



PRINCE EDWARD COUNTY
PLANNING COMMISSION
January 19, 2021

AGENDA

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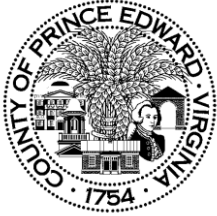
Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

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 January 19, 2021 meeting to order
  - 1-a. Planning Commission Organization 1
  2. Approve Minutes 3
  3. Public Hearing. Special Use Permit - Benjamin Sears on behalf of Arbez Properties – Retail Garden Center, Tax Map 051-24-A 13
  4. Public Hearing. Special Use Permit – Caleb Lafferty – General Business Office, Tax Map 105-4-6 25
  5. Review of Supervisors Actions
  6. Old Business. Special Use Permit – Scott Schmolesky on Behalf of Hampden Sydney College – Outdoor Shooting Range, Tax Map 064-4-45 35
  7. New Business

Next Meeting: February 16, 2021 at 7:00 p.m.

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

**Meeting Date:** January 19, 2021  
**Item No.:** 1-a  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Planning Commission Organization

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**Summary:**

The first meeting in January of each year is the organizational meeting of the Planning Commission. The Commission will wish to act on the following items:

- Elect a Chair – One Year Term
- Elect a Vice Chair – One Year Term
- Set day, Time, and Place of Regular Commission Meetings – *(Historically they are the third Tuesday of each month at 7:00p.m. in the Board of Supervisors Room, Prince Edward County Courthouse.)*
- Adopt Commission By-Laws – Attached are the Commission By-Laws.

**Attachments:**

1. By-Laws of the Planning Commission

**Recommendations:**

The Planning Commission will wish to take the action outlined above.

**Bylaws Of  
Prince Edward County Planning Commission**

- 1) Meetings shall be held on a monthly basis, normally on the third Tuesday of the month at 7:00 P.M. in the Board of Supervisor's room. The schedule may be altered at any regularly scheduled meeting. Meetings may be cancelled due to lack of business, but the Commission shall meet at least every two months.
- 2) Additional meetings may be held at any time upon the call of the chairman, or by a majority of the members of the commission, or upon request of the Board of Supervisors following at least twenty-four hours' notice to each member of the commission.
- 3) The commission at its regular meeting in January of each year shall elect a chairman and vice-chairman. The recording secretary shall be the Director of Planning and Community Development or a designated alternate, who shall make an audiotape of the proceedings of each meeting and prepare minutes for the permanent records of the commission.
- 4) The duties and powers of the officers of the planning commission shall be as follows:
  - A. Chairman
    - Preside at all meetings of the commission.
    - Call special meetings of the commission in accordance with the bylaws.
    - Sign documents of the commission.
    - See that all actions of the commission are properly taken.
  - B. Vice-Chairman

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all duties and be subject to all the responsibilities of the chairman.
  - C. Recording Secretary
    - Prepare an audiotape of the proceedings of each meeting of the commission.
    - Prepare minutes from the audiotape of each meeting in detail sufficient to include the tenor of public comments and the commission's reasoning underlying each decision or recommendation.
    - Circulate a copy of the minutes to each member of the commission before the next meeting.
    - Prepare the agenda for all commission meetings.
    - Be custodian of commission records.
    - Inform the commission of correspondence relating to business of the commission and attend to such correspondence.
    - Handle funds allocated to the commission in accordance with its directives, state law, and county ordinances.
    - Sign official documents of the commission.
- 5) All maps, plats, site plans, and other materials submitted to the commission shall be filed in the office of the Director of Planning and Community Development and maintained for public access until the project to which they relate has been completed or vacated. Minutes of the commission's meetings shall be permanently filed in the office of the planner and maintained for public access.
- 6) Matters referred to the commission by the Board of Supervisors shall be placed on the calendar for consideration and possible action at the first meeting of the commission after the referral and appropriate public notification.

- 7) A majority of the members of the commission shall constitute a quorum for the transaction of business, but no quorum shall be required for informational meetings at which no action is to be taken.
- 8) Reconsideration of any decision of the commission may be taken when the interested party for such reconsideration makes a showing satisfactory to the chairman that, without fault or deliberate omission on his own part, essential facts were not presented to the chairman.
- 9) Roberts Rules of Order for Committees shall govern the commission's proceedings in all cases not specifically ordered by these bylaws.
- 10) Order of consideration of agenda items in a public hearing:
  - Director of Planning and Community Development or other staff member presents report including summary of all comments (written, electronic and verbal) received from interested parties and makes a recommendation.
  - Commission members may question the staff member on the presentation.
  - Proponent(s) of the agenda item make presentations as appropriate.
  - Opponent(s) of the agenda item make presentations as appropriate.
  - Applicant make rebuttal of objections not previously covered.
  - Commission members may question applicant, proponents, or opponents or may offer comments on the agenda item.
  - Commission may opt to gather additional information about the matter and take action at a future meeting, or vote on recommendation, whether approving or denying request, to Board of Supervisors.
- 11) Any member of the commission who has any personal or financial interest in any matter before the commission shall declare the nature of that interest and shall if the interest constitutes a legal conflict of interest by Virginia law recuse him/herself from the deliberations on that matter, including lobbying other members, participating in the discussions, or voting on the matter. In cases where the interests do not raise to the level of legal conflict of interest by Virginia law, a member may voluntarily recuse him/herself in the interest of avoiding the appearance of conflict. All commission members shall be sensitive to the importance of impartiality and shall endeavor to always avoid any actual or appearance of conflict of interest.
- 12) Each member of the commission who has knowledge that he/she will be unable to attend a scheduled meeting of the commission shall notify the County Administrator's office at the earliest opportunity. The Director of Planning and Community Development shall notify the chairman if projected absences will produce a lack of quorum. Members who are absent from three consecutive meetings, or who are absent from more than half of the commission's meetings during a calendar year, will be referred to the Prince Edward County Board of Supervisors for possible replacement.
- 13) The vice-chairman shall succeed the chairman if he vacates his office before his term is completed. A new vice-chairman shall be elected at the next regular meeting.
- 14) These bylaws may be recommended for amendment at any meeting having a quorum present by a majority vote, provided that notice of such proposed amendment has been given to each member in writing at least two weeks prior to its consideration. If recommended for approval, proposed amendments must then be adopted by the Board of Supervisors before becoming effective.
- 15) Planning Commission members are strongly encouraged to attend a Virginia Certified Planning Commissioner's Training Program within two years of their appointment to the Planning Commission. This certification course will provide a basic foundation of planning law, history, and technical expertise needed by planning commissioners to maximize their competency and ability to render legally defensible decisions and recommendations. Costs associated with the program will normally be paid by Prince Edward County.

*Rev. April 14, 2015 Board of Supervisors meeting.*

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

**Meeting Date:** January 19, 2021  
**Item No.:** 2  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
June 16, 2020 Draft Planning Commission meeting minutes.

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



**Prince Edward County Planning Commission  
Meeting Minutes  
December 15, 2020  
7:00 pm**

Members Present:      John Prengaman, 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:              Robert Love, Planning/Zoning Director                  Douglas P. Stanley, County Administrator

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Chairman Prengaman called the December 15, 2020 meeting to order at 7:00 p.m.

**In Re: Approval of Minutes**

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from November 17, 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  
                 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 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. Notice of this hearing was advertised according to law in the Friday, December 4, 2020 and Wednesday, December 9, 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 a request by Mark Smith, DBA Sandy River Distillery, Inc., to amend the Prince Edward County Zoning Ordinance to allow for the operation of 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.

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 issued a Special Use Permit in the A-1, Agricultural Conservation and the A-2, Agricultural Residential districts.

Mark Smith stated the idea to open a distillery at the Sandy River Outdoor Adventures park; he said it would be an opportunity for the County to offer jobs to residents and make the County more of a destination place to bring people to our area. He said it would be an opportunity not just for the park but also for the County to partake in agri-tourism. He said the name "Farmville," we need to push farming in the community; this would support the farmers. He said Virginia has been stepping up the agri-tourism and would benefit this county also. Mr. Smith said this would allow the development of a market that is not existent currently in this county.

Chairman Pregelman opened the public hearing.

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

Chairman Pregelman this is unique for the County; Commissioner Jones stated that this is a very popular thing for other localities, and this would be an added attraction for people at the Adventures Park which is very well run.

Commissioner Jones did question Article A which states the use of "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" and asked if that means he has to grow his own grains. Mr. Love said that he must grow a percentage; he said that under the state guidelines, there are levels and classes of distilleries and wineries and rather than list those standards, which the state may change, we referenced that in the amendment and he would have to meet the state guidelines, go through the site plan review, obtain building permits and any other things of that nature. Mr. Love said the ordinance amendment would enable it as a use in the County.

Chairman Pregelman said this would allow distilleries as is stated in the County as long as they adhere to the guidelines of the state and the County. Mr. Love said framework and guidelines are included on how it's permitted locally referencing state permitting guidelines for distilleries, wineries, brew pubs and breweries.

Commissioner Jones then questioned the ten-seat limit to the distillery. Commissioner Sandlin asked if that is something that could be amended at a later date. Chairman Pregelman said the restriction to ten seats could be covered by the state's guidelines. Mr. Love said the ten-seat limit does not include outdoor seating; he said it is not due to COVID-19, but is specifically for the tap room operation itself. Mr. Love said it would not restrict them from having additional people on a patio or deck, or at the facility; he said it is the difference between a small class operation versus a major commercial enterprise.

Commissioner Jones made a motion, seconded by Commissioner Sandlin, to approve for recommendation to the Board of Supervisors 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; the motion carried:

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

Nay: (None)

**In Re: Public Hearing - Special Use Permit, Outdoor Shooting Range**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing 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, Virginia. Notice of this hearing was advertised according to law in the Friday, December 4, 2020 and Wednesday, December 9, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Prengaman recused himself from this public hearing due to a potential conflict of interest.

Mr. Love stated 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. 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 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 from 3:00 p.m. to 5:00 pm. It is anticipated approximately 6-12 people will be in attendance during each practice session lasting approximately 60-90 minutes. An excerpt from a pamphlet from the National Skeet Shooter Association concerning the planning, building, and operation of a skeet field has been provided. As seen in the pamphlet, 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, it could pose potential contamination challenges for both wildlife and water. We do not know the soil acidity of the site.

The County has received several phone calls and several 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.

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.

Commissioner Peery, Vice-Chair, asked Mr. Schmolesky to provide any additional information. Mr. Schmolesky said they wish to operate a shooting course strictly for [the Hampden-Sydney] shooting team, twice a week with two hours per session on a designated part of Slate Hill with a large buffer zone and a limited amount of time. He said there would be 6-12 students under the supervision of the shooting coach with range safety experience. He said the team would meet two days a week to practice. He said there is more than enough buffer zone for safety and for those concerned about being close to the property, and in concern for their safety, the team agrees to not shoot those days that they are harvesting hay. Mr. Schmolesky said the buffer zone is an established area along the upper end and also at the cemetery; all shooting would take place off to the side and no shot would be fired near the cemetery. He said he has contacted Angie Way, Director-Curator at the Esther Atkinson Museum on campus, and the archeological

surveys that take place twice a year are scheduled and there would be no shooting on those days as well. Mr. Schmolesky said he spoke with other neighbors and has received good feedback and compromises regarding being able to shoot on the property.

Commissioner Peery said there has been some concern about the lead shot contaminating the ground and water; he asked if there is any way to address that. Mr. Schmolesky said remediation can be done; he said the area was used as a shooting range years ago. He isn't sure if there has been remediation there previously but they can look at lead abatement and lead leaching and address that as they go. He repeated that they will be there two days a week, two hours per session, six fall season students per session.

Commissioner Peery then asked if there are plans for tournaments or open houses. Mr. Schmolesky said there will be no tournaments or open houses; he said this is strictly a range for students to practice to compete in tournaments. He said this area is only four to five miles from campus and is safe for the students in the club. All of this will take place under the supervision of the coach who will be there at the same time.

Commissioner Jones asked where the team currently practices. Mr. Schmolesky practices were taking place at a public site, but there are no practices currently as they are locating a practice site.

Commissioner Sandlin asked if it will only be two times a week. Mr. Schmolesky said it will be two times a week, two hours per session, typically from 3:00 – 5:00 p.m.

Commissioner Leatherwood asked if there are any plans for this to be used by the public. Mr. Schmolesky said there are no plans for the public to use this range, and not even for the college general population, only the Hampden-Sydney shooting team who are qualified to go to the range with the coach.

Commissioner Peery opened the public hearing.

Frederick Goubile asked if Hampden-Sydney has the proposed shooting range marked off behind his property located at 7324 Abilene Road. Mrs. Goubile said there is shooting that goes on now.

Janet Loveless said her land is approximately one-third mile south of the proposed gun range and is a part of the Ken Worthy and Dolly Worthy Slate Hill Farm. She asked that the Commission check the safety buffer zone and if it extends over a road that is used by both property owners, including her adjoining property. She said she doesn't believe a road is considered a buffer zone. She said she grew up on that property and the map for this proposal is not the same place where the gun range was when she was growing up. She then stated she is a third of a mile south of this gun range, with a lack of a sufficient buffer zone, she will hear noises. She said skeet shooting is not 25 rounds in a box but can be up to 100 shots per round. She said it will not be looking at a little bit of noise; multiply this by six to twelve students. She asked that the Commissioners do some investigation and know that the property was not used as a gun range and would like for an investigation to be done on lead contamination and water table contamination. She said she does not want to hear two or four hours of gun shots while she's gardening or in her yard. She asked that the Commission note her opposition to this proposal and investigate the map, the buffer zone and where the original gun range was located. She added lead pollution is a problem for any animals and any crops that are grown on the property, and that it is zoned as farm property. She also asked that the Commission investigate how many shots in a practice round session per student, and then multiply that by the number of students. She asked that the Commission postpone a decision until more information can be obtained.

Dolly Worthy said the family farm was left to the children that were raised on the farm and doesn't want skeet on the property.

Charles Horton, Sporting Clay Team Coach for Hampden-Sydney College, said he was active duty military for six years and has experience running ranges with all types of guns. He said there has been talk of the buffer zone; he said the graphic was designed by him and in accordance with his experience as a range safety officer in the military, when an area survey is done for something like this, the most conservative projections possible are used. He said if this proposal is granted, they would make sure there would be no issue with any shooting anywhere near anyone else's property. He said the graphic shows the left and right limits of the practice area. He said there is the possibility of using steel shot to address the lead abatement issues; he said it is more expensive but is a potential option. He added

that there are other ranges that operate at many times the capacity that this one would operate, and there are no issues with ground contamination. Mr. Horton said following his own extensive site survey, he said there is no exposed running water that he could find. He then said practices are drills to help the students improve and become competitive; these students travel to compete in tournaments. Mr. Horton said a large part of the practice involves dry-fire which produces no noise at all. He said half of a typical practice is spent doing dry-fire and working on the fundamentals of sporting clays. He said typically, over the course of the 90-minute practice, only about 50 rounds of ammo are used, but it is not near the 600-700 rounds as was mentioned. He said the practices happen in a very deliberate, planned-out, concentrated way and are facing away from the nearest houses.

Kevin Worthy stated he opposes the shooting range. He said he has plans to build and retire on adjacent property, and it would not be a comfortable situation having gun shots around all the time. He said he lived on the property in the 1960s and 1970s, and knows the property very well, but it would not be conducive to a living arrangement when he moves there to retire.

Mr. Schmolesky said he understands the concerns, and assured the Commission that extensive work to make sure this will be a limited impact practice for the shooting team on the property. He said the coach is highly qualified who is supervising the team for a limited amount of time on college property. He said Hampden-Sydney [College] bought the property and was up-front about the potential of operating a shooting course on this property as a proposed use of the property. He said they are working with the people that lease properties to make sure it is not disruptive to them, extensive surveys have been done, worked extensively to ensure they would not disrupt the Abilene Road and Mercy Seat neighbors. He said he would be happy to discuss this with the Worthys; he said this is a very limited use and would not be open to the public or even the general college population. It is only for practice for the shooting team.

Gary Womack said he owns a cattle farm off Abilene Road, which is on the back side of the Worthy farm. He said the gunshots are not going to be good with the cows. He said he has had problems over the years with Hampden-Sydney college students and no one seems to want to address the situation; he agrees with the Worthys about the situation. He said the coach is qualified, but are the students qualified, and stated that over the years, his fields were set on fire behind his house and he's found beer cans and a keg in his fields. He said the Sheriff's office has been involved but nothing was ever addressed. He expressed concern that it will happen again.

Mr. Schmolesky apologized for the actions of those students but assured him that the students he supervises and the Coach will not be the students that were pulling that kind of disappointing behavior. He said the current team has been working very hard to find a place to practice four hours per week.

Mr. Horton said the Sporting Clays team has existed for 20 years; there has never been a negative association with the shooting program in any way. He said there is ample buffer and there is no way there could be a physical impact from the range to the cow farm to the north. He said there may be some noise during the limited hours of practice, but no falling shot.

Robert Loveless stated he and his wife plan to put a house on their property and the proposed shooting range is less than a third of a mile away. He said they plan to put their house on the hill beyond the pond. They will hear every gun shot and this is not what they were looking forward to in retirement. He understands the desire to have a gun club, but he does not feel this is the appropriate place for it. He said a statement was made that when the property was sold to Hampden-Sydney, but that during the negotiations there was no talk nor is there anything in the restrictive covenant agreement about a possible shooting range and that topic was not discussed. He said no one from Hampden-Sydney made any attempt to contact his mother-in-law; the first they found out about it was the sign at the road announcing the public hearing.

There being no one further wishing to speak, Commissioner Peery closed the public hearing.

Commissioner Watson said that the students are not at the college for very long; he said this operates only during the academic year, when they will be at the school. He said they get a month off for Christmas, a week around Thanksgiving, a week at spring break, and they will be gone by May 1 until almost September. He said he was predisposed negatively to the project until he saw it was two hours a day only twice a week. Commissioner Watson said they have not limited someone to do something because someone else *intended* to put a house there at some future time. He said the "not in my back yard" is difficult but "not in my future back yard" is another piece entirely.

Commissioner Jones stated his concerns regarding the cattle farms; he said cattle react poorly to the sound of shooting. He said this can create problems for the owners as cattle can get in a rampage and go through fences. He said he questioned if that is the best spot for a shooting range.

Commissioner Sandlin said that if this would be approved, there should be a condition limiting the ammunition to steel shot and not the lead, hours of operation, and only by the shooting team of Hampden-Sydney. She suggested some sort of security so only the team can go to the range. Discussion followed.

Mr. Love said in questioning the amount of buffer, the County does have a beta GIS and provided a site plan. He said he measured and was able to get 830 yards as shown on the amended site plan presented by Hampden-Sydney. He said the site is not near the joint access road.

Commission Hunt asked if there is a way to do a test shooting at the site to see the extent of the noise.

Commissioner Jones asked if Mr. Love can contact all parties involved to schedule a test shoot. Mr. Love said he will coordinate a test shooting.

Commissioner Jones made a motion, seconded by Commissioner Watson, to table this issue to allow the County Planner to coordinate with Hampden-Sydney College and the neighbors involved to do a test shoot at the location of the proposed shooting range at a time that is convenient to the majority of the people involved and to obtain more information; 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             |      |        |

**In Re: Public Hearing - Special Use Permit, Retail/Consignment Store**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing 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 Parcel 19A-A-27, 19A-A-28, 19A-A-29 and 19A-A-31, with an address of 301 Catalpa Lane, Prospect, Virginia. Notice of this hearing was advertised according to law in the Friday, December 4, 2020 and Wednesday, December 9, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated 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. This parcel is in an A-1, Agricultural Conservation zoning district and businesses are allowed in the district only after approval of a special use permit.

The purpose of the Special Use is to convert the old Catalpa store 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.

Sherry Armstrong stated the first year will be spent converting the existing building, the old Catalpa store, and in the second year will hopefully be able to expand and add additional buildings. She said at that time she will reach out to ensure it is being done correctly. She said as it progresses, they will be able to better plan any expansion.

Chairman Prengaman opened the public hearing.

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

Mr. Love said they wish to convert the old Catalpa store and there are two existing homes she would like to remove or renovate; she plans to potentially add four new buildings with square footages between 5,000 – 7,000 square feet.

Commissioner Sandlin said the property had been for sale for quite some time and it is run-down; she said what they plan to do will make the village of Prospect shine again.

Commissioner Sandlin made a motion, seconded by Commissioner Paige, to approve for recommendation to the Board of Supervisors a Special Use Permit to operate a retail/consignment store with flea market on Tax Map Parcel 19A-A-27, 19A-A-28, 19A-A-29 and 19A-A-31, with an address of 301 Catalpa Lane, Prospect, Virginia; the motion carried:

|                                                                                                                                                                                                                                                                                                                            |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>Aye:</p> <ul style="list-style-type: none"> <li>Donald Gilliam</li> <li>Preston Hunt</li> <li>Mark Jenkins</li> <li>Robert M. Jones</li> <li>Clifford Jack Leatherwood</li> <li>Whitfield M. Paige</li> <li>John “Jack” W. Peery, Jr.</li> <li>John Prengaman</li> <li>Teresa Sandlin</li> <li>Cannon Watson</li> </ul> | <p>Nay: (None)</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|

**In Re: Review of Supervisors Actions**

Mr. Love reported the Board of Supervisors approved the Special Use Permit application for Rex and Cheryl Williams for the campgrounds with the conditions recommended by the Planning Commission.

**New Business**

Mr. Love stated this is Commissioner Gilliam’s last meeting as he has not elected to continue on the Planning Commission; Mr. Love thanked Commissioner Gilliam for all of his insight and stated he has been invaluable in his district.

Commissioner Gilliam said he has been on the Commission since 1988 when the Planning Commission was started, breaking away from the Town of Farmville. He said the first thing they tackled was getting the County zoned. He said it has been an experience, and he will miss it. He said he will slow down and his wife is tired of waiting on him to slow down. Commissioner Gilliam said it has been an honor to represent Prince Edward County and work with so many good people on this Commission that really care about the development of this County. He said he is sure the Commission will continue to do a wonderful job.

Mr. Love said he passed out some suggested motions for each item discussed; he said as the meetings will be live-streamed on YouTube for posterity, and it is the goal of staff to prepare the Commissioners with possible motions, with several options. He said he will prepare possible conditions to assist in formalizing the processes and documenting the records and minutes.

**In Re: Old Business**

(None)

Chairman Prengaman thanked Commissioner Peery for handling the Hampden-Sydney public hearing as it was a potential conflict of interest and he needed to recuse himself; he then wished everyone a Merry Christmas.

Chairman Prengaman adjourned the meeting at 8:18 p.m.

**Next Meeting: January 19, 2020**

DRAFT

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

**Meeting Date:** January 19, 2021  
**Item No.:** 3  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Retail Garden Center

**Summary:**

The County has received an application for a Special Use Permit from Benjamin Sears on behalf of Arbez Properties, LLC for a Special Use permit to operate a retail garden center on Tax Map Parcel 051-24-A, on Farmville, Road, Farmville, VA, Attachment (1). This parcel is in an A2, Agricultural Residential zoning district and garden center businesses are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the January 6 and January 13, 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 allow for the location of a retail garden center. 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 \_\_\_\_\_  
 Second \_\_\_\_\_  
 Prengaman \_\_\_\_\_

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

Hunt \_\_\_\_\_  
 Womack \_\_\_\_\_  
 Leatherwood \_\_\_\_\_

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



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

**Recommended Motions:**

I move that the Planning Commission recommend approval of the Special Use Permit request by Benjamin Sears on behalf of Azbez Properties for a retail garden center with the following conditions:  
*(list conditions)*

I move that the Planning Commission recommend denial of the Special Use Permit request by Benjamin Sears of behalf of Azbez Properties for a retail garden center due to the following:  
*(list reasons)*

I move that the Planning Commission table the Special Use Permit request by Benjamin Sears on behalf of Azbez Properties for a retail garden center until the next meeting in order to:  
*(list reasons)*

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

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

Hunt \_\_\_\_\_  
Womack \_\_\_\_\_  
Leatherwood \_\_\_\_\_

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

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

PERMIT/APPLICATION NO \_\_\_\_\_  
 ZONING DISTRICT \_\_\_\_\_  
 MAGISTERIAL DISTRICT \_\_\_\_\_  
 DATE SUBMITTED \_\_\_\_\_

PLEASE PRINT OR TYPE

**County of Prince Edward**

**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: Benjamin Sears  
 Applicant's Address: 1005 Sheppards Road Farmville, VA 25901  
 Applicant's Telephone Number: ( ) 804-840-4639

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. Map 05124A  
Deed Book 308/174 Ins. 00

Tax Map # 05124A Acreage: 4.50

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Attached

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

Height of Principal Building (s): Feet 10' Stories 1

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

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

[Signature] 12-15-2020  
 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.

[Signature] 12/30/2020  
 Signature of Property Owner(s) Date

[Signature] [Signature]  
 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 \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

Special Use Permit Application Addendum

4071 Farmville Road

Farmville, Virginia 23901

Applicant: Benjamin Sears representing Arbez Properties, LLC

*Statement on the Affect of Adjoining Parcels*

Arbez Properties, LLC intends to purchase that above parcel of land located at 4071 Farmville Road (Tax Map 051 24 A) in order to establish a lease agreement with Central Virginia Landscape Supply (CVCL). The intention of CVCL is to open and operate a retail garden center featuring mulch and gravel loading and delivery, hardscape and landscape stone sales, and a small greenhouse. We anticipate CVCL to operate during normal business hours with peak times on the weekends during the Spring, Summer, and Fall. There is minor anticipated impact to neighbors with most adjacent properties being shielded by dense tree growth. Dust from the site will be controlled by watering all gravel or dirt surfaces if needed. Some machinery noise may be present from the use of light tractors and loading equipment but given the size of the property and proximity to road noise from Route 15, we expect this to be a minimal nuisance. There should be no light pollution present with only security lights operating from dusk until dawn. These lights can be directed away from adjacent properties or shielded if necessary. We currently anticipate no retail operating hours after dark. A buffer yard, if required, shall be installed along the front of the property in accordance with the County's zoning plan Section 4-200.1.

*Signage*

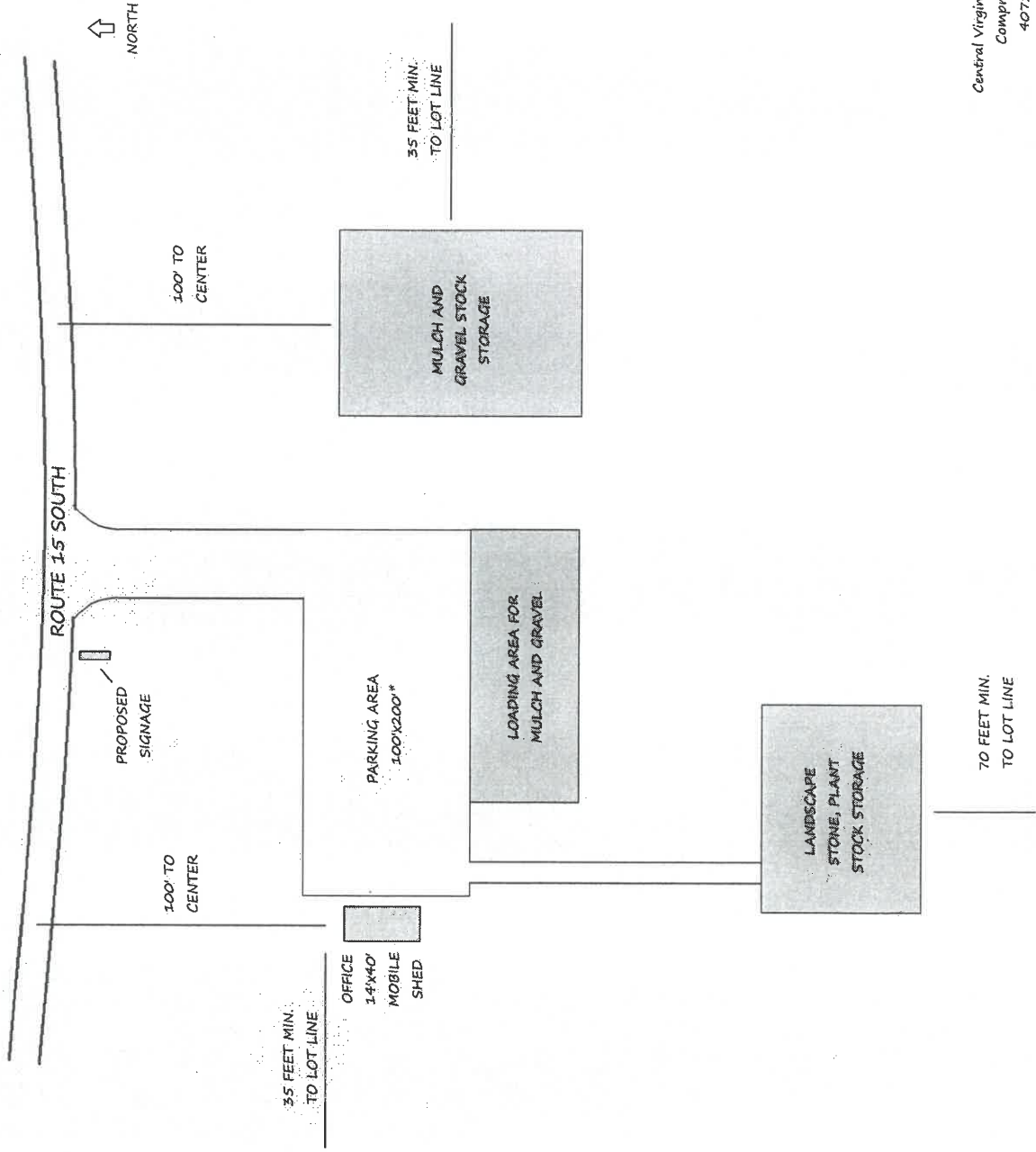
The developer requests permission for CVCL to install a roadside sign no bigger than four feet by six feet in size. We estimate that this sign will not rise higher than eight feet. The construction of the sign will be permanent in nature and likely be constructed of finish grade wood and metal in a rustic style to fit the general "landscape" business model. The exact logo and text of the sign is to be determined.

*Statement of General Compatibility*

The parcel is located directly adjacent to Route 15S (Farmville Road). The area is a mix of residential and light commercial with a pawn shop operating less than ¼ mile away and several businesses in Kingsville within two miles. We have reviewed the business plan provided by CVCL and believe that this business is a compatible fit for the area. The A-2 zoning previously defines approved uses to be both greenhouses and plant nurseries. CVCL simply requests to incorporate retail sales into the already approved zoning.



HAMPDEN-SYDNEY COLLEGE  
ZONING A-2 (Student  
Apartments)



CATHERINE JAMERSON  
ZONING A-2

WILLIAM AND ANNICE  
SCHULER  
ZONING A-2

Central Virginia Landscape Supply, LLC  
Comprehensive Site Plan  
4071 Farmville Road  
Farmville, Virginia 23901  
Tax Map 051-24-A

Prepared By: Benjamin Sears for  
Arbez Properties, LLC

**From:** Oak Road Properties LLC <oakroadproperties@gmail.com>  
**Sent:** Thursday, December 31, 2020 1:29 PM  
**To:** rlove@co.prince-edward.va.us  
**Subject:** Fwd: 4071 Farmville Road Entrance Permit

Mr. Love,

Please see the below email chain from VDOT regarding acceptance of the current entrance at 4071 Farmville Road. You can attach this to our application as needed. Thank you

Ben Sears

Begin forwarded message:

**From:** Oak Road Properties LLC <oakroadproperties@gmail.com>  
**Date:** December 18, 2020 at 10:05:23 EST  
**To:** "Edwards, Charles" <charlesd.edwards@vdot.virginia.gov>  
**Subject: Re: 4071 Farmville Road Entrance Permit**

Ok thanks. I'm sure we can figure something out.

On Dec 18, 2020, at 10:02, Edwards, Charles <charlesd.edwards@vdot.virginia.gov> wrote:

Unfortunately, I'm not at liberty(legally) to provide any of our official documents to anyone other than owner. I would hope this email chain would suffice, but if not, I would be glad to entertain any questions the County may have in regards to the entrance on your behalf.

On Fri, Dec 18, 2020, 9:52 AM Oak Road Properties LLC <[oakroadproperties@gmail.com](mailto:oakroadproperties@gmail.com)> wrote:

We have not. Our purchase is contingent upon approval of the permit application.

On Dec 18, 2020, at 09:49, Edwards, Charles <[charlesd.edwards@vdot.virginia.gov](mailto:charlesd.edwards@vdot.virginia.gov)> wrote:

Have you closed on the property yet?

On Fri, Dec 18, 2020, 9:03 AM Oak Road Properties LLC <[oakroadproperties@gmail.com](mailto:oakroadproperties@gmail.com)> wrote:

Great to hear. Could you send me some documentation to attach to our application if possible? Thanks

Ben

On Dec 15, 2020, at 11:07, Edwards, Charles  
<[charlesd.edwards@vdot.virginia.gov](mailto:charlesd.edwards@vdot.virginia.gov)> wrote:

Mr. Sears,

Good morning.

After review, the existing entrance is acceptable for your proposal as it has been previously constructed to standard and still provides more than the minimum required sight distance for that application.

Thanks,

Daryl

*C. Daryl Edwards*  
VDOT-Lynchburg Land Use-East  
(434)505-3439

On Thu, Dec 10, 2020 at 3:17 PM Oak Road Properties LLC <[oakroadproperties@gmail.com](mailto:oakroadproperties@gmail.com)> wrote:

Mr. Edwards

Thanks for taking my call this afternoon regarding the entrance on 15S in Prince Edward County. As a recap, we are filing for a special use permit to operate a garden center (mulch, homeowner loaded gravel, nursery, landscape stones) and need to attach VDOT approval to our application. We want to ensure that the existing entrance is acceptable and if not, what upgrades are required to be made. See the below maps for an exact location of 4071 Farmville Road. There is a large realty sign on the lot for your reference. Feel free to contact me any time on my cell at 804-840-4639.

Thanks

Ben Sears



## 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, January 19, 2021 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd 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. A request by Benjamin Sears on behalf of Arbez Properties, LLC for a Special Use permit to operate a retail garden center on Tax Map Parcel 051-24-A, on Farmville, Road, Farmville, VA.
2. A request by Caleb Lafferty for a Special Use permit to operate a general office for a residential trash pickup and disposal business on Tax Map 105-4-6, with an address of 1724 Meherrin Road, Meherrin, 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](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.

~~~~~

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, 3rd Floor, Farmville, VA, or on the county website at 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 Douglas Stanley, County Administrator at 434-392-8837.

Prince Edward County

SUP Request

Applicant: Benjamin Sears / Arbez Properties LLC

Tax Map:

051 - 24 - A

Schedule B

List of adjoining Property owners and mailing addresses for the property for a SUP proposed for a retail garden center.

| Parcel ID | Owner | Address | Note |
|--------------------------------------|-----------------------------------|--|------|
| 051-24-A1 | BRANTLEY M. JEFFERSON REV TRS | 172 LAKEWOOD DRIVE FARMVILLE, VA 23901 | |
| 051-23-A | WILLIAM C & ANNICE B SCHULER | 4181 FARMVILLE ROAD FARMVILLE, VA 23901 | |
| 051-12-12 051-12-13 051-12-13A | HAMPDEN SYDNEY COLLEGE PRES & TRS | PO BOX 127 HAMPDEN SYDNEY, VA 23943 | |
| 051-12-11 | RAYMOND RICHARD JR & ROBERT EDWIN | 10659 GREEN BAY ROAD RICE, VA 23966 | |
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PLANNING COMMISSION

John Prengaman
Chairman
Robert M. Jones
Board Representative
Henry Womack
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, 3rd Floor
Farmville, VA 23901

Office: (434) 392-8837

Fax: (434) 392-6683

rlove@co.prince-edward.va.us

www.co.prince-edward.va.us

January 7, 2021

To: Property Owners

From: Robert Love, Director of Planning and Community Development

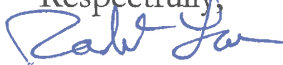
Subject: Special Use Request – Prince Edward County

The Prince Edward County Planning Commission will hold a public hearing on January 19, 2021 at 7 p.m. to receive citizen input on a request by Benjamin Sears on behalf of Arbez Properties, LLC for a Special Use permit to operate a retail garden center on Tax Map Parcel 051-24-A, on Farmville, Road, Farmville, VA. This parcel is located in the A2 (Agricultural Residential) 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

Sears-Garden Center SUP



January 14, 2021

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

1:2,257
 0 105 210 420 ft
 0 30 60 120 m

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

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County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: January 19, 2021
Item No.: 4
Department: Planning and Community Development
Staff Contact: Robert Love
Issue: Special Use Permit – General Business Office

Summary:

The County has received an application for a Special Use Permit from Caleb Lafferty for a Special Use permit to operate a general business office for a residential trash pickup and disposal business on Tax Map 105-4-6, with an address of 1724 Meherrin Road, Meherrin, VA, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and businesses offices are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the January 6 and January 13, 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 allow for the location of a business office. 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 _____
Second _____
Prengaman _____

Paige _____
Sandlin _____
Jenkins _____

Hunt _____
Womack _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



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

Recommended Motions:

I move that the Planning Commission recommend approval of the Special Use Permit request by Caleb Lafferty for a general business office with the following conditions:
(list of conditions)

I move that the Planning Commission recommend denial of the Special Use Permit request by Caleb Lafferty for a general business office due to the following:
(list reasons)

I move that the Planning Commission table the Special Use Permit request by Caleb Lafferty for a general business office until the next meeting in order to:
(list reasons)

Motion _____
Second _____
Prengaman _____

Paige _____
Sandlin _____
Jenkins _____

Hunt _____
Womack _____
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
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

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: Caleb Lafferty
Applicant's Address: 1724 Meherrin Rd, Meherrin Va 23954
Applicant's Telephone Number: 804 310-7336

Present Land Use: Residential

Legal Description of Property with Deed Book and Page No. or Instrument No. Deed Book 310
page 718

Tax Map # 105 4 6 Acreage: 10.81

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) see attachment

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

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

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

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

[Signature]
Signature of Applicant (if not property owner)

12-5-2020
Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

[Signature]
Signature of Property Owner(s)

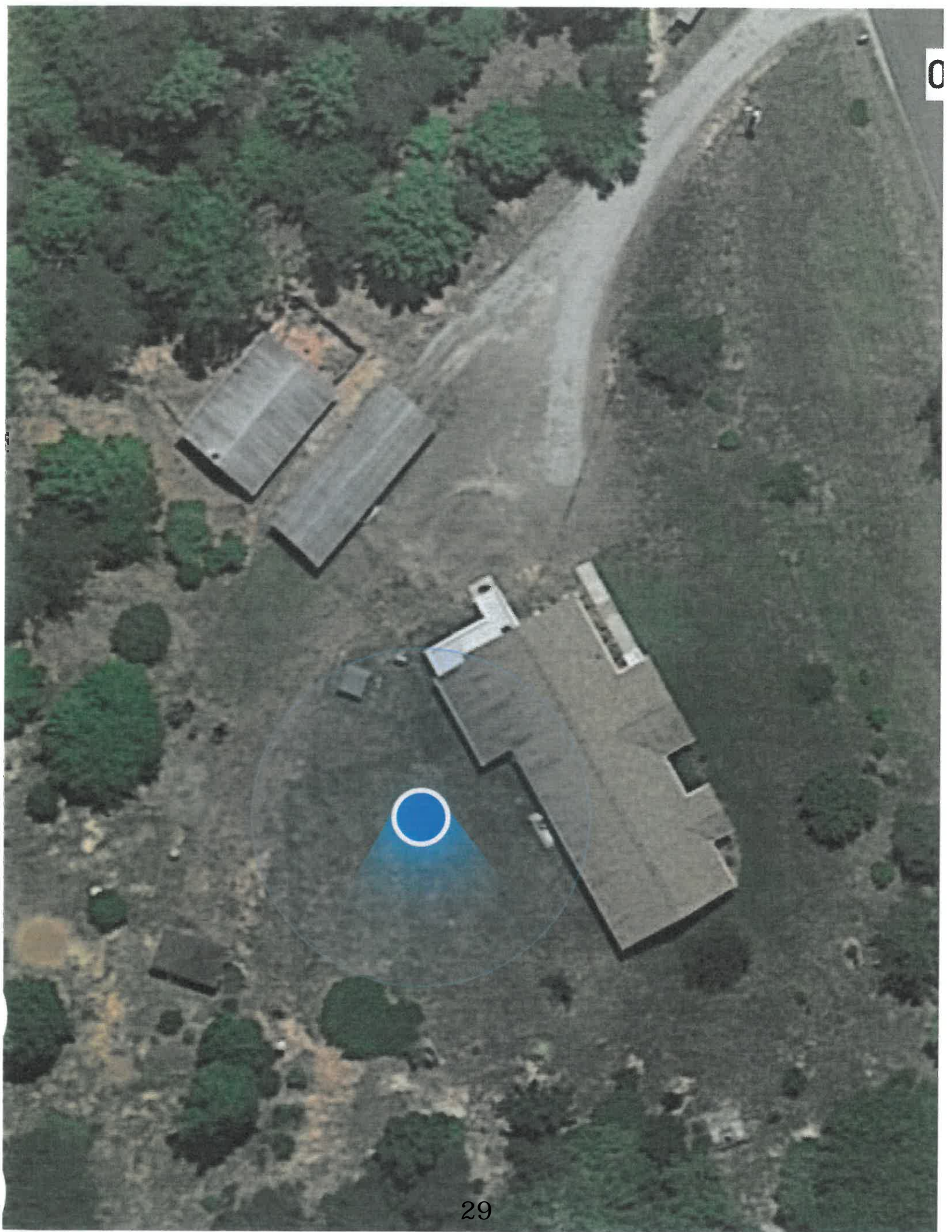
12/5/2020
Date

Signature of Property Owner(s)

Date

I'm currently fulltime police officer and I'm requesting this permit because I'm trying to start a small trash disposal business in prince Edward county. As of right now my business would be a small business offering residential trash pickup to the citizens in the rural areas of Prince Edward, Nottoway and Amelia county. Ill be offering weekly pickup and supplying 65-gallon cans to my customers. My property where ill be running the business (1724 Meherrin Rd.) has almost 11 acres. My neighbors are not close enough to me that they would be bothered by any noise odors or anything of that nature. I currently own one truck which is a 1999 F800 side loading trash truck. Though the truck will be kept at my residence I won't be washing the truck at my house. If it requires washing I'll be taking it to a car wash that is able to accommodate large trucks. Also, my neighbors should not have to worry about odor coming from the truck because I will empty the truck at the end of each day. Also, the truck is sealed so there is no leakage of water or anything from inside the truck. I'm currently not looking to buy another truck but my goal with this business is for it to grow to the point where me and my wife can run it full time. So, there is a chance in the future I may need to buy a few more trucks if the business grows and my customer base gets to where I can't handle them with just one truck. Starting out I will have two employees not counting myself. Those employees will be my wife and my shift partner from my department. I don't plan on anytime soon needing to put in any buildings but if I did in the future it would be a carport to park my trucks under. I currently already have a carport large enough to park my one truck inside. I will need to buy more 65-gallon trash cans as time goes on. My hours of operation starting out will be Tuesday and Wednesday starting around 6am and going until I finish my routes for that day. If the business grows to where I need to operate more days the operation days would be Monday through Friday. Trash will not be stored at my house as long as I can get to the landfill before it closes. If I'm unable to unload due to the land fill closing before I can get there, the truck will be emptied the next day. I decided to start this business after talking with citizens from the counties listed above and many telling me they would love to see this service come to their area. There are a lot of disabled and elderly people who are unable to take off their trash and working families that have a hard time getting to the dump sites before they close. I feel my service is not just a want but a needed service for the community and looking forward to serving the community. I really appreciate the board for taking time to review my request and would really appreciate an approval.

Thank you





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, January 19, 2021 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. A request by Benjamin Sears on behalf of Arbez Properties, LLC for a Special Use permit to operate a retail garden center on Tax Map Parcel 051-24-A, on Farmville, Road, Farmville, VA.
2. A request by Caleb Lafferty for a Special Use permit to operate a general office for a residential trash pickup and disposal business on Tax Map 105-4-6, with an address of 1724 Meherrin Road, Meherrin, 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.

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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 Douglas Stanley, County Administrator at 434-392-8837.

# Prince Edward County

## SUP Request

Applicant: Caleb Lafferty

Tax Map:

105-4-6

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a general office.

| Parcel ID              | Owner                            | Address                                               | Note |
|------------------------|----------------------------------|-------------------------------------------------------|------|
| 114-A-11               | BARBARA D ROUTT                  | 1481 JUNCTION ROAD CHARLOTTE<br>COURT HOUSE, VA 23923 |      |
| 114-10-5               | GEORGE AARON PERKINS             | 611 PENNSYLVANIA AVENUE #280<br>WASHINGTON, DC 20003  |      |
| 105-4-5                | WARREN D & ADRIENNE E STRANDBERG | 13634 NORTHWICH DRIVE MIDLOTHIAN,<br>VA 23112         |      |
| 105-4-7A               | JAMES D SATTERWHITE SR           | PO BOX 108 MEHERRIN, VA<br>23954                      |      |
| 114-A-10A              | ARTHUR F & FLORENCE BAGLEY       | 1805 MEHERRIN ROAD MEHERRIN,<br>VA 23954              |      |
| 114-10-17<br>114-10-18 | JAMES L WHITLOCK                 | PO BOX 218 FARMVILLE,<br>VA 23901                     |      |
|                        |                                  |                                                       |      |
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**PLANNING COMMISSION**

John Prengaman  
Chairman  
Robert M. Jones  
Board Representative  
Henry Womack  
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  
www.co.prince-edward.va.us

January 7, 2021

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 January 19, 2021 at 7 p.m. to receive citizen input on a request by Caleb Lafferty for a Special Use permit to operate a general office for a residential trash pickup and disposal business on Tax Map 105-4-6, with an address of 1724 Meherrin Road, Meherrin, 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.

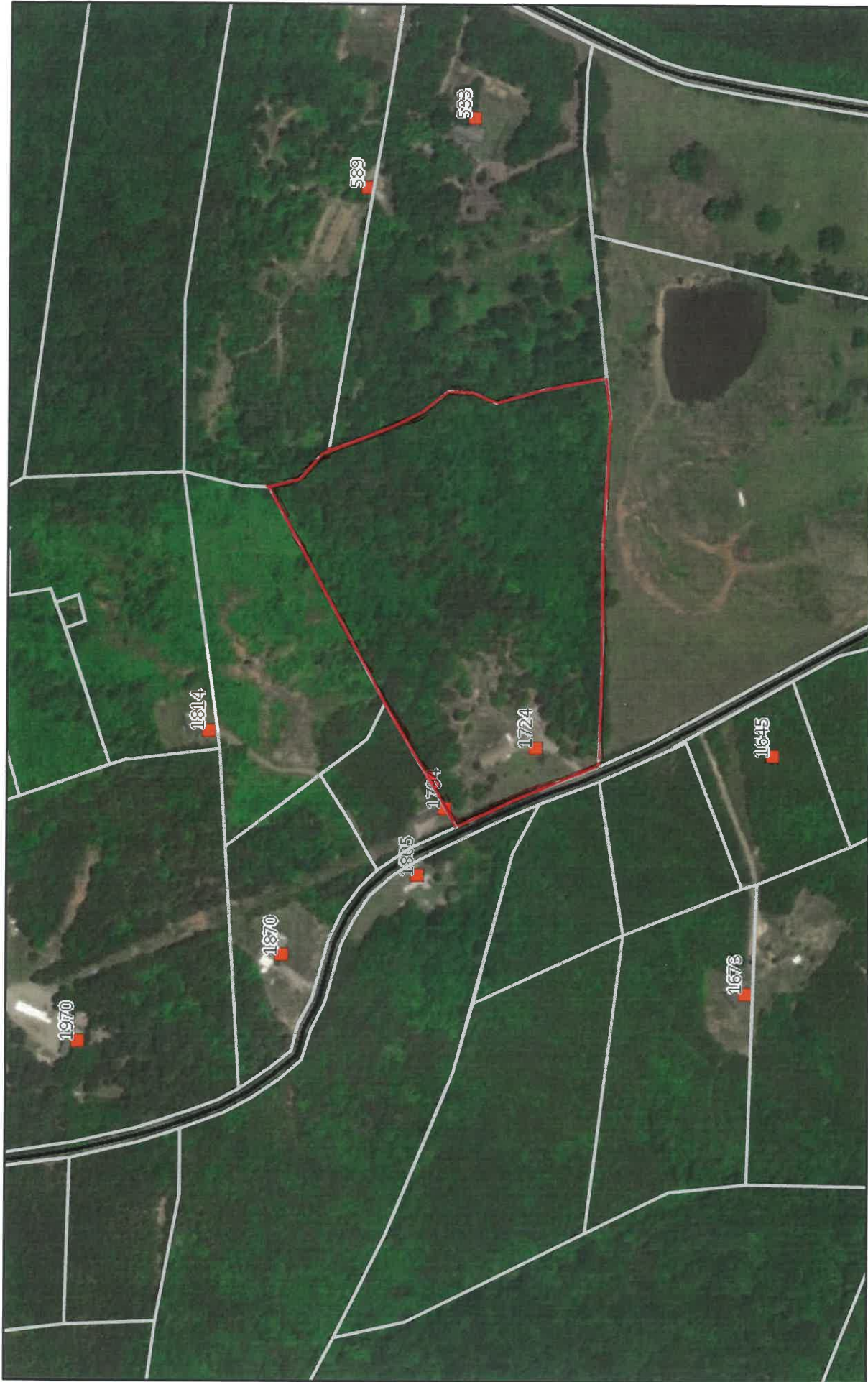
Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes 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

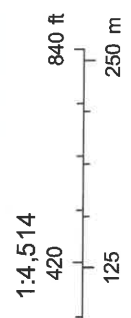
Director of Planning and Community Development

# Lafferty- General Business Office SUP



January 14, 2021

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



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

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

**Meeting Date:** January 19, 2021  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Outdoor Shooting Range

**Summary:**

The County 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. A public hearing was held at the December 15, 2021 regular meeting. Following the hearing, the application was tabled by the Commission in order to allow the applicant time to coordinate with the neighbors and also arrange a test shoot at the property. Hampden-Sydney College has submitted a response letter that details their efforts to address issues raised at the meeting by neighbors and area residents. In this letter they have proposed eight (8) provisions for the operation of the Shooting Range. Attachment (1).

Three County staff members were present for the test shoot and we used a phone application to measure decibel levels. I have prepared a map which shows the locations where reading were taken by staff. Attachment (2). At Location #1, at the property gate closest to the range a decibel level of 48-52 was observed. Location #2, the driveway entrance at Route 15, the shot was inaudible and did not register on the decibel meter app. Location #3, the home of Brian McKay, 7415 Farmville Road, the shot was inaudible and did not register on the decibel meter app. Location #4, the upper driveway at the joint property line of Renee Realty, LLC and Janet Worthy Loveless, the shot was inaudible and did not register on the decibel meter app. Location #5, Sagebrook Apartments, 8076 Abilene Road, the shot was audible but did not register on the decibel meter app. Please refer to the Decibel Level Comparison Chart prepared by Yale University for common levels of environmental noise. Attachment (3).

The County has received two additional letters of objection to the request of the proposed range. Attachment (4) and (5).

Based on the findings from the test shoot, County staff is of the opinion the buffer area is adequate. The use is generally compatible with the zoning district but will have minimal impact on surrounding properties such as noise and traffic.

**Attachments:**

1. Response letter from Hamden Sydney College
2. Map of test shooting observation locations.
3. Decibel Level Comparison Chart
3. Letter in opposition from adjoining property owner
4. Letter in opposition from adjoining property owner

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

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

Hunt \_\_\_\_\_  
 Womack \_\_\_\_\_  
 Leatherwood \_\_\_\_\_

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



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

**Recommendations:**

1. Review information and render a decision concerning the request for the Special Use Permit.

**Recommended Motions:**

I move that the Planning Commission recommend approval of the Special Use Permit request by Hampden Sydney College for a shooting range with the following conditions:

*(It is recommended that the eight (8) Range Use Provisions proffered by Hampden-Sydney College in their response letter in Attachment (1) be incorporated as Condition of approval, in addition to any other conditions the Commission may desire.)*

I move that the Planning Commission recommend denial of the Special Use Permit request by Hampden Sydney College for a shooting range due to the following:

*(list reasons)*

I move that the Planning Commission table the Special Use Permit request by Hampden Sydney College for a shooting range until the next meeting in order to:

*(list reasons)*

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

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

Hunt \_\_\_\_\_  
Womack \_\_\_\_\_  
Leatherwood \_\_\_\_\_

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



11JAN21

## H-SC Sporting Clays Team Response Letter

Mr. Love,

Per our conversation last week, I am writing to provide you with a brief update detailing our progress since the December board meeting. During the meeting on 15DEC20, several neighboring residents requested additional information about the intended use of the Slate Hill property by the H-SC Sporting Clays team. H-SC staff either met or digitally coordinated with all of them to answer these questions, and also conducted an in-person range demonstration showing the area to be used and demonstrating the noise level generated by target shooting activities. After this demonstration, three out of four of the adjacent landowners indicated that they had no objection to the proposed activities. H-SC staff also coordinated with Mr. Tom Worthy, whose mother owns the property to the south of Slate Hill. In that conversation, Mr. Worthy indicated that he was concerned principally about access that would be allowed to the Slate Hill property, maintenance of the road that comprises the border between Slate Hill and his property, and noise generated by range use. In response to this, H-SC staff generated a list of range use provisions, which is attached, that they agree to abide by while using the property. Additionally, readings of noise levels generated by the range were taken by personnel from the Prince Edward Planning Commission during the range demonstration. These readings ranged from 52 decibels, or approximately the level of gently rustling leaves, at the gate between H-SC's property and the Worthys' to completely inaudible where the driveway adjoins Route 15. Please let me know if any additional information would be useful, and I look forward to our continued correspondence.

-Charles E. Horton III

Coach, H-SC Sporting Clays Team

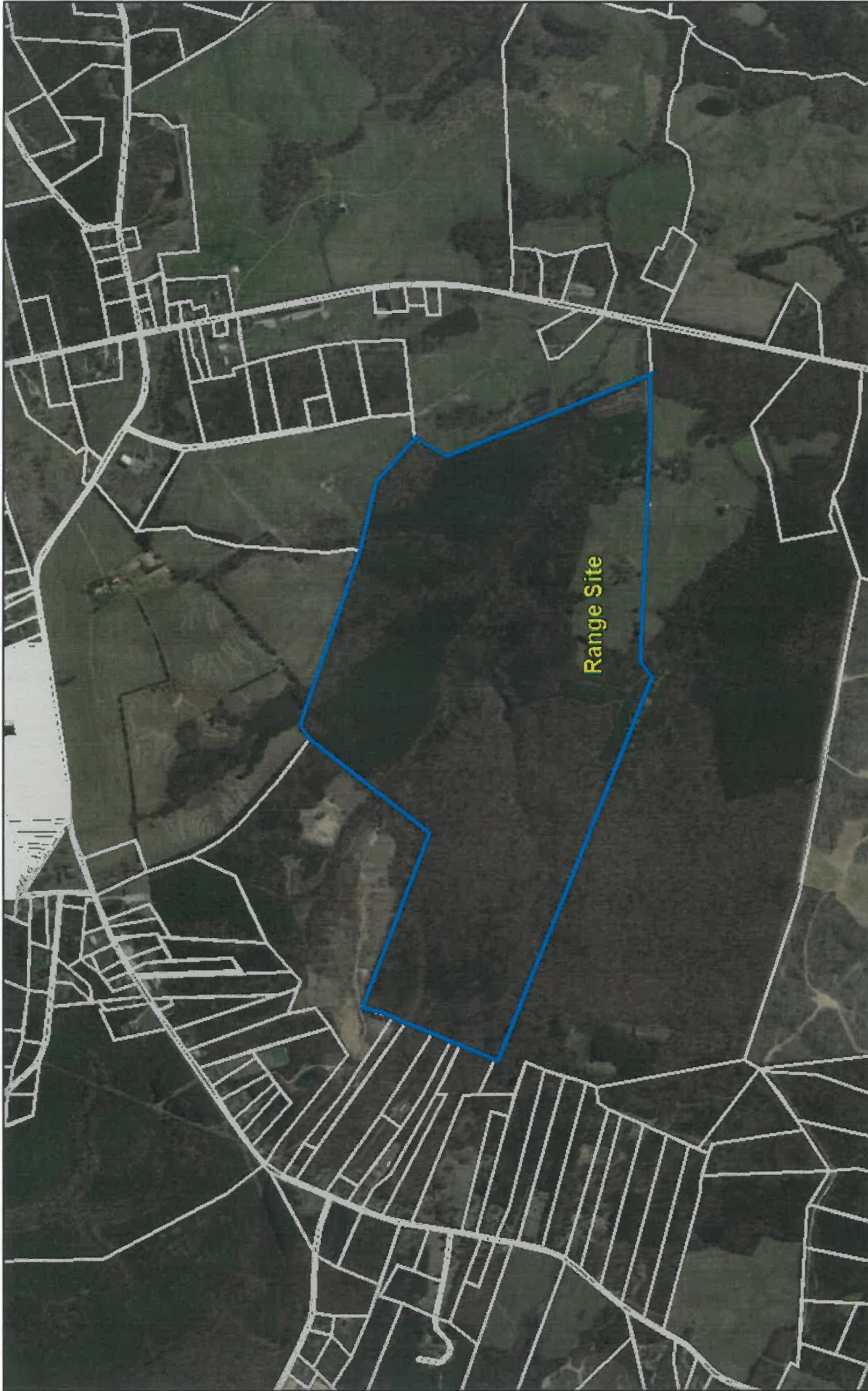
Hampden-Sydney College '12

USN

## Range Use Provisions

1. Practices will take place only during daylight on weekdays during the academic year and will not exceed 2 hours in duration.
2. Only shotguns and bird shot will be used during practices.
3. The H-SC Sporting Clays team will coordinate with neighbors to avoid use of the range during times when hay is being harvested on the adjacent property.
4. Access to the range facility will be limited to individuals on the team or those accompanied by team officers.
5. The road leading along the edge of the property will be maintained by H-SC in good condition.
6. All practices will be supervised by an appropriately qualified Range Safety Officer (RSO).
7. All individuals using the range will be properly trained in safety and firearms handling prior to use of the facility.
8. The facility will be maintained by the H-SC sporting clays team in good condition, with hulls and any consumable items disposed of at the end of each practice.

# HS- Shooting Range SUP



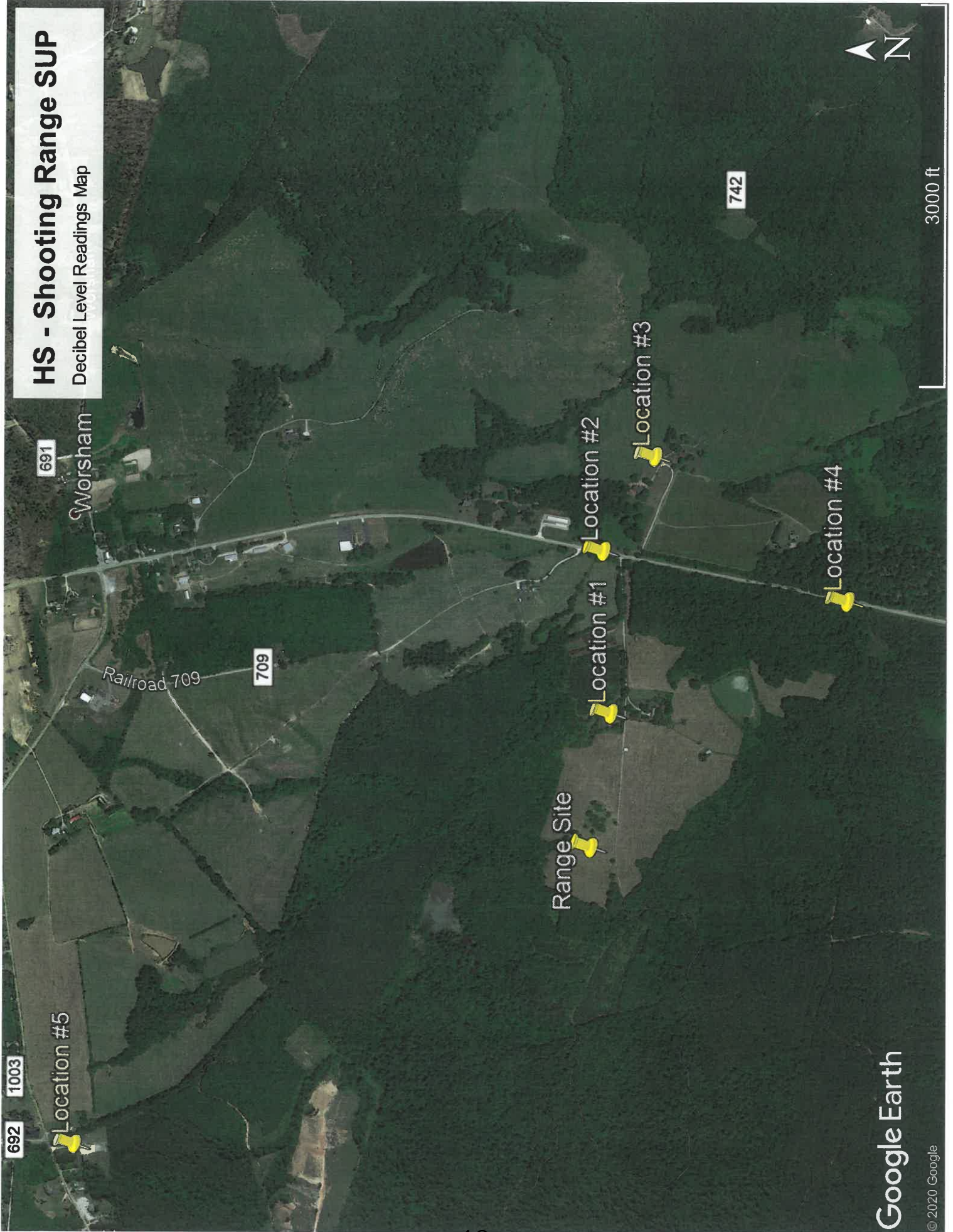
January 14, 2021

- Road Centerline
- ▭ County Boundary
- ▭ Famville Boundary

1:18,056  
0 250 500 1,000 3,200 ft  
0 500 1,000 m  
Virginia Geographic Information Network (VGIN)

# HS - Shooting Range SUP

Decibel Level Readings Map



## Decibel Level Comparison Chart

| Environmental Noise                                                 | <i>dBA</i>   |
|---------------------------------------------------------------------|--------------|
| Jet engine at 100'                                                  | 140          |
| <b>Pain Begins</b>                                                  | <i>125</i>   |
| Pneumatic chipper at ear                                            | 120          |
| Chain saw at 3'                                                     | 110          |
| Power mower                                                         | 107          |
| Subway train at 200'                                                | 95           |
| Walkman on 5/10                                                     | 94           |
| <i>Level at which sustained exposure may result in hearing loss</i> | <i>80-90</i> |
| City Traffic                                                        | 85           |
| Telephone dial tone                                                 | 80           |
| Chamber music, in a small auditorium                                | 75-85        |
| Vacuum cleaner                                                      | 75           |
| Normal conversation                                                 | 60-70        |
| Business Office                                                     | 60-65        |
| Household refrigerator                                              | 55           |
| Suburban area at night                                              | 40           |
| Whisper                                                             | 25           |
| Quiet natural area with no wind                                     | 20           |
| Threshold of hearing                                                | 0            |

Note: dBA = Decibels, A weighted

William M. Stanley, Jr.  
[bstanley@vastanleylawgroup.com](mailto:bstanley@vastanleylawgroup.com)



## THE STANLEY LAW GROUP

13508 Booker T. Washington Highway  
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C. Gregory Phillips  
[gphillips@vastanleylawgroup.com](mailto:gphillips@vastanleylawgroup.com)

January 5, 2021

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

### **Re: Letter in Opposition to Hampden-Sydney College Outdoor Shooting Range**

Dear Mr. Love:

Please be advised that this firm represents Rodney Ferguson and Renee Realty, LLC, the titleholders of certain real property in close proximity to the location of the shooting range proposed by Hampden-Sydney College.

Please allow this to serve as their letter in opposition to the Special Use permit request from Hampden Sydney College to operate and Outdoor shooting range on tax map parcel 064-A-45 with the address of 7128 Farmville Rd, Farmville VA.

Mr. Ferguson is currently constructing his Primary Residence at 7622 Farmville Rd. The Project is a large investment for him, and it is over halfway completed. The site on his current farm was positioned so as to remain Residential in Nature and not Rural, as it is close to Highway 15 and just outside the city limits.

Mr. Ferguson filed all the necessary permits and was never presented with the proposal that the College would be building a Sporting Clays Course/Skeet Range near his home. This type of project would endanger his family and his staff as well as his farm workers and put them at risk.

While not directly adjacent to his home, as the crow flies, nevertheless it is very close. After reviewing the information packet received yesterday at Mr. Ferguson's request, the Buffer Zone appears clearly does not mitigate the risk to the Ferguson family.

As I understand it, this is not the first location attempted for this project, and with all of the land that the College owns, I believe that a more remote location can indeed be found that is out of the way of residences, businesses and a public highway for the location of the range.

Roanoke/Salem Office: 110 E. Main Street, Salem, VA 24153 Phone - (540)-389-5439 Facsimile - 540/301-6061  
Richmond Office: 26 North 8<sup>th</sup> Street, Richmond, VA 23219

Mr. Ferguson is also very familiar with Sporting Clay Courses as a business colleague of his advises, and builds these for communities in LA with clay target gun ranges, with multiple stations and ground and air directions changing per station, creates a scatter zone that is both large and vast. He has never heard of one being built near a major roadway, residential area or business area.

Mr. Ferguson is aware that the property in question is Zoned A1 AG; however, he would never have filed for the building permit, for his residence, that a Sporting Clays course could be in the vicinity of a residential area.

Even though Mr. Ferguson understands that if he knew it will not be open to the public, that no tournaments are allowed and that for environmental reasons only steel shot is being considered, however, the location that is proposed is too close to both Hwy 15, his residence and other business', and therefore believes that it would be a detriment to the quiet enjoyment of his property and would put his family at risk.

As Mr. Ferguson's counsel, I request that the Prince Edward County Planning Commission Reject Approval for this Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'WMS', with a long horizontal flourish extending to the right.

William M. Stanley

WMS/dadd

cc: Rodney Ferguson

January 12, 2021

Prince Edward County Planning Commission  
Farmville, VA

Planning Commission Members:

I am registering our continued opposition to the Special Permit request from Hampden Sydney College (HSC) for permission to put a gun range on their property just south of Worsham along Rt. 15. I ask you to vote "No" to this request prior to the request's going before the Prince Edward County Board of Supervisors.

I have corresponded directly with both Scott Schmolesky and Charles Horton of Hampden Sydney College regarding their permit request. Both of them have been very amenable to accommodating two of our smaller requests such as keeping access to the gun range behind a locked gate and not having practice during our farm operations. However, both of them have failed to address the three major reasons why this gun range should not be permitted for this location.

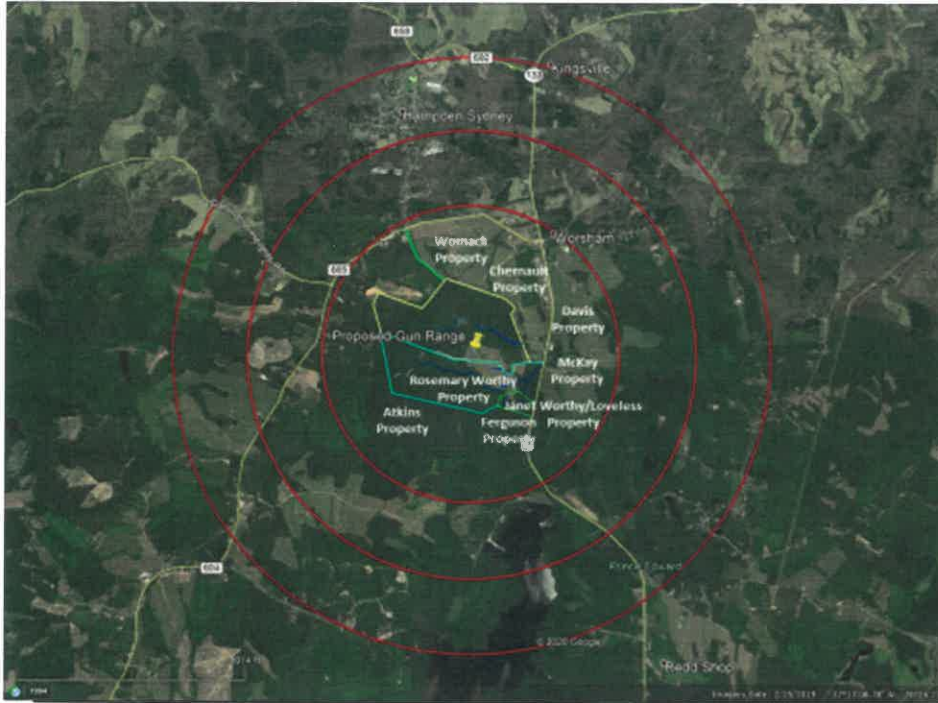
The first reason is safety.

- I understand Mr. Charles Horton's stated prior experience as a Navy gun range safety officer. I have requested of HSC that they commit to you, the Planning Commission, that they will always have a range instructor certified under the National Rifle Association (NRA) Range Instructor standards. So far, HSC has not committed to meeting this request.
- I requested of HSC that they commit to the Planning Commission that their gun range will meet a recognized standard for outdoor gun ranges, e.g. the NRA, DOE or Homeland Security. The choice is to be theirs. So far, HSC has not committed to meeting this request.

The second reason is environmental. I requested that HSC use steel shot. Once fired, the lead shot from a shotgun shell is hazardous waste according to the EPA. Using HSC's estimate of 150 rounds fired per practice session; that equates to over 600 pounds of lead that will be distributed into the soil each school year at their gun range site. Leaching of lead into the soil and water at their proposed site will drain directly into Dickinson Branch which feeds Briary Creek. I have requested that HSC adhere to the EPA published document: **Best Management Practices for Lead at Outdoor Shooting Ranges**. So far, HSC has not committed to meeting this request.

The third reason is the neighborhood. Looking at a map you would think this area is sparsely populated. The picture below indicates the neighbors who will hear the HSC gun club every time they hold a practice session at their proposed location.





**Shotgun Sound  
Circles from  
proposed gun range  
with radius of:**  
1.0 mile  
1.5 miles  
2.0 miles

**While sound will vary  
depending upon  
topography and  
weather, all gun  
experts agree that a  
shotgun firing will  
definitely be heard a  
minimum of 1 mile  
and may be heard up  
to 2 miles.**

Clearly, all immediate neighbors, everyone along the Abilene Road, and those in Worsham will hear the shooting. It is highly likely that everyone in Hampden Sydney or eating at the Fishin' Pig in Kingsville or fishing on Briary Creek Lake will also hear the shooting. Some of the noise could be abated if HSC commits to using noise reduction techniques outlined in the standards for outdoor gun ranges published by the Department of Energy (DOE). So far, HSC has not committed to meeting any outdoor gun range standard, nor instituting any noise abatement measures.

I believe most people in Prince Edward County have heard hunters' shots. There is the old adage, "One shot, one deer. Two shots, maybe one deer. Three shots, no deer." But, 150 shots during every practice session? Hampden Sydney's demo firing of less than half a dozen shots, for neighbors and Planning Commission members, does not accurately represent what will be heard during one of their practice sessions.

I speak for my mother-in-law, Rosemary Worthy, and her family when I say that we feel that Hampden Sydney College has not committed to a safe and environmentally responsible gun range or committed to neighborly requests for noise abatement measures. We remain opposed to this special permit request.

Sincerely,

Robert W. Loveless

cc: Rosemary Worthy, Janet Worthy Loveless, Tom Worthy, Michael Loveless