

PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
December 15, 2020

A G E N D A

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the County's "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to these public meetings is not permitted, the public may participate in these meetings by calling: **1-844-890-7777, Access Code: 390313** (If busy, please call again.)

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Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

1. **Written Comments:** Please limit word count to no more than 500 words. Must be received by 2:00 p.m. the day of the meeting.
  - a. **Mailed:** Planning Commission, P.O. Box 382, Farmville, VA 23901.
  - a. **E-Mailed:** Planning Commission: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)
  - b. **County Dropbox:** Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot by 2:00 p.m. the day of the meeting.
2. **Verbal Comments: Citizens may also participate remotely during the meeting.** Using the meeting call-in information provided above, citizens may **phone-in to the meeting and provide comments during the Public Participation/Public Hearing portion of the agenda**; however, **citizens must pre-register** with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

- 7:00 p.m.
1. The Chairman will call the December 15, 2020 meeting to order
  2. Approve Minutes 2
  3. Public Hearing. Ordinance Amendment to allow and define Microbreweries, Distilleries, and Farm Wineries. 7
  4. Public Hearing. Special Use Permit – Scott Schmolesky on Behand of Hampden Sydney College – Outdoor Shooting Range, Tax Map 064-4-45 13
  5. Public Hearing. Special Use Permit – Sherry & Connie Armstrong – Retail/Consignment store with Flea Market, Tax Map 19A-A-27, 19A-A-28, 19A-A-29, & 19A-A-31. 29
  6. Review of Supervisors Actions
  7. Old Business
  8. New Business

Next Meeting: January 19, 2021 at 7:00 p.m.

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**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** December 15, 2020  
**Item No.:** 2  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
November 17, 2020 Draft Planning Commission meeting minutes.

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| Motion _____    | Paige _____   | Hunt _____        | Jones _____  |
| Second _____    | Sandlin _____ | Gilliam _____     | Watson _____ |
| Prengaman _____ | Jenkins _____ | Leatherwood _____ | Peery _____  |



**Prince Edward County Planning Commission  
Meeting Minutes  
November 17, 2020  
7:00 pm**

Members Present:        John Prengaman, Chair                                        John “Jack” W. Peery, Jr., Vice Chairman  
                                 Preston L. Hunt                                                            Clifford Jack Leatherwood  
                                 Whitfield M. Paige                                                        Teresa Sandlin  
                                 Cannon Watson  
Absent:                     Donald Gilliam                                                            Mark Jenkins  
                                 Robert “Bobby” Jones  
Staff Present:             Robert Love, Planning/Zoning Director

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Chairman Prengaman called the November 17, 2020 meeting to order at 7:00 p.m. He then reviewed the process for the meeting.

**In Re: Approval of Minutes**

Commissioner Peery made a motion, seconded by Commissioner Jenkins, to approve the meeting minutes from September 15, 2020 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 Prengaman  
                 Teresa Sandlin  
Absent:     Cannon Watson

**In Re: Public Hearing - Special Use Permit, Business Office & Storage Building**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Rex and Cheryl Williams, DBA Lost Creek Cabins, LLC, for a Special Use Permit to allow the location of a campground with short-term rental cabins on Tax Map Parcels 039-A-6A, 039-A-6B, and 039-6-5, with an address of 10532 Green Bay Road, Rice, Virginia. Notice of this hearing was advertised according to law in the Wednesday, November 4, 2020 and Wednesday, November 11, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Robert Love, Planning and Community Development Director, said the County has received an application for a Special Use Permit by Rex and Cheryl Williams, DBA Lost Creek Cabins, LLC, to allow the location of a campground with short-term rental cabins on Tax Map Parcels 039-A-6A, 039-A-6B, and 039-6-5, with an address of 10532 Green Bay Road, Rice, Virginia. The parcel is in an A1, Agricultural Conservation zoning district and campgrounds are allowed in the district only after approval of a special use permit.

The purpose of the Special Use Permit is to construct cabins and/or treehouses that will be short term rentals. There will be campsites along with various recreational buildings at the facility, thus traffic will be generated.

Mr. Love said County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

Mr. Love stated Mr. and Mrs. Williams have been working on constructing these tiny homes for the past few years and are currently listed on Airbnb; he said they contacted him regarding installing a sign and he advised them they would need a Special Use Permit. He said they have a Limited Liability Company (LLC) set up under Lost Creek Cabins. He said they recently removed two trailers and they intend to install two tiny homes on the front lot and up to five more on the remaining acreage; he said there is nearly 20 acres in total. He stated he has received no comments from the public for or against this application.

Chairman Prengaman opened the public hearing.

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

Chairman Prengaman stated they are requesting nine sites but there is nothing included in writing relative to parking, lighting, or security. He said there were no responses or inquiries from the neighbors, it doesn't seem to be out of the ordinary for a project in the area. He said the rules they have set forth are: No smoking, no drugs, no pets, no parties or loud noises, not more than four guests, and only registered guests are allowed on the property. Chairman Prengaman said that until the permit is approved, signage would be secondary but would be limited to 4' x 5'. The applicants must adhere to the standards on lighting and security in consideration of the neighbors in the area.

Commissioner Sandlin made a motion, seconded by Commissioner Hunt, to approve for recommendation of the Special Use Permit to the Board of Supervisors to allow the location of a campground with short-term rental cabins on Tax Map Parcels 039-A-6A, 039-A-6B, and 039-6-5, with an address of 10532 Green Bay Road, Rice, Virginia, to include the standard conditions as stipulated in the Zoning Ordinance; 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            |      |        |
| Absent: | Cannon Watson             |      |        |

#### **In Re: Review of Supervisors Actions**

Mr. Love reported the Board of Supervisors approved the A1 to MHP Rezoning request by Mr. Furlong was approved; he said the Special Use Permit by Cenvar Roofing was also approved. He said the Prince Edward County Daycare Center was approved as well.

Mr. Love said he has provided information to solar companies but has not yet received anything back.

**New Business**

Mr. Love introduced Mr. Douglas P. Stanley, County Administrator.

Mr. Stanley said he appreciates the opportunity to meet the Commissioners; he said his background is in Planning and he has a Masters Degree in Urban and Regional Planning from VCU. He said he is also an adjunct professor at the University of Mary Washington and teaches Planning on Monday nights. He said he will be happy to provide assistance when he can; he said he will be meeting with Board members and leaders in the community to receive input on the County and is working on an entry plan for the Board.

Mr. Stanley said Prince Edward County has to be prepared for growth. He said that during his time with Warren County, about \$1.25 billion in investments and \$1 billion of that was the Dominion Power plant. He said there was \$250 million in warehouse distribution and manufacturing development, along with two large shopping centers. He said Prince Edward County has a lot to offer.

Mr. Stanley said the Comp Plan will be discussed in the near future and he looks forward to interacting with the commissioners.

Mr. Love said there will be a meeting next month for three projects. He said Mark Smith of Adventure Park wishes to locate a craft or farm distillery. There will also be an application for a winery and these uses must be included in the ordinance. He said it is a use not provided for currently in the County's ordinance and must be done before action can be taken.

Mr. Love said Sherry Armstrong has requested a Special Use Permit to open a General Store and Consignment, and an indoor mini-flea market.

Mr. Love then said Hampden-Sydney has submitted an application for a skeet shooting range on a different site; this parcel is 253.81 acres, at 7218 Farmville Road and the shooting range would be in the centermost portion of the property using approximately 45-50 acres. This site is wider, deeper and wooded.

**In Re: Old Business**

(None)

Chairman Prengaman adjourned the meeting at 7:14 p.m.

**Next Meeting: December 15, 2020**



**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** December 15, 2020  
**Item No.:** 3  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Zoning Ordinance Amendment - Microbrewery, Distillery, & Farm Winery

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**Summary:**

The County has received a request by Mark Smith DBA Sandy River Distillery Inc to amend the Prince Edward County Zoning Ordinance to allow for the operation of a Distilleries as a permitted use in the A-1, Agricultural Conservation Zoning District. After reviewing the Zoning Ordinance, it was noted by staff that Microbreweries, Distilleries, and Farm Wineries are uses not currently defined or allowed in any zoning district within the County. A survey of a number of rural Virginia localities found that these uses were generally complimentary, located in proximity to one another, and also provided for in their locality Zoning Ordinances. Therefore, these uses are being recommended to be added in the A-1, Agricultural Conservation and the A-2, Agricultural Residential zoning districts with development and operational standards along with specific definitions.

The public hearing notice was published in the December 4, 2020 and December 9, 2020 editions of the Farmville Herald.

County staff has developed language and the following definitions for: Microbreweries, Distilleries, Farm Wineries and Brewpubs.

The proposed amendment to the Zoning Ordinance would amend the Zoning Ordinance to allow Microbreweries, Distilleries, and Farm Wineries as by right uses in the A-1, Agricultural Conservation and the A-2, Agricultural Residential districts.

The Proposed amendment would also amend the Zoning Ordinance by adding Brewpubs as an allowed use if issues a Special Use Permit in the A-1, Agricultural Conservation and the A-2, Agricultural Residential districts.

**Attachments:**

- 1. Proposed Zoning Ordinance Amendment language & definitions
- 2. Notice of Public Hearing

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Ordinance Amendment.

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| Motion _____    | Paige _____   | Hunt _____        | Jones _____  |
| Second _____    | Sandlin _____ | Gilliam _____     | Watson _____ |
| Prengaman _____ | Jenkins _____ | Leatherwood _____ | Peery _____  |

# **DRAFT Proposed Zoning Ordinance Amendments for Distilleries, Farm Wineries, Microbrewery and Brewpubs**

## **By-right Uses to be added in Section 2-100.3(A)1**

Distillery  
Farm Winery  
Microbrewery

## **Language to be added in Article III Use and Design Standards Sec. 3-100.1 (Agricultural Use Types)**

### **Distillery**

- A.** Agricultural products which are used by the distillery in the manufacture of its alcoholic beverages other than beer and wine are grown on the farm.
- B.** The distillery shall be limited to 10 seats.
- C.** The hours of operation for the distillery shall be between 9:00 a.m. and 10:00 p.m.
- D.** The distillery shall be located on a lot or parcel adjacent to a state-maintained road.
- E.** The distillery shall have no more than 3,000 square feet of floor area, for the production and packaging of alcoholic beverages other than beer or wine for retail sale and for the tasting or consumption of alcoholic beverages other than beer or wine.
- F.** The operation shall be in compliance with all Virginia Department of Health and Virginia Department of Transportation regulations and requirements.
- G.** The distillery shall receive approval and meet the requirements of the Prince Edward County Building Inspections Department.
- H.** The distillery shall be in compliance with all Alcohol Beverage Control laws and regulations.
- I.** The distillery is subject to the requirements of Prince Edward County Code §5-104 regarding permits.

### **Farm winery**

Where allowed, farm wineries shall meet the following requirements:

- A.** The following uses, events and activities are permitted at a farm winery:
  - (1)** The production and harvesting of fruit and other agricultural products and the manufacturing of wine;
  - (2)** The on-premises sale, tasting, or consumption of wine during regular business hours within the normal course of business of the licensed farm winery;
  - (3)** The direct sale and shipment of wine by common carrier to consumers in accordance with Title 4.1 and regulations of the Alcoholic Beverage Control Board;
  - (4)** The sale and shipment of wine to the Alcoholic Beverage Control Board, licensed wholesalers, and out-of-state purchasers in accordance with Title 4.1, regulations of the Alcoholic Beverage Control Board, and federal law;
  - (5)** The storage, warehousing, and wholesaling of wine in accordance with Title 4.1, regulations of the Alcoholic Beverage Control Board, and federal law;
  - (6)** The sale of wine-related items that are incidental to the sale of wine; and
  - (7)** Private personal gatherings held by the owner of a licensed farm winery who resides at the farm winery or on property adjacent thereto that is owned or controlled by such owner at which gatherings wine is not sold or marketed and for which no consideration is received by the farm winery or its agents differently from private personal gatherings by other citizens.



**B.** A farm winery may host usual and customary activities, including, but not limited to, group tours/tastings, private parties, owners' private events, charter tours (i.e., buses, limousines), business meetings, educational seminars, wedding receptions, wedding ceremonies, class/family reunions, showers (i.e., baby, bridal), similar events and activities for nonprofit organizations; and similar events and activities as determined by the Zoning Administrator; provided, however, that a special use permit shall be required when more than 100 persons are in attendance at any organized farm winery event.

**C.** An accessory gift shop shall be permitted. A gift shop shall be defined as any bona fide retail store selling, predominantly, gifts, books, souvenirs, specialty items, collectibles and crafts relating to wine, wine making and associated food/cooking. Such shop shall be a permanent structure where stock is displayed and offered for sale and which has facilities to properly secure any stock of wine.

**D.** Restaurants shall not be permitted. Catering shall be permitted as a de minimus use as part of the winery operation. Prepackaged foods such as cheese, meat, and crackers may be offered.

**E.** Outdoor amplified music arising from activities and events at farm wineries shall be in compliance with the Prince Edward County Noise Ordinance, as amended.

**I.** (Reserved)

**J.** The farm winery is subject to the requirements of Prince Edward County Code §5-104 regarding permits.

**K.** The regular business hours for the farm winery shall be between 9:00 a.m. and 10:00 p.m.

**L.** Any parking space(s) designated for handicap access shall be connected to a paved or otherwise hard-surfaced travelway, sidewalk or path of sufficient width to facilitate the maneuverability and operation of a wheelchair connecting the parking space(s) to and from all buildings which guests of the farm winery are authorized to visit.

### **Microbrewery**

**A.** Agricultural products, including hops, barley, other grains, or fruit utilized in the microbrewery operation, shall be grown on the farm where the microbrewery is established.

**B.** The hours of operation for the microbrewery shall be between 9:00 a.m. and 10:00 p.m.

**C.** Microbreweries shall be located on a lot or parcel adjacent to a state-maintained road.

**D.** Beer can be sold for on- and off-premises use.

**E.** The operation shall be in compliance with all Virginia Department of Health and Virginia Department of Transportation regulations and requirements.

**F.** The operation shall be in compliance with all Alcohol Beverage Control laws and regulations.

**G.** The microbrewery is subject to the requirements of Prince Edward County Code §5-104 regarding permits.

**H.** A microbrewery may host usual and customary activities, including, but not limited to, group tours/tastings, private parties, owners' private events, charter tours (i.e., buses, limousines), business meetings, educational seminars, wedding receptions, wedding ceremonies, class/family reunions, showers (i. e., baby, bridal), similar events and activities for nonprofit organizations; and similar events and activities as determined by the Zoning Administrator; provided, however, that a conditional use permit shall be required when more than 100 persons are in attendance at any organized microbrewery event.

**I.** An accessory gift shop shall be permitted. A gift shop shall be defined as any bona fide retail store selling, predominantly, gifts, books, souvenirs, specialty items, collectibles and crafts relating to beer, brewing and associated food/cooking. Such shop shall be a permanent structure where stock is displayed and offered for sale and which has facilities to properly secure any stock of beer.

**J.** Outdoor amplified music arising from activities and events at a microbrewery shall be in compliance with the Prince Edward County Noise Ordinance.

K. Any parking space(s) designated for handicap access shall be connected to a paved or otherwise hard-surfaced travelway, sidewalk or path of sufficient width to facilitate the maneuverability and operation of a wheelchair connecting the parking space(s) to and from all buildings which guests of the microbrewery are authorized to visit.

**Language to be added in Article III Use and Design Standards Sec. 3-100.9 (Commercial Use Types)**

**Brewpub**

- A. A microbrewery shall be the primary use of the property. The brewpub is permitted in conjunction with the microbrewery use.
- B. Agricultural products, including hops, barley, other grains, or fruit utilized in the microbrewery operation, shall be grown on the farm where the microbrewery is established.
- C. Full restaurant services and the serving of beer shall be permitted as part of the brewpub use. Beer can be sold for on- and off-premises use.
- D. The restaurant shall be limited to 50 seats.
- E. The hours of operation for the brewpub shall be between 9:00 a.m. and 10:00 p.m.
- F. Microbreweries shall be located on a lot or parcel adjacent to a state-maintained road.
- G. The operation shall be in compliance with all Virginia Department of Health and Virginia Department of Transportation regulations and requirements.
- H. The facility shall receive approval and meet the requirements of the Prince Edward County Building Inspections Department.
- I. The operation shall be in compliance with all Alcohol Beverage Control laws and regulations.
- J. The microbrewery is subject to the requirements of Prince Edward County Code §5-104 regarding permits.

**Language to be added to Section 2-100.3(B) permitted by a special use permit**

**Brewpub**

**Activities and events associated with distilleries, farm wineries, and microbreweries other than those that are usual and customary for such facilities throughout Virginia.**

These shall include, but not be limited to:

- (a) Live musical concerts.
- (b) Festivals, including the display, tasting and sale of alcoholic beverages produced off-site.
- (c) Other entertainment festivals.
- (d) Athletic events.
- (e) Assemblies of more than 100 persons at any one organized event, not including people coming and going for daily tastings and other related, open house type activities.

**Definitions to be added in Section 6-200.1 and 6-200.9:**

**BREW PUB**

An establishment that manufactures no more than 15,000 barrels of beer per calendar year and which is located on a farm growing hops, barley, other grains, or fruit used by the establishment for the production of beer. A facility shall be permitted of no more than 5,000 square feet of floor area for the production and packaging of beer for retail sale on and off premises and including the provision of full restaurant services. This use must comply with the supplemental regulations found in § 3-100.1 of this chapter.

**DISTILLERY**

An establishment that manufactures no more than 36,000 gallons of alcoholic beverages other than beer or wine per calendar year and which is located on a farm growing agricultural products used by establishment for the production of alcoholic beverages other than beer or wine. This use must comply with the supplemental regulations found in § 3-100.1 of this chapter.

**FARM WINERY**

An establishment, licensed as a farm winery under Virginia Code § 4.1-207 and either i) located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling the wine on the premises where the owner or lessee manufactures wine that contains not more than 21% alcohol by volume; or ii) located in the commonwealth with a producing vineyard, orchard, or similar growing area or agreements for purchasing grapes or other fruits from agricultural growers within the commonwealth and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine that contains not more than 21% alcohol by volume. As used in this definition, the terms "owner" and "lessee" shall include a cooperative formed by an association of individuals for the purpose of manufacturing wine. In the event such cooperative is licensed as a farm winery, the term "farm" as used in this definition includes all of the land owned or leased by the individual members of the cooperative as long as such land is located in the commonwealth. A farm winery license shall be designated as a farm winery in accordance with the limitations set forth in § 4.1-219 of the Virginia Code.

**MICROBREWERY**

An establishment that manufactures no more than 15,000 barrels of beer per calendar year and which is located on a farm growing hops, barley, other grains, or fruit used by the establishment for the production of beer. A facility shall be permitted of no more than 3,000 square feet of floor area for the production and packaging of beer for retail sale on and off premises. This use must comply with the supplemental regulations found in § 3-100.1 of this chapter.



## NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-844-890-7777, Access Code: 390313** (If busy, please call again.)

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The Planning Commission will hold public hearings on Tuesday, December 15, 2020 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 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. An amendment to the Prince Edward County Zoning Ordinance to allow for Microbreweries, Distilleries, and Farm Wineries as by right permitted uses in the A-1, Agricultural Conservation Zoning District and A-2, Agricultural Residential Zoning District and to add a definition with use and design standards for Brewpub, Microbrewery, Distillery, and Farm Winery.
2. A request by Scott Schmolesky on behalf of Hampden Sydney College for a Special Use permit to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with an address of 7128 Farmville, Road, Farmville, VA.
3. A request by Sherry Armstrong and Connie Armstrong for a Special Use permit to operate a retail/consignment store with flea market on Tax Map 19A-A-27, 19A-A-28, 19A-A-29, & 19A-A-31, with an address of 301 Catalpa Lane, Prospect, VA.

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Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, the day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us). Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must pre-register with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

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A complete copy of the Ordinance Amendment and Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 N. 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 Doug Stanley, County Administrator at 434-392-8837.



**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** December 15, 2020  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Outdoor Shooting Range

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**Summary:**

The County has received an application from Scott Schmolesky on behalf of Hampden Sydney College for a Special Use permit to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with an address of 7128 Farmville, Road, Farmville, VA, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and shooting ranges are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the December 4, 2020 and December 9, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the shooting range will be located and surrounding property. The parcel is outlined in red and adjoining structures are depicted as orange squares.

The purpose of the Special Use Permit is to build and operate a sporting clay and skeet shooting range. The range will be used by a shooting team from Hampden-Sydney College. The range will only be used during daylight hours, on weekday afternoons generally 3:00-5:00pm. It is anticipated approximately 6-12 people will be in attendance during each practice session lasting approximately 60-90 minutes. Attachment (6) is an excerpt from a pamphlet from the National Skeet Shooter Association concerning the planning, building, and operation of a skeet field. As seen in attachment (6) the distance a pellet can travel depends on the side and from what gauge shotgun the shell is fired. Shotgun shells size 7 ½ bird shot will be used which have a maximum range of 300 yards. As shown on the site plan, there is an ample safety/buffer zone provided with a distance of 840 yards. Besides safety, noise and cleanup of clay pigeons and any lead shot would be issues. If lead shot is used that could pose potential contamination challenges for both wildlife and water. We do not know the soil acidity of the site.

The County has received one phone call and two letters of objection to the request from adjoining property owners who are concerned with noise, safety, overall design and location of the buffer area along with the proximity of an existing cemetery to the proposed range. Attachment (7) and (8).

County staff is of the opinion the buffer area is adequate. The use is generally compatible with the zoning district but will have some minimal impact on surrounding properties such as noise.

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



**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Attachments:**

1. Special Use Permit Application
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letter sent to adjoining property owners
5. Plat of Tax Parcel
6. Excerpts from National Skeet Shooter Association manual
7. Letter in opposition from adjoining property owner
8. Letter in opposition from adjoining property owner

**Recommendations:**

1. Conduct the Public Hearing and render a decision concerning the request for the Special Use Permit.

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

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

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

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

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: Scott Schmolesky  
Applicant's Address: Hampden Sydney College-Hampden Sydney, VA-23943  
Applicant's Telephone Number: (434) 223-6717

Present Land Use: Property not currently in use.

Legal Description of Property with Deed Book and Page No. or Instrument No. Slate Hill Plantation 2005/2923

Tax Map # 064A 45B      Acreage : 253.81

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) The only effect would be the sound of shotguns being discharged during practice. However, due to the location of the shooting range on the property, the sound will be minimally detected.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) We would be utilizing 45 to 50 acres within a 253.81 acre plot of land. This will provide plenty of buffer for the other properties in the zoning district.

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

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.

Scott Schmolesky      10/30/2020  
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.

PK Gule      10/29/2020  
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 Remove      Date 11-2-2020

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

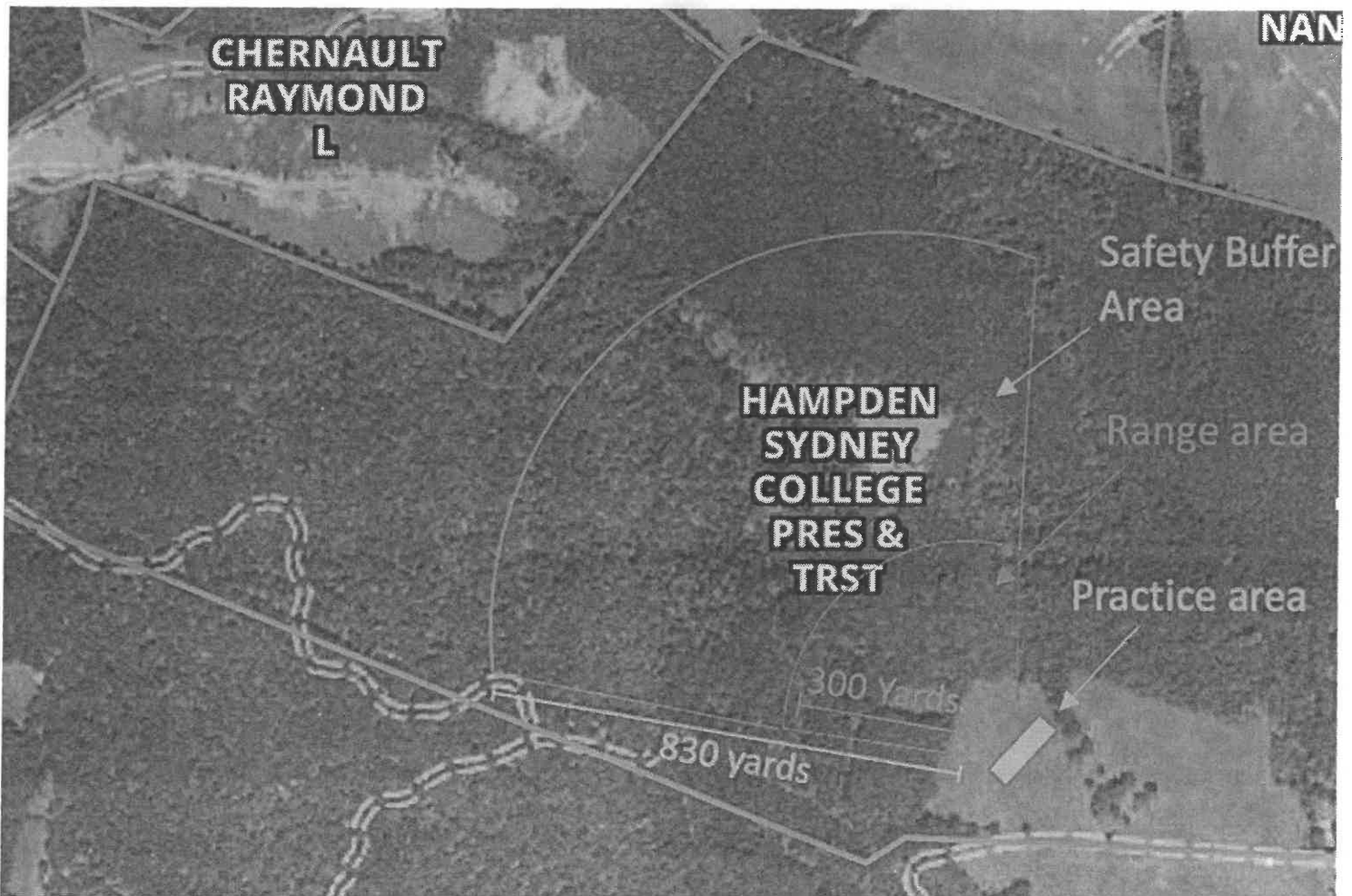
All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

## Supplementary Information

- Property would only be used on weekdays (maximum of two a week)
- Property would only be used during daylight hours
- Biodegradable targets would be used
- Practices would be supervised by qualified safety officers
- All participants would receive training prior to use of facility
- Practices would only occur during the academic year (August through May)

### Satellite View: Slate Hill Property







## HAMPDEN-SYDNEY COLLEGE

November 16, 2020

Mr. Robert Love, Director  
Prince Edward County Planning and  
Community Development Department  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

*To the Members of the Prince Edward County Planning Commission:*

I am writing in support of Hampden-Sydney College's request for a conditional use permit that will allow us to offer a supervised shooting program for our students on College property just south of campus. For many years, the College has offered a well-supervised sporting clays and skeet shooting program at various locations in Prince Edward County. Our student participants are serious about their sport, and they have historically participated and excelled in competitions nationwide. We are enthusiastic about locating our sporting clays program on our own property adjacent to campus, both to provide our program with a long-term home and to minimize the amount of driving required of student participants. In preparing our request for a conditional use permit, we have fired test rounds on the proposed site and found that the sound does not travel beyond our property.

The proposed new sporting clays and skeet shooting facility is part of an effort to leverage our College's location in beautiful Southside Virginia and expand the offerings of our College's High Adventure outdoor education program. The wide range of outdoor education and recreation opportunities we offer our students is a major draw for many of them. Scott Schmolesky is the College's highly-experienced full-time director of the High Adventure outdoor education program, and Charles "Ned" Horton works part-time for the College supervising our sporting clays and skeet shooting program. Ned is a six-year active duty military veteran who is qualified as a Naval Special Warfare Range Safety Officer and proficient with risk management, range safety procedures, and safe firearms handling practices. Our student participants do not shoot without supervision.

Hampden-Sydney students are allowed to bring shotguns to campus, but they are required to register and store them in the College's gun locker—a secured facility located in the College's Public Safety and Police Department headquarters. When our students check-out their firearms, they must note when they plan to return them. To our knowledge, the College has never had a firearm-related incident.

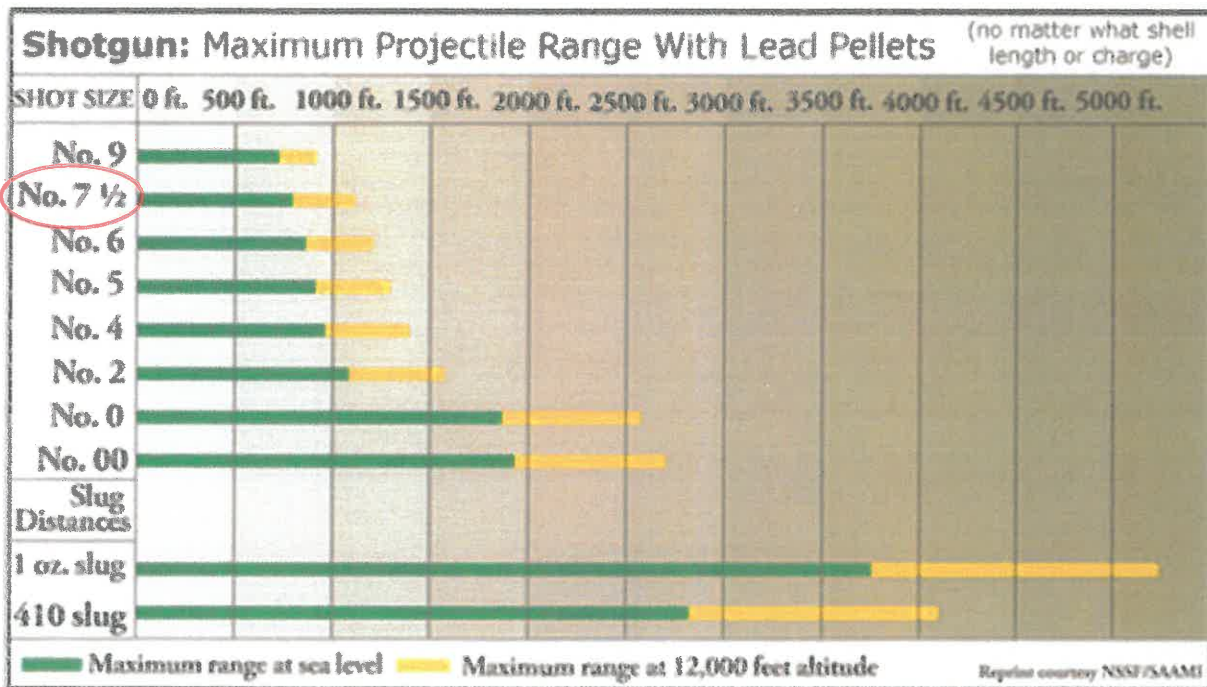
We will appreciate your favorable consideration of our request for a special use permit. If it would be helpful for you to visit the proposed site of our sporting clays and skeet shooting facility, to see our gun locker, or to meet with any College personnel, please contact Scott Schmolesky or me to schedule a visit.

Sincerely,

  
Larry Stimpert

Supplemental Information, H-SC Special use Permit

- Number of students to use range simultaneously: 6-12
- Hours of operation: weekday afternoons between August and May, generally 3-5 p.m.
- Range events will be supervised by qualified personnel
- Practices will generally last 60-90 minutes
- Range will be used only during daylight hours
- Shotgun shells to be used: size 7 1/2 bird shot (max range 300 yards)





## NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-844-890-7777, Access Code: 390313** (If busy, please call again.)

~~~~~

The Planning Commission will hold public hearings on Tuesday, December 15, 2020 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 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. An amendment to the Prince Edward County Zoning Ordinance to allow for Microbreweries, Distilleries, and Farm Wineries as by right permitted uses in the A-1, Agricultural Conservation Zoning District and A-2, Agricultural Residential Zoning District and to add a definition with use and design standards for Brewpub, Microbrewery, Distillery, and Farm Winery.
2. A request by Scott Schmolesky on behalf of Hampden Sydney College for a Special Use permit to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with an address of 7128 Farmville, Road, Farmville, VA.
3. A request by Sherry Armstrong and Connie Armstrong for a Special Use permit to operate a retail/consignment store with flea market on Tax Map 19A-A-27, 19A-A-28, 19A-A-29, & 19A-A-31, with an address of 301 Catalpa Lane, Prospect, VA.

~~~~~

Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, the day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to info@co.prince-edward.va.us. Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must pre-register with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

~~~~~

A complete copy of the Ordinance Amendment and Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 N. 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 Doug Stanley, County Administrator at 434-392-8837.

# Prince Edward County

## SUP Request

Applicant: Hampden Sydney College

Tax Map:

064 - A - 45B

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a SUP proposed for a outdoor shooting range facility.

| Parcel ID             | Owner                                        | Address                                          | Note |
|-----------------------|----------------------------------------------|--------------------------------------------------|------|
| 064-A-149<br>063-A-47 | RAYMOND L. CHERNAULT                         | 7064 FARMVILLE ROAD FARMVILLE,<br>VA 23901       |      |
| 063-A-48              | JOSEPHINE ELIZABETH BOURNE C/O BARBARA SIMO  | 5470 DARLINGTON HEIGHTS ROAD<br>CULLEN, VA 23934 |      |
| 063-A-49A             | PATRICK L & SUSAN CHRISTY MCHUGH             | 3240 SAVANNAHS TRAIL MERRITT<br>ISLAND, FL 32953 |      |
| 063-A-50              | WAYNE E. WRIGHT                              | 7394 ABILENE ROAD FARMVILLE,<br>VA 23901         |      |
| 063-A-52              | FREDERICK J. & LINDA M. GOUBILE              | 7324 ABILENE ROAD FARMVILLE,<br>VA 23901         |      |
| 064-A-45              | KENNETH B. & ROSEMARY P. WORTHY LIVING TRUST | 250 BRIARWOOD DRIVE FARMVILLE,<br>VA 23901       |      |
| 064-A-28              | JULIA PAIGE & RONALD G. CALDWELL             | 8742 ABILENE ROAD FARMVILLE,<br>VA 23901         |      |
| 064-A-58 064-<br>7-46 | NANCY B. CHERNAULT                           | 6480 FARMVILLE ROAD FARMVILLE,<br>VA 23901       |      |
|                       |                                              |                                                  |      |
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**PLANNING COMMISSION**

John Pregelman  
Chairman  
Robert M. Jones  
Board Representative  
Donald Gulliam  
Preston L. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield Paige  
John "Jack" W. Perry, Jr.  
Teresa Sandlin  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

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

Office: (434) 392-8837  
Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

December 4, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Prince Edward County

The Prince Edward County Planning Commission will hold a public hearing on December 15, 2020 at 7 p.m. to receive citizen input on a request by Scott Schmolesky on behalf of Hampden Sydney College for a Special Use permit to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with an address of 7128 Farmville, Road, Farmville, VA. This parcel is located in the A1 (Agricultural Conservation) zoning district. This use requires approval of a Special Use Permit in this zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

Robert Love  
Director of Planning and Community Development

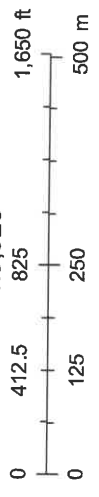
# Hampden Sydney SUP



December 9, 2020

- Road Centerline
- Address Points
- Farmville Boundary
- County Boundary

1:9,028



Virginia Geographic Information Network (VGIN)

# Field Layout

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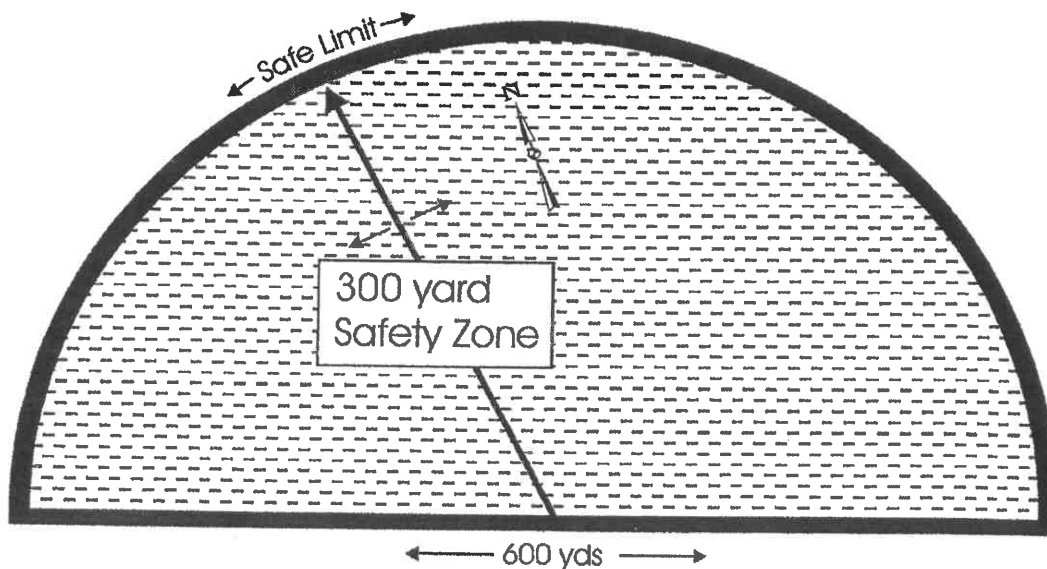
While planning your field layout, recognition of the shot fall zones comes into play. In order to optimize full use of your facility and maximize your revenues, lighting on at least one field (night shooting) is recommended. The diagrams following this section explain various aspects of field layout.

When selecting a site for a skeet field, you should consider a tract that is relatively flat and well drained. The background should not be broken by nearby buildings or other distractions. Factors such as future growth of your community, industrial growth, and accessibility to the property need also be considered. Consider roadway access and public utility tie in when selecting your site. A site evaluation form is also included in this section.

Your skeet field needs to have a tract 600 yards (1800 feet) by 300 yards (900 feet) with the shooting semi circle located in the middle of the long side. Each additional skeet field will require a minimum of an additional 50 yards (150 feet) to the long side. This allows for the distance of the adjacent field and additional traphouse. For best use of the facility, the skeet fields should face northeast to allow the shooters the longest shooting times without the sun in the shooter's face. The area of a skeet field including all safety zones is approximately 45 acres, including room for a clubhouse and storage. Refer to the diagrams at the end of this section for exact dimensions of the layout. Also included are dimensions for traphouses construction.

# Field-Shotfall Zone








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Ordinance Technical Manual 9-1990 also gives a formula, called 'Journee's Formula', for determining the approximate maximum ranges for shotgun. This formula states that the maximum range in yards is roughly 2200 times the shot diameter in inches. This would give the results in Table Three". (below)

| Table Three<br>Maximum Ranges of Shot<br>Based on Journee's Formula |                 |                      |
|---------------------------------------------------------------------|-----------------|----------------------|
| Shot Size                                                           | Diameter (ins.) | Maximum Range (yds.) |
| 12-ga. round ball                                                   | .645            | 1420                 |
| 16-ga. " "                                                          | .610            | 1340                 |
| 20-ga. " "                                                          | .545            | 1200                 |
| 410-ga. " "                                                         | .38             | 850                  |
| 00 buckshot                                                         | .34             | 748                  |
| 0 buckshot                                                          | .32             | 704                  |
| 1 buckshot                                                          | .30             | 660                  |
| #1 shot                                                             | .16             | 352                  |
| #2 shot                                                             | .15             | 330                  |
| #3 shot                                                             | .14             | 308                  |
| #4 shot                                                             | .13             | 286                  |
| #5 shot                                                             | .12             | 264                  |
| #6 shot                                                             | .11             | 242                  |
| # 7 1/2 shot                                                        | .095            | 209                  |
| #8 shot                                                             | .09             | 198                  |
| # 9 shot                                                            | .08             | 176                  |
| #12 shot                                                            | .05             | 110                  |

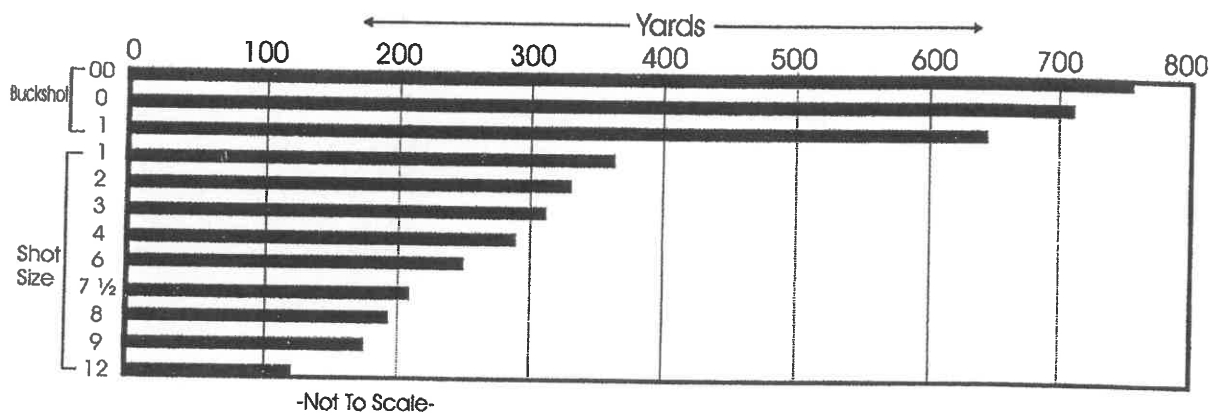
(cal. .22 shot cartridges)

| Air Rifle                                                                         | BB                                                                                | No.4 Buck                                                                          | No.3 Buck                                                                           | No.1 Buck                                                                           | No.0 Buck                                                                           | No.00                                                                               |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |  |  |
| .175                                                                              | .18                                                                               | .24                                                                                | .26                                                                                 | .30                                                                                 | .32                                                                                 | .33                                                                                 |

| 12                                                                                 | 11                                                                                 | 10                                                                                 | 9                                                                                    | 8                                                                                    | 7 1/2                                                                                | 6                                                                                    | 5                                                                                    | 4                                                                                    | 2                                                                                    |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |  |  |  |  |  |  |  |  |
| .05                                                                                | .06                                                                                | .07                                                                                | .08                                                                                  | .09                                                                                  | .095                                                                                 | .11                                                                                  | .12                                                                                  | .13                                                                                  | .15                                                                                  |

The above data was taken from NRA FIREARMS & AMMUNITION FACT BOOK, (3rd Printing) Copyright 1970 pp.26-30, 213.

### Range of American Shot





December 7, 2020

Prince Edward County Planning Commission  
P.O. Box 382  
Farmville, VA 23901

Prince Edward County Planning Commission:

This letter is in opposition to the Special Use permit request from Hampden Sydney College to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with the address of 7128 Farmville Road, Farmville, VA.

I voice this opposition for several reasons:

1. The proposed shooting range is within 300 feet of my property (Rosemary "Dolly" Worthy). As shown on the submitted aerial photograph, the proposed Safety Buffer Area would border my property within 100 – 200 feet for the entire length of the safety zone. Since Hampden Sydney and the I have joint use of the farm road along the property line between the two properties, the west side of the safety zone as shown on the photograph, puts my use and my farm workers use of the farm road at risk. We cannot have the safety buffer area adjoining the joint use farm road.
2. I believe the scale of the buffer zone indicated on the aerial photograph submitted by Hampden Sydney is misleading. The photograph indicates a primary 300 yard Practice Area accompanied by an 830 yard Safety Buffer Area. In fact, using Google Earth, the west line of the Safety Buffer Area is measured at approximately 630 yards (a 24% reduction), not the 830 yards as indicated by Hampden Sydney. The north line of the Safety Buffer Area is measured at approximately 750 yards (a 10% reduction). These reductions significantly compromise the Safety Buffer.
3. There is no evidence in the application that Hampden Sydney College is going to follow a national design standard, e.g. the **Range Design Criteria** published by the U.S. Department of Energy, Office of Health, Safety and Security. As an example of why these guidelines should be followed, Hampden Sydney currently has the range oriented in a north-west direction. Yet, one of the primary criteria as specified in the section: Site Selection of Outdoor Ranges is (page 4) that  
"Outdoor ranges should be oriented to eliminate firing into the sun. The range should be oriented to the north or slightly

to the northeast. The ideal direction is between due north and 25 degrees northeast.”

Using this criteria a northern orientation would allow them a true 800 yard buffer area along both sides. However, the “arch” shown on the submitted photo as a portion of the Safety Buffer Area is actually off of the Hampden Sydney property when the lines are measured accurately. Even with a more correct orientation, this “arch” portion of the Safety Buffer Area will be off of Hampden Sydney property. There does not appear to be any way that Hampden Sydney can provide the full Safety Buffer Area that they propose in their application for the Special Use Permit.

I understand Hampden Sydney College’s desire to provide safe recreational outlets for their students. However, for the reasons identified, the siting which endangers adjoining property owners, the poor and misleading measurements of the proposed site and the failure to indicate that the College will use nationally recognized design standards for implementation of this proposed outdoor shooting area, I request that the Prince Edward County Planning Commission reject approval for this Special Use Permit.

Sincerely,

Rosemary “Dolly” Worthy  
250 Briarwood Road  
Farmville, VA 23901

December 9, 2020

Prince Edward County Planning Commission  
P.O. Box 382  
Farmville, VA 23901

Prince Edward County Planning Commission:

This letter is in opposition to the Special Use permit request from Hampden Sydney College to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with the address of 7128 Farmville Road, Farmville, VA.

I voice this opposition for three reasons:

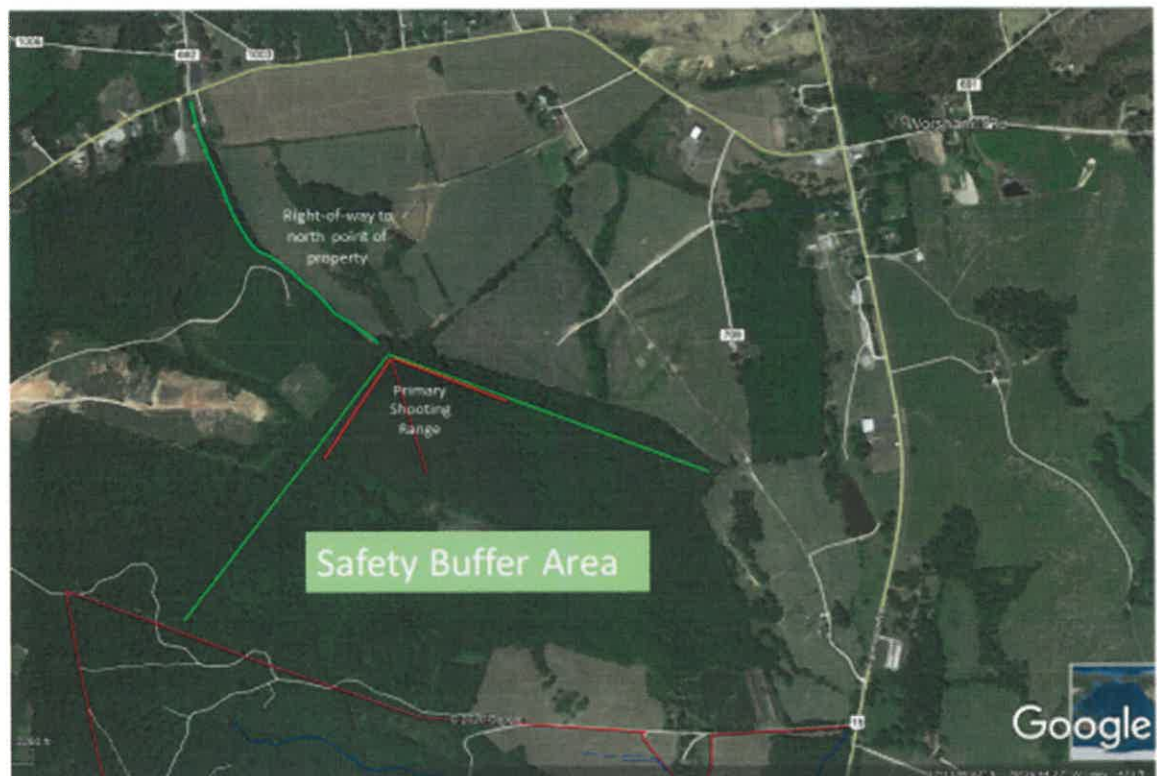
1. As a student of history, the proposed shooting range, as shown on the aerial photograph submitted by Hampden Sydney College with the Special Use Permit Application, is within 100 feet of the historical cemetery and the home site of Nathaniel Venable. Nathaniel Venable played an important role in the Commonwealth of Virginia's history. Nathaniel Venable was a member of the House of Burgesses, the Virginia House of Delegates and a State Senator from Prince Edward County. Hampden Sydney College has conducted ongoing archeological work at the Venable home site. Shooting next to a historical cemetery and archeological site does not appear to be compatible use.
2. This farm, a portion of the original Slate Hill Farm, has been in the Worthy family since 1958. The Worthy's have been on the farm longer than any other owners. It was only after the death of Kenneth Worthy that the portion of the farm with the Venable cemetery was sold to Hampden Sydney College. The adjoining property owner, Rosemary Worthy, has designated me as her Farm Manager with the USDA Farm Service. I am Rosemary Worthy's son-in-law. The proposed shooting range is within 300 feet of Rosemary Worthy's property. In addition, the west side of the illustrated Safety Buffer parallels the farm road between Rosemary Worthy's property and Hampden Sydney's property. We currently produce two crops of hay a year on the farm. We cannot have the safety buffer area adjoining the joint use farm road.
3. Ken Worthy, the deceased husband of Rosemary Worthy, had a shooting range in the north corner of his farm. That property now belongs to Hampden Sydney College. Hampden Sydney College has a right-of-way just off the intersection of State Route 692 and the Abilene Road into this north corner of their property. The former shooting range is currently planted in pines that are approximately 20 years old. If that area were to be re-established as the shooting range, it would provide:
  - a. A greater Safety Buffer Area over their current proposal.

- b. Shorter travel to the gun range for Hampden Sydney students.
- c. A greater buffer area to the nearest neighbors (approximate ½ mile) for noise pollution.
- d. I have attached a photo (below) showing the location of the right-of-way to the north boundary, the historical Primary Shooting Range and Safety Buffer Area.

I understand Hampden Sydney College's desire to provide safe, recreational outlets for their students. However, for the reasons identified, the proximity to historical/archeological sites, the current siting which endangers adjoining property users and the potential for a site that is better suited for the gun range, I request that the Prince Edward County Planning Commission reject approval for this Special Use Permit.

Sincerely,

Robert W. Loveless  
1910 N. Lakeside Drive  
Fernandina Beach, FL 32034





**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** December 15, 2020  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Retail/Consignment Store with Flea Market

**Summary:**

The County has received an application for a Special Use Permit from Sherry and Connie Armstrong seeking to operate a retail/consignment shop along with a flea market on tax map 19A-A-27, 19A-A-28, 19A-A-29, & 19A-A-31, with an address of 301 Catalpa Lane, Prospect, VA, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and businesses are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the December 4, 2020 and December 9, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel of the existing building and surrounding property. The parcel is outlined in red.

The purpose of the Special Use is to convert the existing home into a business office and to construct a 24' x 40' enclosed metal storage building for the purpose of materials storage. Any security lighting shall be installed and properly angled to avoid light spillage onto adjoining properties.

County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

**Attachments:**

- 1. Special Use Permit Application
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letter sent to adjoining property owners
- 5. Plat of Tax Parcel

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use.

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| Motion _____    | Paige _____   | Hunt _____        | Jones _____  |
| Second _____    | Sandlin _____ | Gilliam _____     | Watson _____ |
| Prengaman _____ | Jenkins _____ | Leatherwood _____ | Peery _____  |

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: Sherry Armstrong, Connie Armstrong  
Applicant's Address: 301 Catalpa Lane, Prospect VA 23960  
Applicant's Telephone Number: (804) 305-0913

Present Land Use: NONE

Legal Description of Property with Deed Book and Page No. or Instrument No. Instrument #: 202001959

Tax Map # LOT 19A-A-27, 28, 29, 31      Acreage : 0.13, 0.28, 0.84, 1.35

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Plan to install fencing along both sides of property, maintain lawn care, remove brush, trash collection will be implemented, gravel will be added to driveway as needed. Noise and dust will be minimal. There should be no offending odor or fumes.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Please see additional documentation for detailed information.

Height of Principal Building (s): Feet \_\_\_\_\_ Stories One

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.**

Sherry Armstrong      11-9-2020  
Signature of Property Owner(s)      Date

Constance Armstrong      11-9-2020  
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 Ramona      Date 11/12/2020

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

## Future development plans for 301 Catalpa Lane

These are approximate plans based on business development and community support. The below numbered list corresponds with map provided and numbered.

Our timeline will be based on success of business. Would like to begin making changes/additions in 5-8 years.

### Current needs:

A fence down each side of property is a main objective but will be subject to budget priorities. The goal is to have each side completed within 2 years.

1. Six month to 1 year- space designated for parking.

### 5-8 year plan:

2. Rebuild small structure on existing concrete pad. (Not to exceed 2,000 sq. ft.)
3. Add building. (Not to exceed 2,500 sq. ft.)
4. Restore existing structure to convert into a unique shop area.
5. Remove existing structures and add new either one large building taking up space listed for #5 and #6 or smaller buildings in a group/row. (Not to exceed 15,000 sq. ft.- combined #5 and #6; if we have separate buildings, not to exceed 7,000 sq. ft. per building)
6. Add building. (see #5)
7. Additional parking area for back part of property.
8. Add building. (Not to exceed 5,000 sq. ft.)
9. Add building for storage purposes. (Not to exceed 5,000 sq. ft.)

Will add a driveway for access to parking in the back of property. Walking/Biking lane around property for access to each business.

Center of property, may add a gazebo/ covered pavilion with picnic area and restroom.

Restrooms will be included in buildings.

Ideas for the buildings/structures are: cottage design, miniature versions of the original village, storage buildings converted to retail space with porches/flower boxes.

If buildings are larger than estimated will contact zoning manager for additional advice on compliance with county ordinance.

LOT 19-A-A-31: Initial business plan would be centered on selling antique and vintage furniture/home decor, vintage clothes and jewelry, upcycled and homemade home décor/furniture/clothing, and homemade body products. In addition, small livestock and eggs. Sell ceramics and offer how-to classes for painting ceramics and furniture. Offer limited consignment agreements. Would like to sell bottled drinks and prepackaged snacks.

LOT 19-A-A-31: Currently searching for American made products that could be purchased at wholesale and added to inventory for a unique shopping experience. Example of products to be sold would be cowboy boots, trendy clothing, chalk paint, wind chimes, walking sticks, local honey, jams, pickles, bakery goods, and personal care products. The goal is to source products made locally first, then regional and country wide.

LOT 19-A-A-31: Would like to add a gravel parking lot. Add storage building if necessary.

Install fencing along perimeter of property.

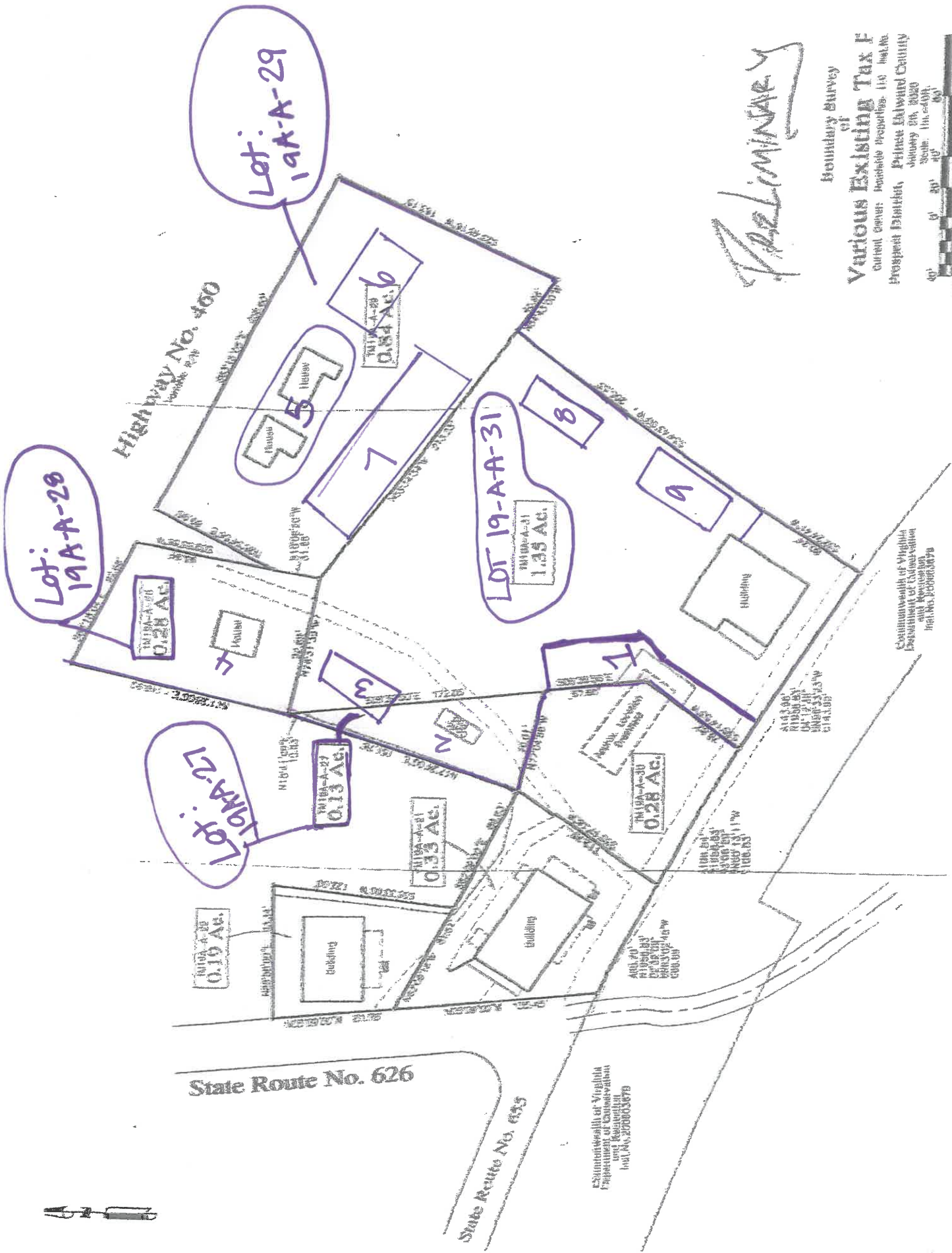
LOT 19-A-A27, 28, 29: Future plans for property would be to add building(s) to offer a place for artisan/craftsman to sell their wares, for example: blacksmith/metalworker, glass blowing/stained glass maker, furniture maker, jewelry maker, leather craftsman, etc.

LOT 19-A-A27, 28, 29: Would add a driveway through property as business expands.

LOT 19-A-A27, 28, 29: If permitted would like to have retail space with restaurant. Limited seating to no more than 50 guests.

Would like to host events for the community such as: outdoor flea market/yard sale, live entertainment, pet adoptions, community picnics, etc. Would charge a fee for use that would benefit the Prospect Historical Society, Fire department, Animal Shelter/Rescue, or if needed member of the community that needs a hand up. Will seek permission from board prior to event, to obtain additional permits required. Event planning should be 3-6 months prior to actual event date(s).





*Preliminary*

Boundary Survey  
of  
**Various Existing Tax F**  
Current owner: **Maxey Properties, LLC**, 110 High Rd.,  
Prospect Bluff, Prince Edward County,  
Virginia 23120  
Surveyed by: **Maxey & Associates, P.C.**  
Scale: 1" = 40'

**Maxey & Associates, P.C.**  
Land Surveyors & Engineers & Planners a Civil  
P.C. Box 910, Farmville, Virginia 22431-0910  
Tel: 804.270.0370

State Route No. 626

State Route No. 655

Commonwealth of Virginia  
Department of Transportation  
and Infrastructure  
Tel: 804.270.0370



## NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-844-890-7777, Access Code: 390313** (If busy, please call again.)

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The Planning Commission will hold public hearings on Tuesday, December 15, 2020 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 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. An amendment to the Prince Edward County Zoning Ordinance to allow for Microbreweries, Distilleries, and Farm Wineries as by right permitted uses in the A-1, Agricultural Conservation Zoning District and A-2, Agricultural Residential Zoning District and to add a definition with use and design standards for Brewpub, Microbrewery, Distillery, and Farm Winery.
2. A request by Scott Schmolesky on behalf of Hampden Sydney College for a Special Use permit to operate an outdoor shooting range on Tax Map Parcel 064-A-45, with an address of 7128 Farmville, Road, Farmville, VA.
3. A request by Sherry Armstrong and Connie Armstrong for a Special Use permit to operate a retail/consignment store with flea market on Tax Map 19A-A-27, 19A-A-28, 19A-A-29, & 19A-A-31, with an address of 301 Catalpa Lane, Prospect, VA.

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Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, the day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us). Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must pre-register with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

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A complete copy of the Ordinance Amendment and Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 N. 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 Doug Stanley, County Administrator at 434-392-8837.

# Prince Edward County

## SUP Request

Applicant: Sherry & Connie Armstrong

Tax Map:

19A-A-27, 28, 29, 31

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a SUP proposed for a retail.consignment store with flea market.

Parcel ID	Owner	Address	Note
019A-A-32	PROSPECT HISTORICAL SOCIETY	PO BOX 50 PROSPECT, VA 23960	
019A-A-35	STEVEN HOCHSTETTER ET AL TRS	64 GLENN CARSON ROAD PROSPECT, VA 23960	
019-A-58	GLENN HENRY LALETTE FAMILY C/O DEBRA TYSON	2808 VALLEY SPRINGS CT POWHATAN, VA 23139	
019A-1-1 019A-1-2	LEWIS HOWARD JOHNSON JR.	PO BOX 33 PROSPECT, VA 23960	
019A-A-25	BERTHA L. GORDON	7022 E. PRINCE EDWARD HIGHWAY PROSPECT, VA 23960	
019A-A-26	SEKOU ABDUS-SABUR	884 ELAM ROAD PAMPLIN, VA 23958	
019A-A-21	ROADSIDE PROPERTIES, LLC	PO BOX 158 HAMPDEN SYDNEY, VA 23943	
019A-4-1	PROSPECT VOLUNTEER FIRE DEPARTMENT	PO BOX 145 PROSPECT, VA 23960	
019A-A-68		152 PROSPECT ROAD PROSPECT, VA 23960	
019A-A-67	BIJU P. & GINU GEORGE VARGHESE	1628 FOWLER RIDGE COURT CHARLOTTESVILLE, VA 22901	
019A-A-66	JOHN A. CAMPBELL ET AL	155 CAMPBELL HILL ROAD PROSPECT, VA 23960	
019A-A-65	GARY M. & EVELYN W. PARIS	194 PROSPECT ROAD PROSPECT, VA 23960	

**PLANNING COMMISSION**

John Pregelman  
Chairman  
Robert M. Jones  
Board Representative  
Donald Gulliam  
Preston L. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield Paige  
John "Jack" W. Perry, Jr.  
Teresa Sandlin  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

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

Office: (434) 392-8837  
Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

December 4, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Prince Edward County

The Prince Edward County Planning Commission will hold a public hearing on December 15, 2020 at 7 p.m. to receive citizen input on a request by Sherry Armstrong and Connie Armstrong for a Special Use permit to operate a retail/consignment store with flea market on Tax Map 19-A-27, 19-A-28, 19-A-29, & 19-A-31, with an address of 301 Catalpa Lane, Prospect, VA. This parcel is located in the A1 (Agricultural Conservation) zoning district. This use requires approval of a Special Use Permit in this zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

Robert Love  
Director of Planning and Community Development

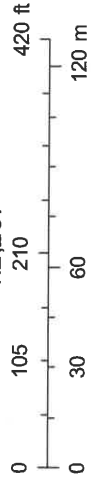
# Armstrong SUP



December 9, 2020

- Road Centerline
- Farmville Boundary
- Address Points
- County Boundary

1:2,257



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community