



**Prince Edward County Planning Commission  
Meeting Minutes  
September 18, 2018  
7:00 pm**

Members Present:            John Prensaman, Chair                            John "Jack" W. Peery, Jr., Vice Chairman  
   Donald Gilliam    Preston L. Hunt  
   Mark Jenkins     Robert "Bobby" Jones  
   Clifford Jack Leatherwood                                 Whitfield M. Paige  
   Teresa Sandlin    Cannon Watson

Staff Present:                         Rob Fowler, Zoning Director

Chairman John Prensaman called the September 18, 2018 meeting to order at 7:00 p.m.

**Approval of Minutes: June 19, 2018**

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from June 18, 2018, as presented; the motion carried:

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

Chairman Prensaman welcomed Whitfield M. Paige to the Planning Commission.

**In Re: Public Hearing – Special Use Permit – Par 5 Development Group**

Chairman Prensaman announced this was the date and time scheduled for a Public Hearing on a 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. Notice of this hearing was advertised according to law in the Friday, September 7, 2018 and Friday, September 14, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Prengaman reviewed the process for public hearings.

Mr. Rob Fowler, Zoning Director, stated 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.

Mr. Fowler said the proposed Dollar General store will be approximately 9,100 square feet, will provide a minimum of 38 parking spaces, will have between eight to ten 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 8:00 a.m. to 10:00 p.m., Monday through Sunday, receive one delivery by tractor trailer a week during normal operating hours, and utilize "Night Friendly" LED lighting.

Mr. Fowler said that following an approval by the Planning Commission, it will go before the Board of Supervisors; they will have to submit a formal site plan, and erosion and storm water control plans will need to be approved. He said it is in agreement with the Comprehensive Plan and is in a development corridor.

Zach Ivey, Par 5 Development Group, LLC stated they are seeking a special use permit (SUP) to develop a 70' x 130' 9", 9,100 square foot retail store with eight to ten employees, with operating hours between 8:00 a.m. – 10:00 p.m. The proposed new building has a total of 7,263 square feet 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 two handicapped/van accessible spaces being proposed. He said this is similar to the one recently built in Rice and will provide economic advantages in the county, with eight to ten full time jobs with full benefits and advancement opportunities, along with sales tax and tax revenues advantages for the County.

Mr. Ivey stated the Par 5 Development Group has built 125 Dollar General stores; the stores are developed and built in Virginia, North Carolina, South Carolina and Georgia. He said they also build other commercial retail, restaurants, and residential projects.

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.

The site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage and 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.

Mr. Ivey said they are requesting that the proposed 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.

Chairman Prengaman asked where the closest Dollar General stores are located. Mr. Ivey said the closest ones are in Cumberland and in Appomattox.

Chairman Prengaman then questioned when, if approved, are they planning to begin construction. Mr. Rob Love said State agencies begin a review which allows two 45-day reviews and a 30 day review for final approval. After those reviews and comments, they anticipate beginning construction in February with approximately 120-150 days to complete with opening next summer.

Commissioner Peery asked if the turn lane on Route 460 is sufficient. Mr. Fowler stated the developer has submitted plans to VDOT and are working with them. Mr. Love stated that to date, they have provided auto turns and a tractor trailer simulation for [VDOT] to review. Mr. Ivey added there will be one trailer a week during off peak hours for deliveries, with smaller trucks delivering as needed.

Chairman Prengaman opened the public hearing.

Alecia Daves-Johnson, Prospect District, expressed her concerns about the wording in the advertisement for tonight's public hearing which only identified the property by tax map number. She stated the public would not refer to sites by their tax map numbers; she requested clarity in the announcements. Mrs. Daves-Johnson then stated she saw the notice in the Friday, September 14 newspaper and said the Code requires a five-day notice. She said the proposed economic development goals in the Comprehensive Plan were referenced; one of those has an objective to develop a diversified economic base. She said one of the strategies to meet that goal is to assess the retail base and determine the adequacy and diversity of the retail base and then to make sure it is suitable for the population and demographic of the area. She said there are two existing convenience stores, and three Dollar General stores within a 15-minute drive of the proposed site. Mrs. Daves-Johnson then expressed her concern regarding land-use goals as set forth in the County's Comprehensive Plan and the protection of the ground and surface water resources. She asked what low-impact techniques will be used since everyone relies on their wells and aquifers. Mrs. Daves-Johnson said another concern is the proposed sign, lighting and the buffer that is needed between commercial and agricultural parcels. She reported litter from another existing commercial site in the vicinity is not managing their litter, and said the property maintenance and community appearance codes must be enforced. Mrs. Daves-Johnson stated the health of the residents is also a concern, and said the food products offered should be healthy options. She added Prince Edward County residents must be provided job opportunities with a living wage and not just minimum wage jobs. She expressed her appreciation regarding the proposed brick façade and asked if the construction will be done by a Dollar General or Summit team or if it will employ local contractors and construction workers. She concluded by requesting, if this project is approved, that they request an improved turn lane onto Route 608 North, First Rock Road.

Mr. Ivey stated the sales model is convenience, with a goal of stores every two to five miles. The extensive site market research team looks at areas to make sure the store will provide what the community needs. He said DG Market Research has proven that the stores can stand alone; it will not take away from the convenience stores. He said that similarly to the Rice site, it was agreed that 60% of stormwater will be treated onsite and will purchase 40% in nutrient credits. He added the well will supply approximately 200 gallons a day, which is less [usage] than a household. The monument sign has been approved, and all lighting is Night Sky friendly LED and all face downward. He said the hours are from 8:00 a.m. until 10:00 p.m.; the site will meet all landscaping regulations of the Prince Edward County Zoning Ordinance.

Mr. Ivey stated Dollar General has a nationwide maintenance theme which is a system that makes employees of the store pick up trash if there is any; if there is an issue, citizens may call the Maintenance Hotline to report, as happened in Norfolk. A Maintenance Team will be sent out to fix a problem as well as any landscaping issues such as dead trees or bushes. He said Dollar General is very serious about their image. He said Dollar General offers rapid advancement opportunities and people may transfer to the distribution center in Danville where pay is higher. He said Dollar General provides scholarships for students within a ten-mile radius for both college and tech schools.

Mr. Ivey then stated they hire all local contractors to build the stores to keep the money in the county. He said any contractor may put in a bid for the work. The only two positions not hired locally are the site manager and the project manager, both of which are from Dollar General.

Mr. Ivey concluded by stating the \$1.5 million refers to the site work that goes on, such as the hill that will need to be cut out; that is where the cost comes in. He said the architectural upgrades to the building, such as brick, cement and stone façades, also increase the cost.

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

Commissioner Jones said the buffers proposed for the two sides need to be Leland cypress or spruce could be added to the other sides of the property. He asked for clarification that a monument sign is in the plan, and said the store in Rice is doing well and they keep the store appearance very good. He added the issue with Route 608 could be brought to the Board of Supervisors.

Chairman Prengaman said he learned about the No Litter program previously; he said the Special Use Permit Request for the Dollar General in Prospect raised concerns regarding the monument sign, lighting, the landscape buffer, management of the litter, low impact development techniques and ensuring the guidelines are being followed.

Commissioner Jones made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors regarding a request for a Special Use Permit by Par 5 Development Group, LLC to operate a Retail Sales Establishment and have illuminated signage, located on 019-A-68E, with the following conditions:

- Buffering of the neighboring residential sides with Leland Cyprus
- Monument sign, backlit with fixed message
- Brick veneer front with wainscoting on front
- VDOT shall approve the proposed facility and the applicant will provide all required improvements

The motion carried:

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

Commissioner Watson expressed his appreciation for the great exchange between the one public comment and staff. He said the root of most upsets are unmet expectations. He added Mrs. Daves-Johnson made great points and was given good answers.

Chairman Prengaman said this was sent out to all 17 adjoining landowners and the Planning Commission looks for involvement from all people in the County, especially those impacted. He said he appreciates the public comments; he said it is not the Planning Commission that makes the decisions, it is the community. He said while the Planning Commission makes the recommendation to the Board of Supervisors, the people in the County are needed to succeed in growth.

Commissioner Sandlin said she works with tax map parcel numbers and it is hard to find a property just using that number.

Mr. Fowler said the County is looking on how the announcements are advertised and the County is working on getting GIS. He said an address is not assigned on vacant properties until a building permit and a footing inspection is done. He said there is no property maintenance code, but they may draft one. Mr. Fowler said the trash along the right of way would rely on VDOT road crews. He said the County is moving in the right direction. Discussion followed regarding larger signs for posting the announcements on properties.

**In Re: Old Business**

(None)

**New Business**

(None)

Chairman Prengaman adjourned the meeting at 7:33 p.m.

**Next Meeting: October 16, 2018**