



**Prince Edward County Planning Commission
Meeting Minutes
June 20, 2017
7:00 pm**

Members Present:	Chris Mason, Vice Chairman	Donald Gilliam
	Preston L. Hunt	Mark Jenkins
	Robert “Bobby” Jones	Clifford Jack Leatherwood
	John “Jack” W. Peery, Jr.	John Prengaman
Absent:	John Townsend, Chairman	Cannon Watson
Staff Present:	Rob Fowler, Planning & Zoning Director	

Vice-Chairman Mason called the June 20, 2017 meeting to order at 7:00 p.m.

Approval of Minutes: March 21, 2017

Commissioner Peery made a motion, seconded by Commissioner Jenkins, to approve the meeting minutes from March 21, 2017, as presented; 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		
Absent:	John Townsend, III, Cannon Watson		

In Re: Public Hearing – Zoning Ordinance Amendment, Indoor Commercial Sports & Recreation

Vice-Chairman Mason announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a proposed Zoning Ordinance amendment to allow Indoor Commercial Sports and Recreation Facilities in the A1, Agricultural Conservation and A2, Agricultural Residential Districts by Special Use Permit. Notice of this hearing was advertised according to law in the Friday, June 9, 2017 and Friday, June 16, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler stated the County has received a request to amend the Zoning Ordinance to permit Indoor Commercial Sports and Recreation as a Commercial Use in the Agricultural Conservation (A1) District by Special Use Permit. He said that currently, the Agricultural Conservation (A1) and Agricultural Residential (A2) Districts permit Commercial Outdoor Sports and Recreation Facilities by Special Use Permit. Staff suggests amending the current ordinance to allow Indoor Commercial Sports and Recreation by Special Use Permit in both zoning districts and amend the definition to the following:

*Indoor/Outdoor Commercial Sports and Recreation – Predominantly participant uses conducted in open, enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, racquetball courts, **baseball, softball**, basketball, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.*

Mr. Fowler stated there is currently no pending Special Use Permit; the individuals making the request for an amendment to the ordinance are interested in opening a year-round baseball/softball facility, with a practice diamond and pitcher run, along Route 307. He said it would bring jobs, opportunities for youth, and space for community events. Mr. Fowler said the most there would be a maximum of two teams at a time training against each other; this is parking on-site and a residence building on-site that they will occupy. Mr. Fowler stated there are no adjacent neighbors and there would be no outdoor lighting.

Commissioner Peery questioned the inclusion of equestrian rings. Mr. Fowler said those fall into the agricultural; he added this would still require a Special Use Permit process.

Vice-Chairman Mason requested clarification on the addition to the ordinance. Mr. Fowler stated the definition would include “baseball” and “softball.”

Vice-Chairman Mason then asked how many Special Use Permits the County has for the Outdoor classification. Mr. Fowler stated there are only two or three; one is for Sandy River Adventure Park and another which is not active anymore.

Vice-Chairman Mason opened the public hearing.

There being no one wishing to speak, Vice-Chairman Mason closed the public hearing.

Commissioner Leatherwood made a motion, seconded by Commissioner Gilliam, to approve recommendation to the Board of Supervisors regarding a Zoning Ordinance amendment to allow Indoor Commercial Sports and Recreation Facilities in the A1, Agricultural Conservation and A2, Agricultural Residential Districts by Special Use Permit; the motion carried:

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

Old Business
(None)

New Business

Mr. Fowler stated the County received an inquiry from Tim Tharpe who purchased approximately 120+ acres in Sheppards area and wishes to put the acreage into a Conservation Easement for Land Preservation. Mr. Fowler stated that side of Route 15 is in a development district in the Comp Plan, but there is an issue with the volume of water in

that area. He said that when [the Planning Commission] revisits the Comp Plan, that stretch of land should be taken out and returned to agricultural or forestal land as is the other side of Route 15.

Vice-Chairman Mason requested Staff check with the County Attorney on the legality of designating that to Conservation. Mr. Fowler said Virginia Outdoors has final approval.

Commissioner Jones stated the land may not be developable as previously thought; designating it as Conservation would place many restrictions on the property. Discussion followed.

The Planning Commission concurred to have staff write a letter to Virginia Outdoor in support of designating the 120+ acres as Conservation Land Preservation Easement.

Vice-Chairman Mason adjourned the meeting at 7:18 p.m.

Next Meeting: TBA