



**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

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.)

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 Pregelman opened the public hearing.

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

Chairman Pregelman 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 Pregelman 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 Pregelman		
	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