



**Prince Edward County Planning Commission
Meeting Minutes
June 15, 2021
5:30 pm**

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

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 June 15, 2021 meeting to order at 5:30 p.m.

In Re: Approval of Minutes

Commissioner Peery made a motion, seconded by Commissioner Leatherwood, to approve the meeting minutes from April 21, 2021 as presented; the motion carried:

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

In Re: FY 2002-2024 Capital Improvement Planning (CIP) Project Review and Scoring

The Capital Improvement Plan (CIP) is intended as a guide to assist the Board of Supervisors in the development of the County’s budget. The CIP process began with the submission of fourteen (14) capital expenditure requests from County Departments and associated agencies.

The Prince Edward County CIP includes major capital projects that:

- 1) Are Non-recurring
- 2) Should have a “useful life” of five years or more

3) The estimated cost of the expenditure must exceed \$50,000 for a general government project and \$100,000 for a school project.
All figures used represent estimated expenditures by the County.

The Commission, using the provided criteria scoring sheets, determined a recommended priority for the various projects. Following the completion of scoring the projects, a public hearing will be held on the proposed CIP before making a formal recommendation to the Board of Supervisors.

Commissioner Paige entered the meeting at this time.

FY2022-2024 Capital Improvement Plan (CIP) – Staff received 14 applications; discussion and rating followed on these projects:

- PECPS -- Elementary School
- PECPS – Track
- Emergency Management -- Communications System Upgrade
- Registrar -- Voting Machines
- Animal Control -- New Animal Shelter
- Public Works -- Skid steer
- Public Works -- Convenience Site Upgrades
- Public Works -- Compactor
- Building and Grounds -- Cannery Boiler Replacement
- Buildings and Grounds -- Telephone System Replacement
- Building and Grounds -- Courthouse Chiller
- Administration -- Courthouse Lawn
- Administration -- Document Management System
- Administration -- VDOT Revenue Sharing

Mr. Stanley said these ratings will be compiled into a draft plan and will likely be brought back before the Commission in August.

Commissioner Pregelman declared a recess until 7:00 p.m.

Commissioner Pregelman called the recessed meeting back to order.

In Re: Public Hearing – Rezoning A2 to CR

Chairman Pregelman announced this was the date and time scheduled for a Public Hearing on a request by Hampden-Sydney College to amend the Prince Edward County Zoning Map and rezone approximately 9.44 +/- acres from A-2, Agricultural Residential to CR, College Residential. The property is located off State Route 1001 (Via Sacra) and is identified as Tax Map Parcel 049-A-34C. The general usage and density range shall be residential with a minimum lot size of 20,000 square feet as permitted by Section 2-1000.5 of the Prince Edward County Code (Zoning Ordinance). Notice of this hearing was advertised according to law in the Wednesday, June 2, 2021 and Wednesday, June 9, 2021 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received an application for a Rezoning from Hampden-Sydney College to amend the Prince Edward County Zoning Map and rezone approximately 9.44 +/- acres from A-2, Agricultural Residential to CR, College Residential. The property is located off State Route 1001 (Via Sacra) and is identified as Tax Map Parcel 049-A-34C. This proposed rezoning would permit the general usage and density range to be residential with a minimum lot size of 20,000 square feet as permitted by Section 2-1000.5 of the Prince Edward County Code (Zoning Ordinance).

Mr. Love said the purpose of the Rezoning is to allow for residential development as shown on the concept plan. This parcel is contiguous with the existing CR, College Residential District and would not be considered spot zoning. County staff is of the opinion the use is generally compatible with the zoning district but will not have major impacts on surrounding properties as far as traffic and noise.

Mr. Love stated he received one letter from John Dudley:

To the Commission:

As a resident of Via Sacra in Hampden-Sydney, I urge you to deny Hampden-Sydney College's request to change the zoning status of the parcel.

The College has made it clear that the purpose of the rezoning is to develop the parcel into more than a dozen residential lots. This is unnecessary and ill advised.

1) There is no lack of supply. Currently, there are multiple undeveloped lots in the neighborhood expansion the College undertook in the early 1990s. Likewise, Via Sacra has four unoccupied houses and two houses that remain empty more than half of the year.

2) There is no demand. The College will argue that young faculty cannot afford existing houses on campus. These families are moving away for better schools and jobs for spouses.

3) Increased traffic will negatively affect the elderly residents who regularly walk on Via Sacra as well as the College's students who cross Via Sacra between classes.

4) Environmental impact. The parcel under consideration is home to fragile flora, including lady slippers.

Mr. Love said no comments from VDOT have yet been received. He said the concept plan shows 16 lots with an average size of an acre; the lots range in size from 0.725 to 1.5 acres; he said in the A-2 district, these can be one acre with municipal services or 1 ½ acre with a well and septic. He added that only 9.44 acres are being considered for this rezoning.

Commissioner Jones asked if these will have water and sewer service. Mr. Love said they will be hooked up to the college water service lines.

Chairman Prengaman recused himself from the vote due to his being employed by the College. He stated the College currently has no homes on Via Sacra available for sale; the College currently has a few empty lots in the development called Roxbury II. He said two of those lots are currently being developed; one is cleared and the other has started the build. He said there is a staff member at the College that has requested and is waiting to hear the outcome of this potential development; he said the basis for this is to offer more lots for faculty and staff, as there is a demand in the community and the market for housing. He said the College owns the land which is at the end of a state-maintained road and plans to sell the lots. Some discussion followed.

Mr. Love said these homes would be connected to the College's municipal services; this development plan is slightly denser than what would normally be allowed.

Chairman Prengaman said there is a Roxbury I, a Roxbury II and this would be deemed Roxbury III. These would be smaller homes and acreage; the college has always installed water and sewer in the center of the road.

Vice-Chair Peery opened the public hearing.

There being no one wishing to speak, Vice-Chair Peery closed the public hearing.

Mr. Stanley said that this project, as drawn, it has a cul de sac at the end; he said VDOT may encourage a connection to Roxbury II. He stated VDOT may request this connection from an emergency services standpoint, adding that it may impact the lay of the lots.

Mr. Love said this would change the zoning map; this site plan is a concept and would have to go through the standard site plan review and all agencies, including VDOT, for comments for connectivity as is normal procedure.

Commissioner Jones made a motion, seconded by Commissioner Jenkins, that the Planning Commission recommend approval to the Board of Supervisors of the rezoning request by Hampden-Sydney College to amend the Prince Edward County Zoning Map and rezone Tax Map Parcel 049-A-34C approximately 9.44 +/- acres from A-2, Agricultural Residential to CR, College Residential, contingent upon it meeting all the state and VDOT guidelines; the motion carried:

Aye:	Preston Hunt	Nay:	(None)	Abstain:	John Pregelman
	Mark Jenkins				
	Robert M. Jones				
	Clifford Jack Leatherwood				
	Whitfield M. Paige				
	John "Jack" W. Peery, Jr.				
	Teresa Sandlin				
Absent:	Cannon Watson				
	Henry Womack				

In Re: Review of Supervisors Actions

Mr. Love reported the Board of Supervisors approved the milk processing facility with recommended conditions and the community solar facility with the conditions as recommended. Mr. Love then said the County has the potential for a large commercial utility scale solar project encompassing over 1,000 acres.

Mr. Love said Holocene has submitted engineering documents last week which have been approved; the bonding has been approved and expect to break ground in July. He said the smaller site hasn't moved forward.

Mr. Stanley said the Board of Supervisors is looking to move back to meetings with public attendance as the Governor is lifting restrictions.

Chairman Pregelman thanked Mr. Stanley and the commissioners for their time put into the CIP review.

In Re: Old Business

(None)

New Business

(None)

Chairman Pregelman adjourned the meeting at 7:15 p.m.

Next Meeting: Wednesday, July 20, 2021 at 7:00 p.m.