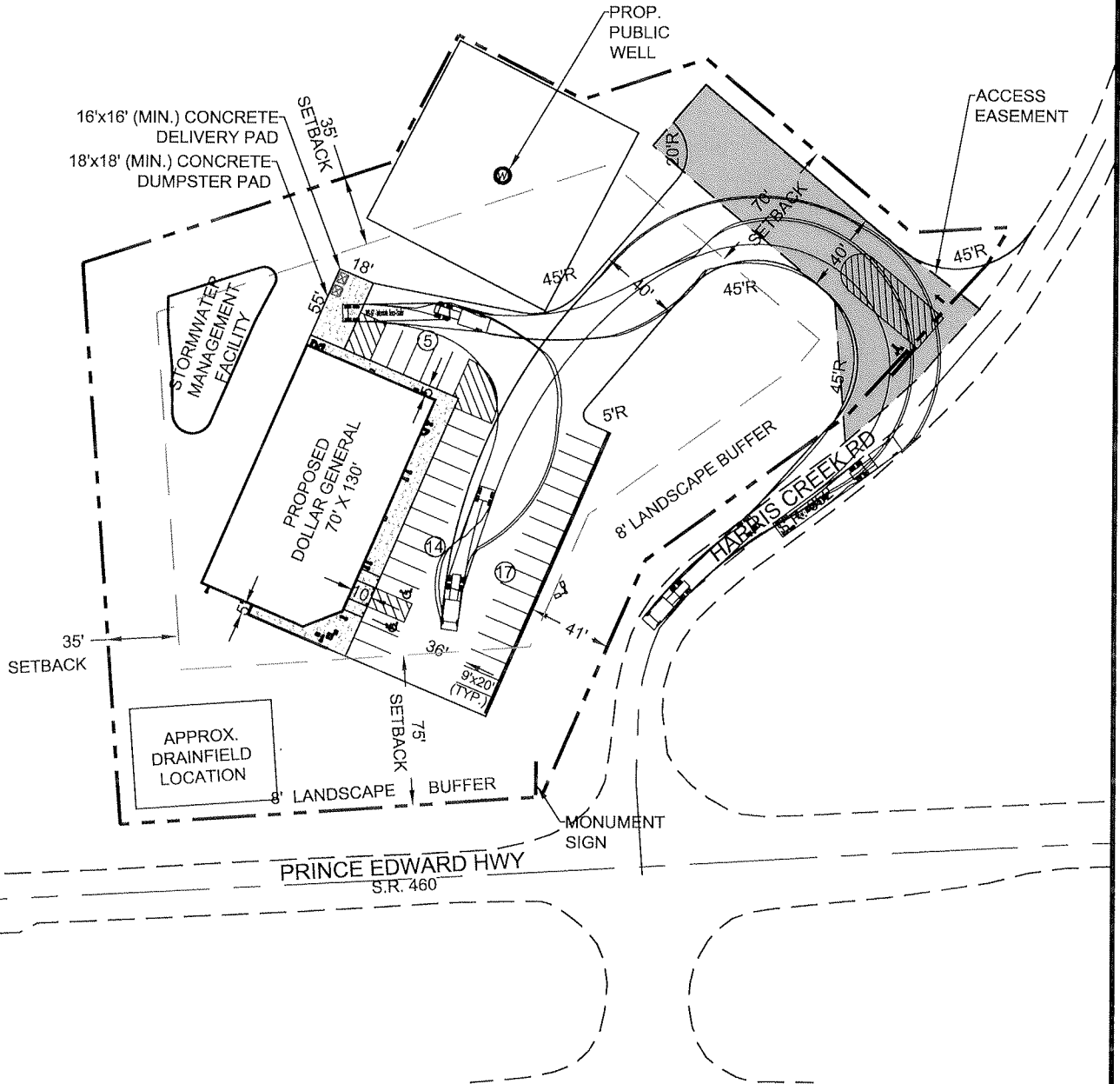
The proposed use is compatible with the surrounding neighborhood and the other properties in the zoning district. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Prince Edward County Zoning Code.

NOTES:

1. ZONED: A-1
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
4. ALL EASEMENTS NOT SHOWN.
5. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY.
6. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
7. SITE TO BE SERVED BY ON-SITE WELL AND SEPTIC.
8. NOT FOR CONSTRUCTION



PRELIMINARY SITE PLAN	PROTOTYPE: "F"
DATE: JULY 30, 2018	BLDG/SALES SF: 9,100 / 7,343 SF
CITY, STATE, STREET	ACREAGE: 2.5 AC±
HARRIS CREEK ROAD, S.R. 652	PARKING SPACES: 36(STD.)+2(HC)
PROSPECT, VA 23960	PARKING SPACES REQ'D BY COUNTY: 37
DEVELOPER:	DESIGNER:
COMPANY: PAR 5 DEVELOPMENT	COMPANY: SUMMIT DESIGN AND ENGINEERING SERVICES
NAME: JODY BLAND	NAME: MATT HASTINGS, P.E.
PHONE #: (919) 944-0881	PHONE #: (434) 575-0617



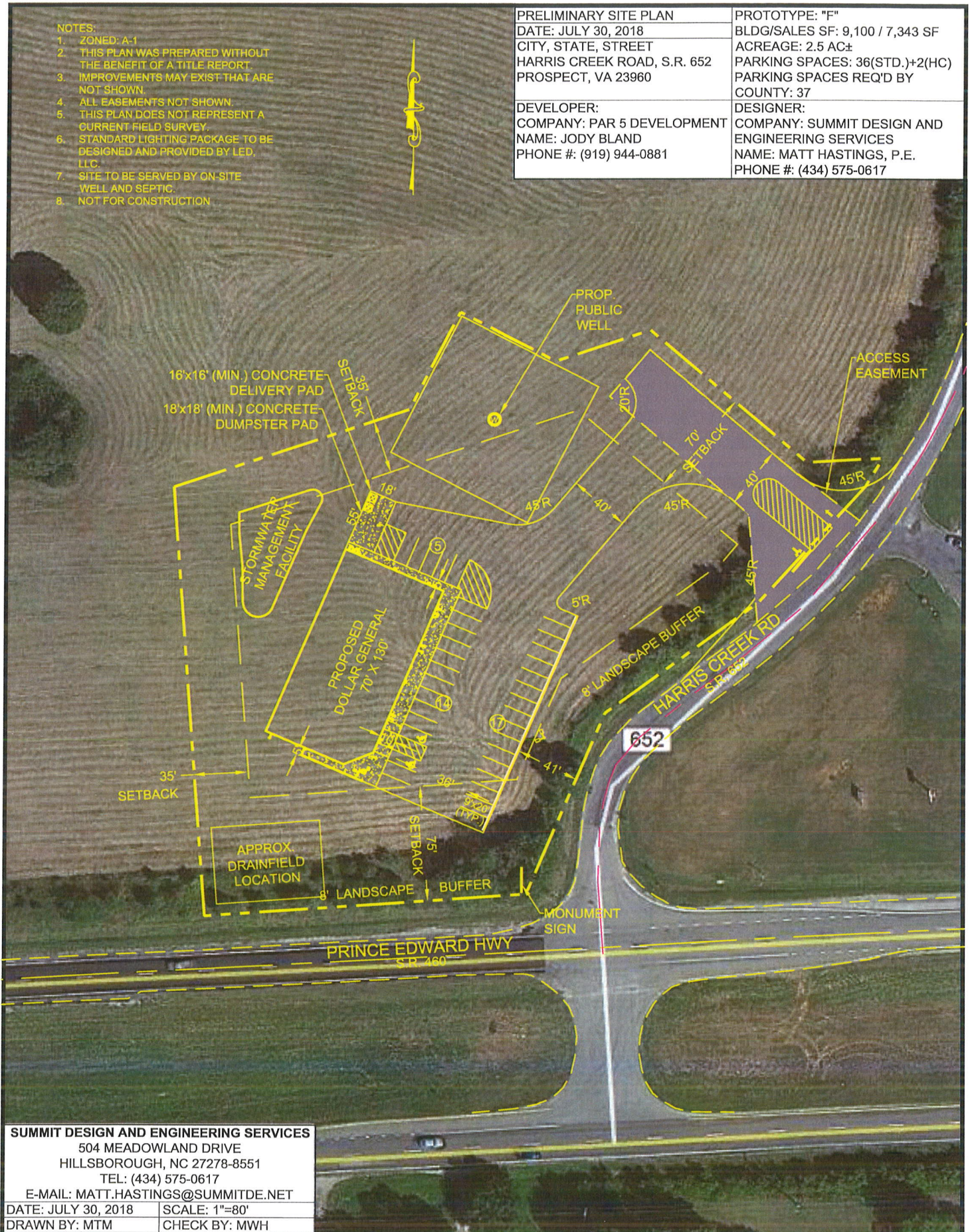
<b>SUMMIT DESIGN AND ENGINEERING SERVICES</b>	
504 MEADOWLAND DRIVE	
HILLSBOROUGH, NC 27278-8551	
TEL: (434) 575-0617	
E-MAIL: MATT.HASTINGS@SUMMITDE.NET	
DATE: JULY 30, 2018	SCALE: 1"=80'
DRAWN BY: MTM	CHECK BY: MWH



**NOTES:**

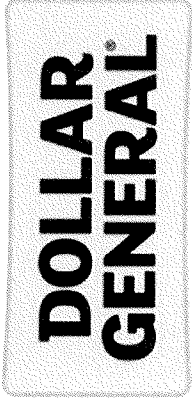
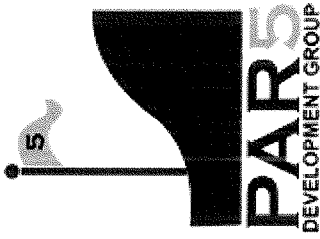
1. ZONED: A-1
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
3. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
4. ALL EASEMENTS NOT SHOWN.
5. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY.
6. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
7. SITE TO BE SERVED BY ON-SITE WELL AND SEPTIC.
8. NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN	PROTOTYPE: "F"
DATE: JULY 30, 2018	BLDG/SALES SF: 9,100 / 7,343 SF
CITY, STATE, STREET	ACREAGE: 2.5 AC±
HARRIS CREEK ROAD, S.R. 652	PARKING SPACES: 36(STD.)+2(HC)
PROSPECT, VA 23960	PARKING SPACES REQ'D BY COUNTY: 37
DEVELOPER:	DESIGNER:
COMPANY: PAR 5 DEVELOPMENT	COMPANY: SUMMIT DESIGN AND ENGINEERING SERVICES
NAME: JODY BLAND	NAME: MATT HASTINGS, P.E.
PHONE #: (919) 944-0881	PHONE #: (434) 575-0617



<b>SUMMIT DESIGN AND ENGINEERING SERVICES</b>	
504 MEADOWLAND DRIVE	
HILLSBOROUGH, NC 27278-8551	
TEL: (434) 575-0617	
E-MAIL: MATT.HASTINGS@SUMMITDE.NET	
DATE: JULY 30, 2018	SCALE: 1"=80'
DRAWN BY: MTM	CHECK BY: MWH

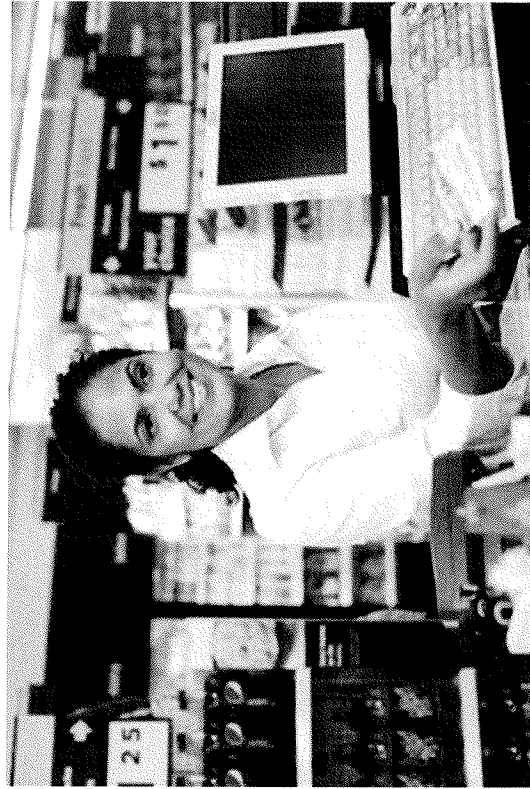




# Prospect, VA Dollar General - Harris Creek Rd

Par 5 Development Group, LLC

# Dollar General



# Dollar General Facts

- Dollar General's Mission: In Dollar General, you'll find a company that embraces substance and simplicity. Their mission is Serving Others. For more than **76 years**, Dollar General has served communities with convenient-sized stores to deliver everyday low prices on products that customers use every day. Dollar General delivers a smarter, easier shopping solution accessible to more consumers. Dollar General's goal is to provide customers and communities a better life and employees with an opportunity and great working environment.
- The Dollar General Literacy Foundation has awarded more than **\$127 million** in grants to nonprofit organizations.
- Dollar General Corporation donates yearly to charities all over the United States.
- Dollar General is working on a full-time Maintenance team to focus on upkeep of their stores.

# Dollar General Literacy Foundation

- Committed to helping increase the literacy skills of individuals of all ages, the Dollar General Literacy Foundation has awarded more than **\$127 million** in grants to nonprofit organizations, helping nearly **7.9 million** individuals take their first steps toward literacy or continued education since its inception in **1993**.
- The Dollar General Literacy Foundation awards grants each year to nonprofit organizations, schools and libraries within a 20-mile radius of a Dollar General store or distribution center to support adult, family, summer and youth literacy programs.
- The Dollar General Literacy Foundation also supports customers interested in learning how to read, speak English or prepare for the high school equivalency test. At the cash register of every Dollar General store, customers may pick up a brochure with a postage-paid reply card that can be mailed in for a referral to a local organization that offers free literacy services.
- The Dollar General Literacy Foundation reviews grants to support adult, summer, family and youth literacy programs. Interested applicants may apply each January at [www.dgliteracy.org](http://www.dgliteracy.org).



# Economical Advantages

- Jobs – **8-10 full time jobs** with full benefits and advancement opportunities
- Sales Tax and Tax Revenue for the County
- **\$1 Million Plus** Construction Costs

# Standard Signage

**DOLLAR GENERAL** 3'-9" x 26'-0" WALL CABINET

150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat CB-2633 yellow on PPG Cool Gray 3 background. Cabinet to be painted Skin Black.

**DOLLAR GENERAL**

File Name: Dollar General Cabinet 2013  
Project #: 13-0181  
Date: 04/20/13  
Pages: 11 of 13

150 mil clear UV polycarbonate (Spartech) pan  
150 mil black spray paint  
1/2" aluminum extrusion (Spartech) with 1/2" x 1/2" x 1/2" aluminum extrusion (Spartech) for the cabinet seam  
1/2" x 1/2" x 1/2" aluminum extrusion (Spartech) for the cabinet seam

97.50 sq. ft.

**DOLLAR GENERAL**

150 South Main Street  
P.O. Box 1000  
Williamsburg, VA 23187  
www.dollargeneral.com

Approved By: \_\_\_\_\_

Actual is the property of Dollar General. Material herein shall not be copied or reproduced without permission.

**EXHIBIT "L"**

**DOLLAR GENERAL** 2009 Logo - 5'-0 1/2" x 10'-0 1/2" Double Face Monument Mount CP Sign  
8'-0" Overall Height - Monument Mount (Aluminum Pole Cover) with 15 1/4" letter height

Side View  
Standard & IBC 2006

NOTE: All signs carry  
License with DGCOT  
perils and electric eye  
alarm required.

Aluminum Pole  
Cover/Shroud Color:  
#7062 Rock Bottom  
(Dark Grey)

- Cabinet Size: 5'-0 1/2" x 10'-0 1/2" (9 3/4" DEEP)
- Mid: 1 3/8" G molding (EX-248), removable end molding for servicing.
- V.O. 4 1/8" x 1 1/8" x 1 1/8" (EX-248), removable end molding for servicing.
- Cabinet Finish: FM 177 brushed aluminum
- Must be Cool White High Output Fluorescent Lamps

- Black logo type embossed 1/2" on special yellow embossed shape background and returns.
- Decorative accents: Production quantities are to have screen printed graphics (yellow, black, gray & white), no mark and spray
- Labeling: Requires UL Label and Union Label.

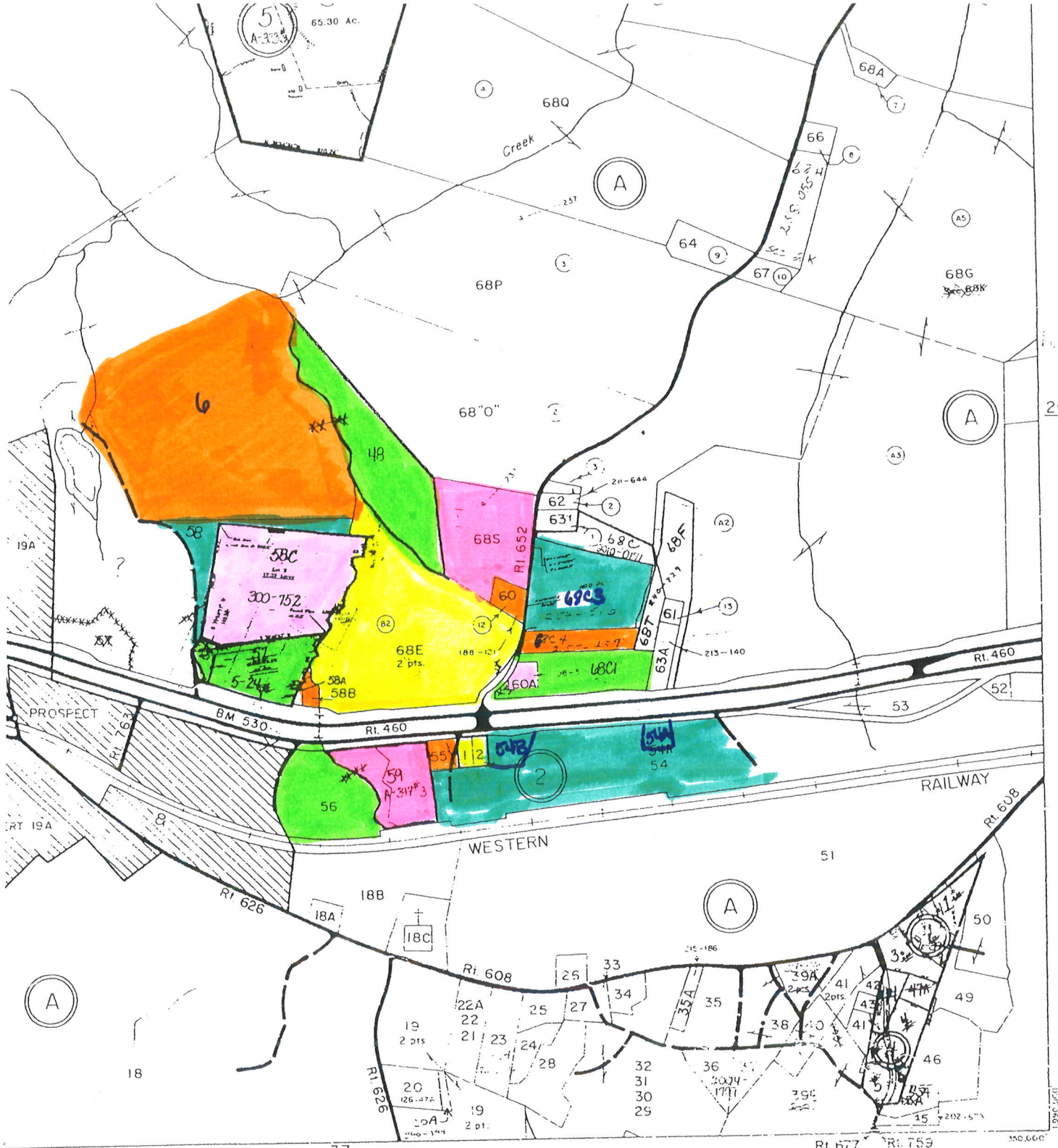
Scale: 1/2" = 1'-0"

Customer Approval and Comments:

150 South Main Street  
P.O. Box 1000  
Williamsburg, VA 23187  
www.dollargeneral.com

Approved By: \_\_\_\_\_

Actual is the property of Dollar General. Material herein shall not be copied or reproduced without permission.



PROSPECT DISTRICT

SECTION 19  
INSERT