



PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
*October 19, 2021 – 7:00pm*

AGENDA

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with its “EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE.” Effective August 1, 2021, the Board has re-opened meetings to in-person participation by the public; however, there could still be limited available seating. Citizens are strongly encouraged to participate in meetings through in-person participation, written comments, and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Board meeting live in its entirety at the County’s YouTube Channel, the link to which is provided on the County’s website.

Public Participation and Public Hearing comments for Planning Commission meetings will be subject to the “Citizen Guide for Providing Input During Public Participation and Public Hearings For Prince Edward County Government Meetings” effective August 1, 2021.

~~~~~

- 7.00 p.m.
1. The Chairman will call the October 19, 2021 meeting to order
  2. Approve Minutes 3
  3. Public Hearing – Special Use Permit – Commercial Outdoor Sports and Recreation Facility – Sandy River Outdoor Adventures 11
  4. Review of Supervisors Actions
  5. Old Business – Highway Corridor Overlay District Ordinance Amendment 37
  6. New Business – Special Use Permit – Utility Scale Solar Site – CEP Solar 45
- Next Meeting: Tuesday, November 16, 2021 at 7:00 p.m.

**[This page intentionally left blank]**



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

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

---

**Summary:**  
For approval.

**Attachments:**

September 21, 2021 Draft Planning Commission meeting minutes.

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



**Prince Edward County Planning Commission  
Meeting Minutes  
September 21, 2021  
7:00 pm**

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

Due to the COVID-19 Emergency, the Prince Edward County Board of Supervisors is operating pursuant to and in compliance with its "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." Effective August 1, 2021, the Board has re-opened meetings to in-person participation by the public; however, there could still be limited available seating. Citizens are strongly encouraged to participate in meetings through in-person participation, written comments, and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (If busy, please call again.) Additionally, citizens may view the Board meeting live in its entirety at the County's YouTube Channel, the link to which is provided on the County's website.

Public Participation and Public Hearing comments for Planning Commission meetings will be subject to the "Citizen Guide for Providing Input During Public Participation and Public Hearings For Prince Edward County Government Meetings" effective August 1, 2021.

Chairman Pregelman called the September 21, 2021 meeting to order at 7:00 p.m.

**In Re: Approval of Minutes**

Commissioner Peery made a motion, seconded by Commissioner Jones, to approve the meeting minutes from August 17, 2021 as presented; the motion carried:

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

**In Re: Special Use Permit – Commercial Dumpster Service**

Chairman Pregelmann announced this was the date and time scheduled for a Public Hearing on a request by Joseph Ryan Wood, for a Special Use Permit to operate a commercial dumpster service on Tax Map Parcels 036-A-2B, 036-A-2C, 036-A-5, & 036-A-6, located at 765 Restful Acres Lane, Farmville, VA Virginia. Notice of this hearing was advertised according to law in the Wednesday, September 8, 2021 and Wednesday, September 15, 2021 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received an application from Joseph Ryan Wood for a Special Use Permit (SUP) to operate a commercial dumpster service on 37.19 acres, denoted as Tax Map Parcel numbers 036-A-2B, 036-A-2C, 036-A-5, & 036-A-6, located at 765 Restful Acres Lane, Farmville, VA. This parcel is in an A1, Agricultural Conservation zoning district, and trash and refuse services are allowed in the district only after approval of a special use permit.

The purpose of the Special Use permit is to allow for the location of a commercial dumpster service. County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties. County staff has prepared a list of Potential Conditions for consideration for the Special Use Permit. Section 4-200.15 of the Zoning Ordinance requires buffering and screening for the proposed use, specifically stating *“Any exterior area used for storage, service, maintenance, repair, processing, manufacturing, fabrication, salvage, refuse disposal or other similar use that is visible from a public street right-of way or adjoining property, shall be screened with a buffer yard, screening and plantings meeting type A, option 1 standards listed in this section, and shall be provided in a manner which screens the use from view. Any area so used shall also be similarly screened from view of adjoining residences and business.”* This has been incorporated into the staff recommended conditions.

Mr. Love stated there will be a solid panel, opaque fence, of a durable material, installed on three sides of the lot to ensure the dumpsters are not seen; he said these will be transported by a truck and on a trailer to the sites and then the contents disposed of at the landfill. Mr. Love said there may be the necessity to hold one overnight, but typically, the dumpsters will be empty prior to storing on his own lot. He said he has received no comment for or against this application to this point.

Chairman Pregelmann opened the public hearing.

Commissioner Paige joined the meeting remotely at this time.

Mrs. Judith Fowlkes stated her family owns land that adjoins this property. She requested more information regarding the proposed business. Mr. Love stated that Mr. Wood plans to purchase roll-off dumpsters which would be taken to commercial locations, targeting small and large contractors doing renovations, demolitions, evictions and clean-outs. He said the applicant plans to handle no hazardous waste, and plans to store empty bins behind his shop. He said as required by ordinance, three sides of the property will be fenced and the building will shield the front. All contents would be dumped at the County landfill and there will be no disposal of any type on his property.

Chairman Pregelmann explained that the applicant will be delivering the bins with his dual-axle pickup truck and a trailer, off a private road. He said the proposed business is in the center of approximately 37 acres where he has the shop; there are a few homes on the private road.

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

Commissioner Jones stated the conditions should also include that the containers stored on the property at any time contain no restaurant or food waste.

Commissioner Watson made a motion, seconded by Commissioner Hunt, to recommend approval of the Special Use Permit request by Joseph Ryan Wood for a commercial dumpster service with the following conditions:

### **SITE PLAN**

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 8/3/2021 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.

### **ENVIRONMENTAL**

3. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
4. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.
5. Any development activities of structural of land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.

### **TRANSPORTATION**

6. All entrance permits must be authorized by the Virginia Department of Transportation.
7. All internal roads used for public access shall be of compacted earth, or have a minimum of a four (4) inch stone base, or shall be paved.
8. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

### **GENERAL**

9. All exterior lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road. All lighting shall be full cut-off type fixtures.
10. Outdoor storage of dumpster/trash containers shall be situated at the rear of buildings and shall be appropriately screened per Prince Edward Zoning Ordinance, Section 4-200.15.
11. All dumpster/trash containers stored on site shall not contain restaurant or food waste at any time.
12. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.

13. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.
14. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.

The motion carried:

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

**In Re: Public Hearing – FY 2022 – 2024 Capital Improvement Plan (CIP)**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing, pursuant to Va. Code 15.2-2239, on the proposed Fiscal Year 2022-2024 Capital Improvements Program (CIP). Notice of this hearing was advertised according to law in the Wednesday, September 8, 2021 and Wednesday, September 15, 2021 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated 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 are: 1) 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.

It should be noted that the CIP is strictly advisory. Once the plan is adopted, individual project priorities may change throughout the course of the year. It is quite possible that a certain project may not be funded during the year indicated in the CIP.

The Commission determined a recommended priority for the various projects at the prior meeting and reviewed the final draft CIP at the August meeting.

Mr. Love stated there has been one amendment to the VDOT Revenue Sharing Project, to include the Poplar Hill CDA/Manor House Drive. He said the language helps with grants and funding but does not change the project objectives or the estimated costs.

Chairman Prengaman opened the public hearing.

Dr. Chapman Hood Frasier, Lockett District, expressed his support for the replacement or renovation of the elementary school. He stated the need for a high-quality education for the students of Prince Edward County. He stated that new

facilities have proven to assist with improved student learning, improved student test scores, and improved teacher retention. He reviewed several ways that funding could be raised to cover the costs for this project.

Commissioner Jones stated the Board of Supervisors has begun the process of getting a 1% sales tax implemented, which can only be spent on school buildings. He said this would have to be approved by a majority of the county citizens; this would show support from the County for the schools.

Eric Hodges, Lockett District, stated his support for renovation or a rebuild of the elementary school. He commended the Commission on making the schools a high priority, adding that improving the condition of the schools could improve the teaching experience and allow the teachers to focus on educating the children rather than a need to focus on their health and safety, and could serve as a driver for economic growth in the region by attracting young families. Mr. Hodges stated that the health and safety of the children is more important than a new animal shelter.

Justin Pope stressed the importance of the condition of the schools. He said research shows the physical condition and surroundings matter to allow for distraction-free learning for the students and in retaining quality teachers. He added Longwood [University] supports the investment in the community and thanked the County leaders for making this a priority.

Josh Blakely, Buffalo District, expressed his support for all portions of the CIP but especially for the schools. He said the plan as written does not go far enough to address the massive deficiencies in the physical infrastructure but approving the plan will begin the process for addressing the needs of the students. He described some of the conditions at the school, and requested the plan be approved to begin the process, as the children deserve better.

Chairman Prengaman stated there has been a lot of hard work and effort by the County staff, the Board of Supervisors and Planning Commission to put this Plan together. He said there are 13 other items on the list; the improvement to the elementary school is approximately 82% of the funding, the other projects allow the County to operate and be successful and are as critical to other parts of the County. He said this is a comprehensive Capital Improvement Plan. There will be more discussion as it moves forward. The Prince Edward County Board of Supervisors will hold a public hearing on this at the next Board meeting.

Mr. Love stated five letters were received from Prince Edward County citizens; the majority of those voice support for the elementary school funding.

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

Mr. Stanley stated revisions were made to the VDOT Revenue Sharing item in the CIP to specifically mention the Manor House Lane project. He said in order for the project to score better, VDOT recommended this change which will move it up two categories.

Commissioner Jones stated he appreciates the comments from citizens. He said a project was completed several years ago when the schools partnered with Honeywell and did an energy analysis; the energy-saving measures and other improvements to the Middle School and the Tech Center worked well. He stated his preference for renovation because if a new one is built, the other buildings may not receive any improvements as the tax base of the County can only do so much. He said the County is trying to attract a Data Center to locate in Prince Edward County due to the electricity and because they would be involved here. Commissioner Jones stressed that the County does fund schools, and provides the largest amount to the schools compared to the nine surrounding counties. He stated the proposed one-cent sales tax would be a good way to fund the school capital improvements.

Chairman Prengaman made a motion, seconded by Commissioner Peery, to adopt the proposed FY 2022-2024 Capital Improvement Plan and forward it to the Board of Supervisors with the recommendation of approval, and to include the amendment to the VDOT Revenue Sharing Program Project; the motion carried:



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

Nay: (None)

**In Re: Review of Supervisors Actions**

(None)

**In Re: Old Business**

(None)

**New Business**

Mr. Love said a new solar facility is seeking to locate in Prince Edward County; they held a community meeting and intend to file in time for the October Planning Commission meeting. They will be working through their application process in order to meet the Prince Edward County Ordinance. He said it will be approximately 300 acres, with 200 panel acres.

Chairman Prengaman declared the meeting adjourned at 7:44 p.m.

**Next Meeting: Tuesday, October 19, 2021 at 7:00 p.m.**

**[This page intentionally left blank]**



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

**Meeting Date:**           **October 19, 2021**  
**Item No.:**               **3**  
**Department:**       **Planning and Community Development**  
**Staff Contact:**       **Robert Love**  
**Issue:**                 **Special Use Permit - Commercial Outdoor Sports & Recreational Facility**

---

**Summary:**

The County has received an application by Sandy River Outdoor Adventures for a Special Use permit to operate a Commercial Outdoor Sports and Recreation facility with Lodging and Restaurant/Brewpub on 36.40 acres, denoted as Tax Map Parcel numbers 054-5-A, 054-5-1, 054-5-2, & 054-5-3, 054-5-4, 054-5-5, 054-5-6, 054-5-7, 054-5-8, 054-5-9, located on Fairlea Road, Rice, VA. Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and requires a Special Use Permit to locate and operate a commercial outdoor sports and recreation facility.

The public hearing notice was published in the October 6, 2021 and October 13, 2021 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the campground will be placed and surrounding property. The parcel is outlined in red. Attachment (6) is the staff prepared Potential Conditions.

The purpose of the Special Use is to construct commercial outdoor sports & recreational facility. There will be campsites along with various recreational buildings at the facility along with a Restaurant, Craft Distillery, and Brewpub, thus traffic will be generated by patrons and guests.

County staff is of the opinion the use is generally compatible with the zoning district but will have some impacts on surrounding properties as far as traffic and noise.

**Attachments:**

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

**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 Sandy River Outdoor Adventures for a commercial outdoor sports and recreation facility with the following conditions:

*(list of conditions)*

I move that the Planning Commission recommend denial of the Special Use Permit request by Sandy River Outdoor Adventures for a commercial outdoor sports and recreation facility due to the following:

*(list reasons)*

I move that the Planning Commission table the Special Use Permit request by Sandy River Outdoor Adventures for a commercial outdoor sports and recreation facility 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      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: Sandy River Outdoor Adventures  
Applicant's Address: 147 Monroe Church Rd VA 23906  
Applicant's Telephone Number: (434) 392-7275 (o) 434-390-2225 (c)  
Present Land Use: Ae-1

Legal Description of Property with Deed Book and Page No. or Instrument No. Tax Map 123-24  
Instn. # 201100470

Tax Map # 123-24      Acreage: 36.4

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

See attached project narrative.  
Land values will increase

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Outdoor recreation, not timbering, buildings are camouflaged in trees.

Height of Principal Building (s): Feet 30      Stories 2

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

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

Signature of Applicant (if not property owner)

Date

9/28/21

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 of Property Owner(s)

Date

9-28-21

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

RMLove

Date

9/28/2021

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



## **Sandy River Outdoor Adventures II**

### *Project Narrative:*

The proposed tourism and recreational development is to be located on the Clearwater subdivision off Fairlea Rd, in Rice Virginia.

Clearwater lies just east of the the town of Rice, about 2.1 miles from one of the entrances to the High Bridge Trail State Park. This adventure based resort will promote bike rides from the property to Farmville, mountain bike trips, boat rentals, and guided tours. This resort will consist of 25 lodging facilities, a restaurant/brewery, a conference center, a boat dock with storage for collegiate rowing teams to practice and to host competitions, as well as an onsite livery renting water crafts and running organized excursions. The design concept for this resort is feel that there is "just enough" of the outdoors, in, therefore construction will include natural and locally sourced elements, rustic timber framing and contemporary metal work. A combination of property types offer guests options, so there are 10 glamping safari style tent structures built on platform decks, 15 luxurious treehouse structures, that may be built into/around the trees, and 5 exclusive lodges for larger families or groups. The view from the units will be that of the lake and waters edge, and being in the trees will add a unique feel and experience. The site design maximizes the view, and faces the decks away from the neighboring units to create a more private outdoor space for guests. The tents will sleep 6, the tree houses will sleep up to 8, and the lodges will sleep up to 10. The proposed maximum number of patrons 130. The estimated staffing will be 40, once fully operational. The activities Providing a bicycle tour that takes patrons from the property, along a beautiful rolling countryside into the town of Rice, and onto the trail, to Farmville where they dine/shop and then return to have made a 20 mile loop on an electric or conventional style bike, or get the shuttle back to the resort. There will be a series of mountain bike trails on site. Along the perimeter of the property will be a nature walking trail, with an interactive education center, a pool and outdoor play ground area. The positive energy of the rowing teams coming to practice, and the excitement of the competitions, will make this property a popular attraction for parents, and visitors. The immediate attraction of the resort and activities, will bring patrons from the surrounding cities, however once the indoor conference area and restaurant are complete, the reach of out if state cliental will grow exponentially. The planned resort is a relatively extensive undertaking both in terms of financial investment and physical infrastructure. The financial investment has been estimated at US \$5 million.

The project will be separated into three phases.

### Phase 1:

- Temporary office/crew lodging/housekeeping area for operations onsite during construction.
- Minor brush clearing and cutting pathways to each tent site.
- Luxury lodging in safari style seasonal tent structure located in proposed site on diagram map.
- Road and parking areas.
- Rental area for bicycle rental/repairs.
- Rental/storage area for boat rentals.
- Play ground.
- Septic instal and plans for phase 2
- Preparation for lot 1-Marina construction - Proposed date of completion:

### Phase 2

- Treehouse and cabin construction.
- Secondary septic
- Restaurant/ and or micro brewery, + Brew Pub
- Nature trail and ed-venture center.
- Communal outdoor area with rock-wall, mini golf and pool

### Phase 3:

- Conference center for 500 people
- Main office/maintenance/housekeeping central operations building
- Tree top adventure something
-

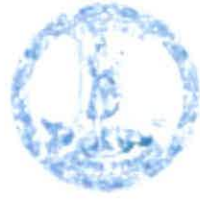




## Accommodation Policies

*Reservations are secured by making a 50% deposit. The balance is due upon arrival. Reservations can be rescheduled up to 2 weeks prior to your stay but will be subject to a 20% restocking fee. No refunds for cancellations.*

- 2 Night Minimum Stay on Weekends (Rates can vary on Premium nights) in Tipis and Cabins.
- No smoking permitted inside of accommodations.
- No pets permitted in Tipis. Cabins are pet friendly with \$50 per pet fee. Owners of pet(s) continuously barking (or otherwise causing disruption) will be asked to either leave or have pet(s) boarded at a nearby facility.
- Pet owners are responsible for cleaning up after pet(s) (including indoor and/or outdoor bathroom messes) to avoid additional cleaning fee.
- Additional guests over maximum number allowed - \$25 per extra person, per night.
- 9pm noise curfew
- Check-in time 3pm (4pm for the Eagle's Nest Cabin and Meadowview Cottage). Check out time: 11am.
- Check-out procedures include washing any dishes used, taking any trash to dumpster located by office, leave key on counter and door unlocked.
- Additional cleaning fee of up to \$100 will be charged to your account if checkout procedures are not followed and/or property is left excessively dirty or disheveled.
- You must let us know immediately of any damage or spillage so that we can clean or repair as soon as possible to minimize the damage. We reserve the right to charge for any breakages and/or damage caused and will charge against the card held for payment. The persons making the booking will be held responsible for any damages.
- Bookings made within 24 hours of date of stay require a phone call from guests to verify reservation.



# COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
4219 CAMPBELL AVENUE  
LYNCHBURG, VIRGINIA 24501

**STEPHEN C. BRICH, P.E.**  
COMMISSIONER

September 27, 2021

Mr. Mark Smith  
185 Monroe Church Road  
Rice, VA 23966

RE: Clearwater Cover Subdivision

Dear Mr. Smith:

I am writing to inform you that the existing entrance allowing access to the parcel(s) in question, located on State Route 605, Fairlea Rd., Prince Edward County, is currently in compliance with VDOT Standards for use as a Low Volume Commercial Entrance that will sufficiently serve the needs of the proposed use, up to five (5) treehouses to be used as rental dwellings.

If the property exceeds five (5) residences (rental or otherwise), the owner will be required to upgrade said entrance to include permanent surfacing in accordance with the current VDOT Standard at that time, as well as acquire any/all necessary permits to have work performed.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Daryl Edwards".

C. Daryl Edwards  
Permits Manager  
VDOT-Farmville Residency



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

P. O. BOX 11649  
LYNCHBURG VIRGINIA 24502

Gregory A. Whirley  
Acting Commissioner

DATE ISSUED: 9-27-21

APPLICANT

Mark Smith  
NAME

185 Monroe Church Rd.  
ADDRESS

Rice VA 23966  
CITY STATE ZIP CODE

(434) 390-2225  
PHONE NUMBER

LOCATION 605 073- Prince Edward  
ROUTE COUNTY

Clearwater Cove N/A  
SUBDIVISION NAME LOT #

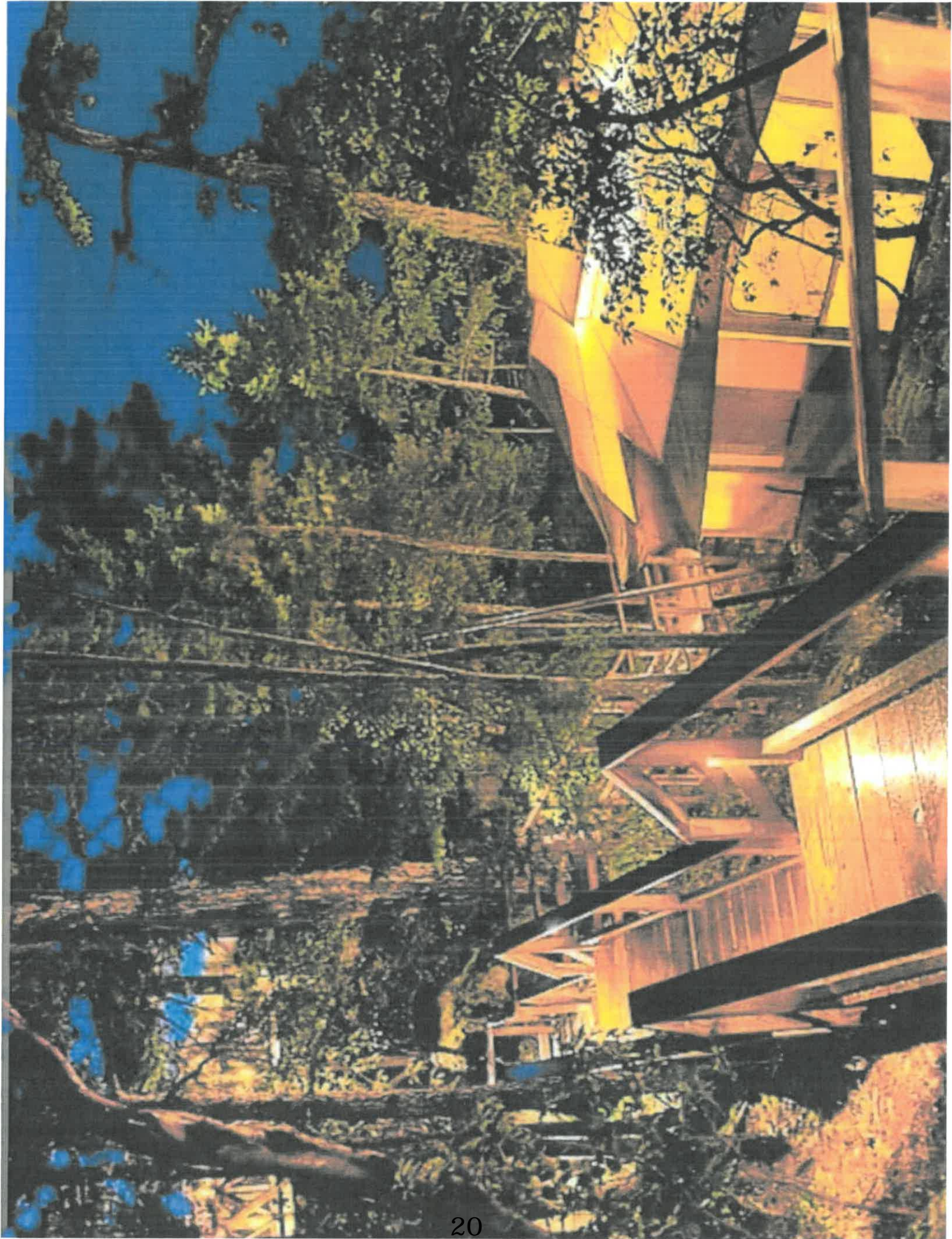
A private subdivision entrance exists leading to the above noted property. The private subdivision entrance has been previously permitted and/or is constructed to standard. The owner hereby acknowledges that the entrance will be used for ingress and egress to an individual private residence and will not be used for commercial or business purposes. If commercial use is discovered at a later date a commercial permit will be required to comply with the Code of Virginia Section 33.1-198.

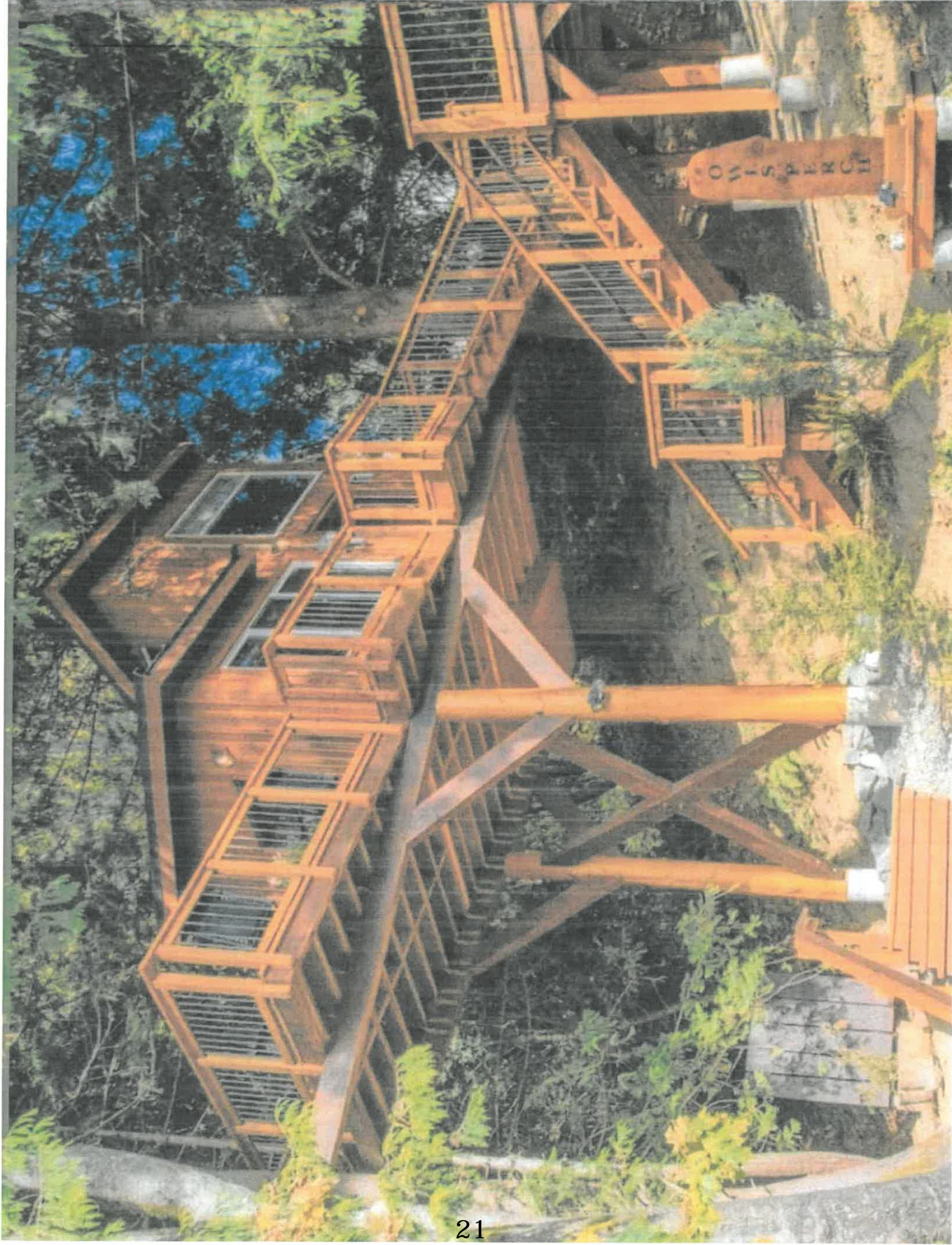
WITNESS the following signatures and seals:

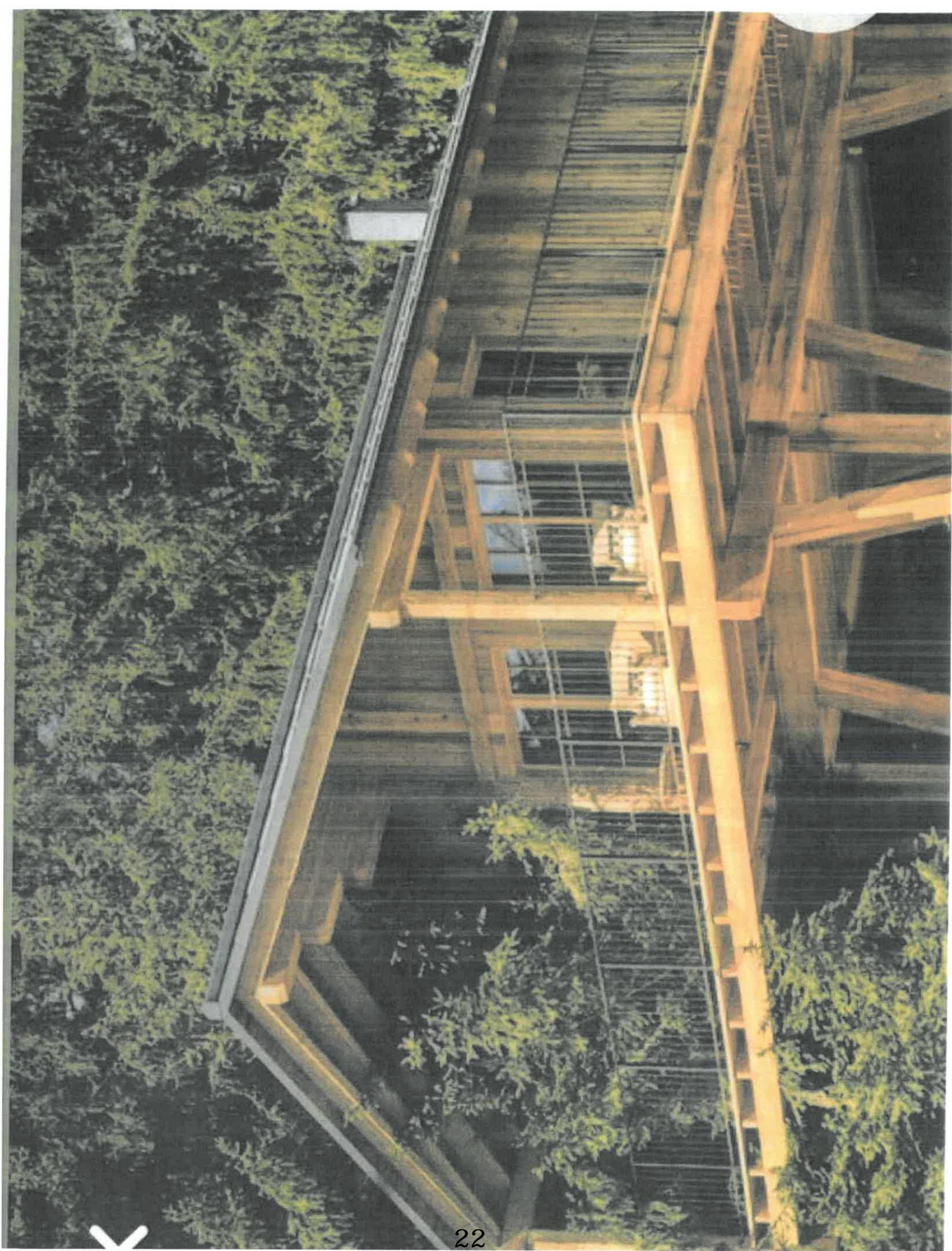
Owner signed \_\_\_\_\_ (Seal)

VDOT Representative [Signature] \_\_\_\_\_ (Seal)

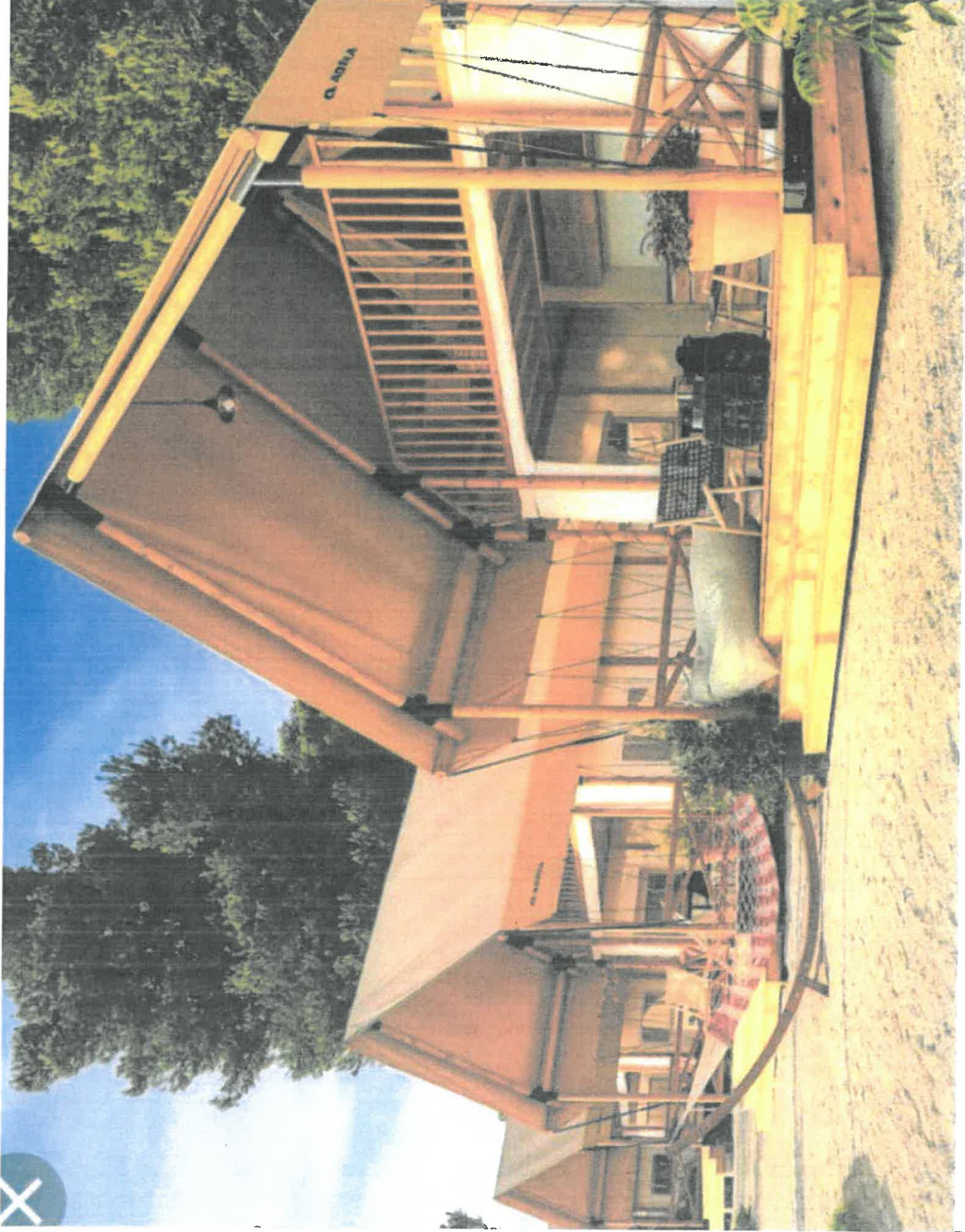
Agent for County \_\_\_\_\_ Date \_\_\_\_\_





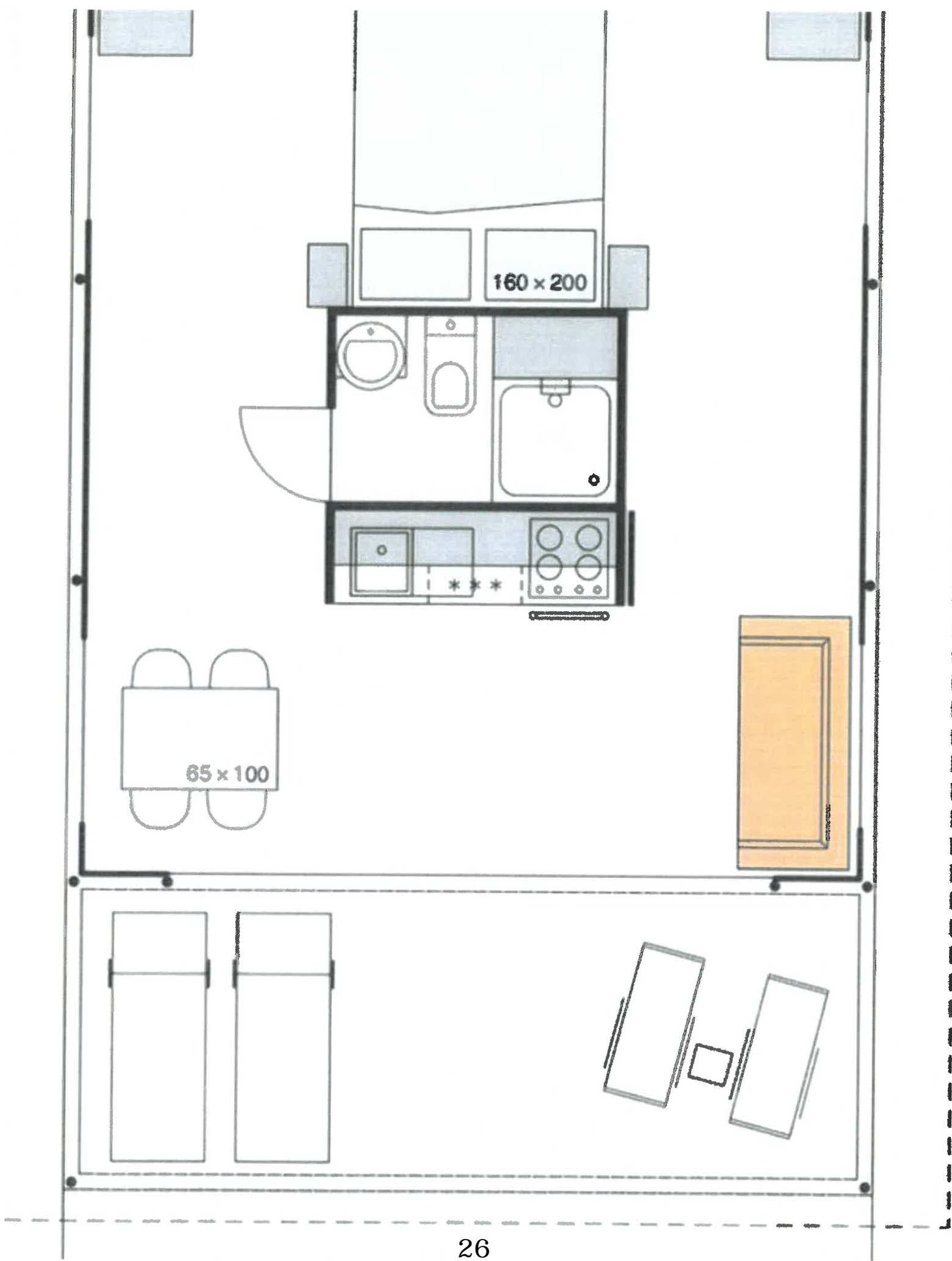


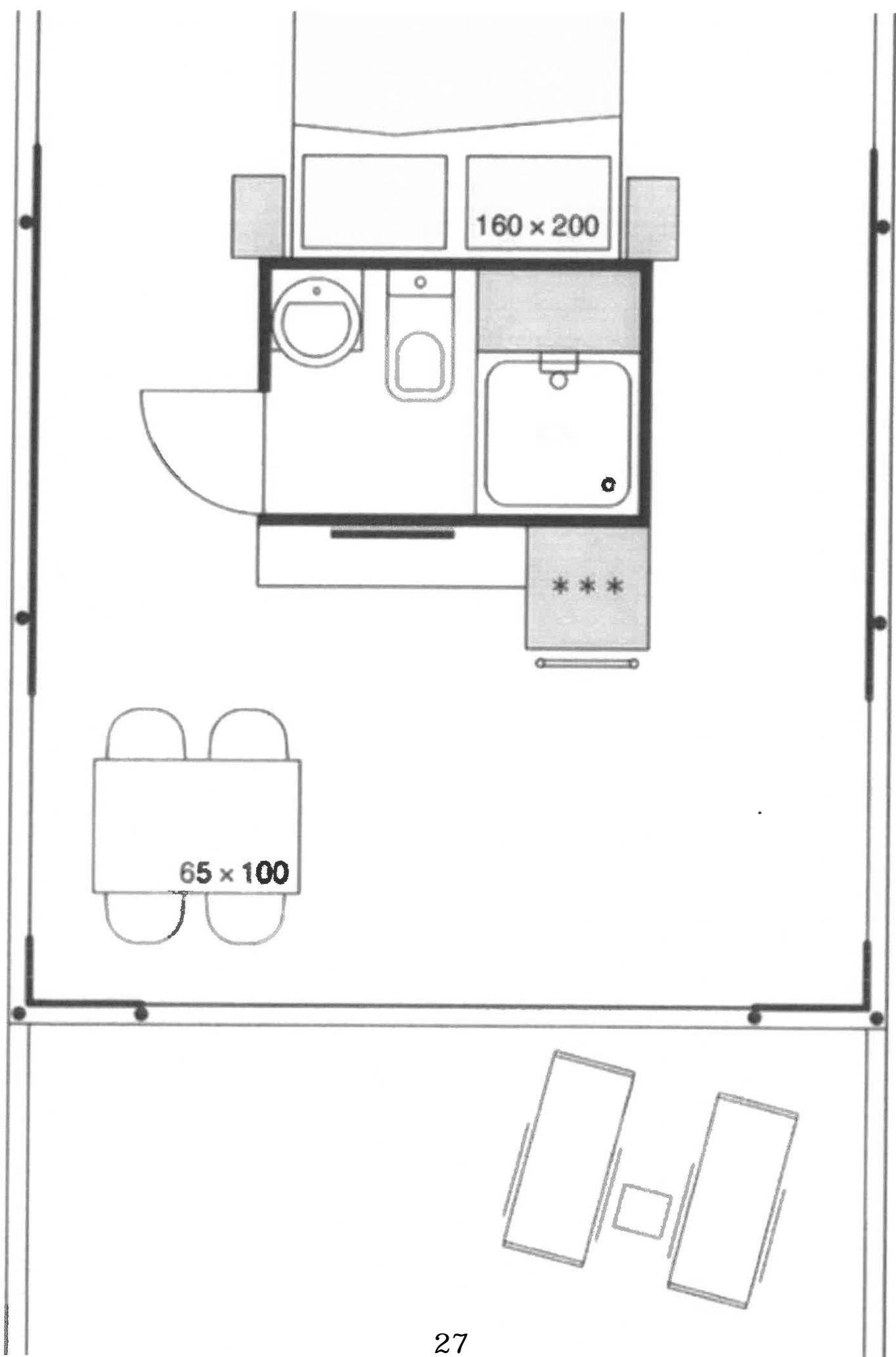


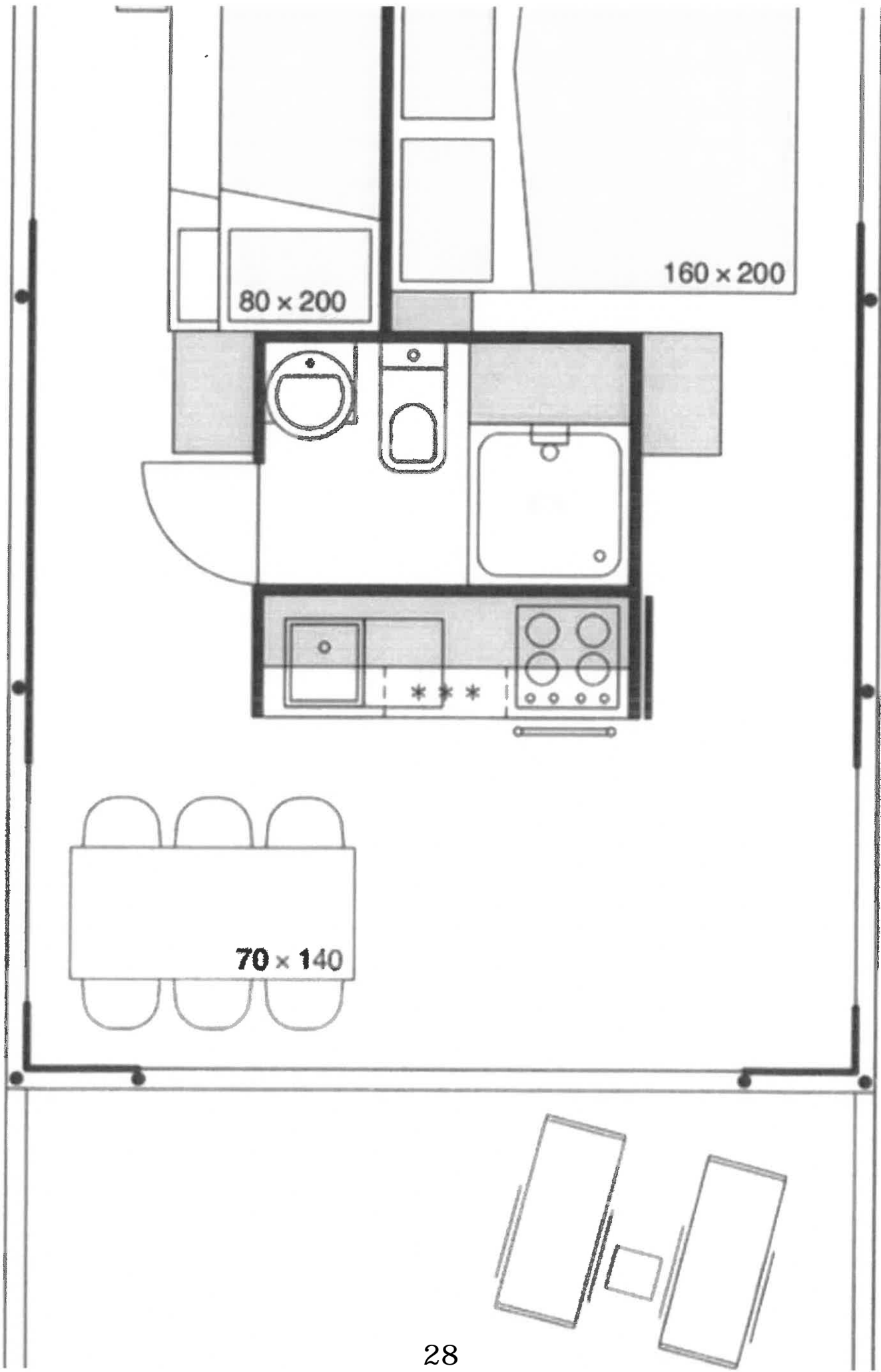


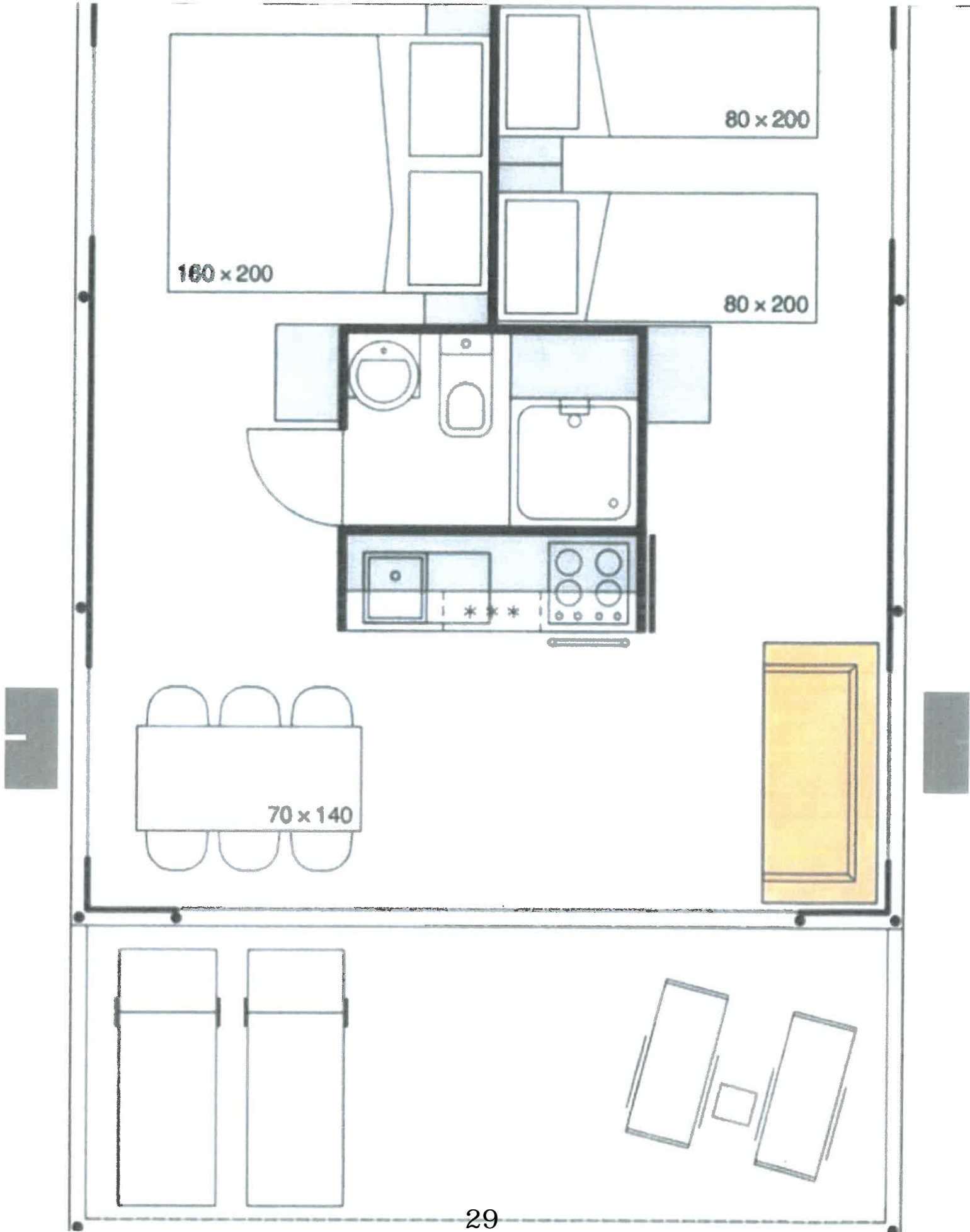


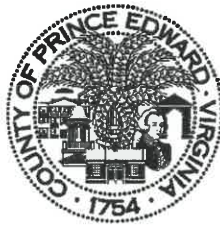












## NOTICE OF PUBLIC HEARINGS

The Prince Edward County Planning Commission will hold PUBLIC HEARINGS on **Tuesday, October 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 considering the following:

~~~~~

1. A request by Sandy River Outdoor Adventures for a Special Use permit to operate a Commercial Outdoor Sports and Recreation facility with Lodging and Restaurant/Brewpub on 36.40 acres, denoted as Tax Map Parcel numbers 054-5-A, 054-5-1, 054-5-2, & 054-5-3, 054-5-4, 054-5-5, 054-5-6, 054-5-7, 054-5-8, 054-5-9, located on Fairlea Road, Rice, VA.

~~~~~

Citizen input for Public Hearings of the Board of Supervisors will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

1. **In-Person Participation:** While county meetings have re-opened to the public, there is still limited seating. To enter the Prince Edward County Courthouse, individuals are required to wear a mask at all times and socially distance. The Planning Commission appreciates the public's patience as County staff continue to adapt to the public safety recommendations and guidelines of the Virginia Department of Health and the CDC.
2. **Written Comments:** Please limit word count to no more than 500 words. Comments must be received by 2:00 p.m. the day of the meeting.
  - a. **Mailed:** Planning Commission  
P.O. Box 382, Farmville, VA 23901.
  - b. **E-Mailed:** [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)
3. **Remote Participation:** Citizens may participate remotely during the meeting. To call in to the meeting, please dial: **1-844-890-7777**. When prompted for an Access Number: **390313**. Citizens are encouraged to 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 speakers, the Chair will determine the time allotted to each speaker.
4. **County YouTube Channel:** Citizen may also view the monthly Planning Commission meeting live (no public input) at the County's YouTube Channel: (link is also on County website under Meetings & Public Notices.) <https://www.youtube.com/channel/UCyfpsa5HEjIWejBSc5XwplA/featured>

A copy of the SUP application is 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 have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

###

# Prince Edward County

## SUP Request

Applicant: Sandy River Outdoor Adventures

Tax Map:

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a SUP proposed for an Outdoor Sports and Recreation Facility.

| Parcel ID | Owner                            | Address                                          | Note |
|-----------|----------------------------------|--------------------------------------------------|------|
| 054-A-27  | WEAVER PARTNERS LP LLP           | PO BOX 6204 NORFOLK, VA<br>23508                 |      |
| 054-A-5   | LINDA GIBBS STAYLOR ET AL        | 1395 QUAIL CROSSING ROAD<br>BURKEVILLE, VA 23922 |      |
| 054-A-12B | BETTY BOWEN & JERRY W. HOSTETTER | 4273 MILLER LAKE ROAD RICE, VA<br>23966          |      |
| 054-4-12A | WILLIE E BOWEN                   | 36 FAIRLEA ROAD RICE, VA<br>23966                |      |
| 054-A-11C | SHANNON BOWEN COLEMAN ET AL      | 3450 EVANS ROAD APT 104D ATLANTA,<br>GA 30341    |      |
| 054-A-9   | CEMETARY                         |                                                  |      |
| 054-A-7   | DARRYL G BOWEN ET AL             | 5696 SAILSTONE LANE DALE<br>CITY, VA 22193       |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |
|           |                                  |                                                  |      |

**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. Peery, Jr.  
Teresa Sandlin  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

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

Office: (434) 392-8837

Fax: (434) 392-6683

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

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

October 4, 2021

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Sandy River Outdoor Adventures

The Prince Edward County Planning Commission will hold a public hearing on October 19, 2021 at 7:00 p.m. to receive citizen input on a request by Sandy River Outdoor Adventures for a Special Use permit to operate a Commercial Outdoor Sports and Recreation facility with Lodging and Restaurant/Brewpub on 36.40 acres, denoted as Tax Map Parcel numbers 054-5-A, 054-5-1, 054-5-2, & 054-5-3, 054-5-4, 054-5-5, 054-5-6, 054-5-7, 054-5-8, 054-5-9, located on Fairlea Road, Rice, 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 request.

Due to the Coronavirus and 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. 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.

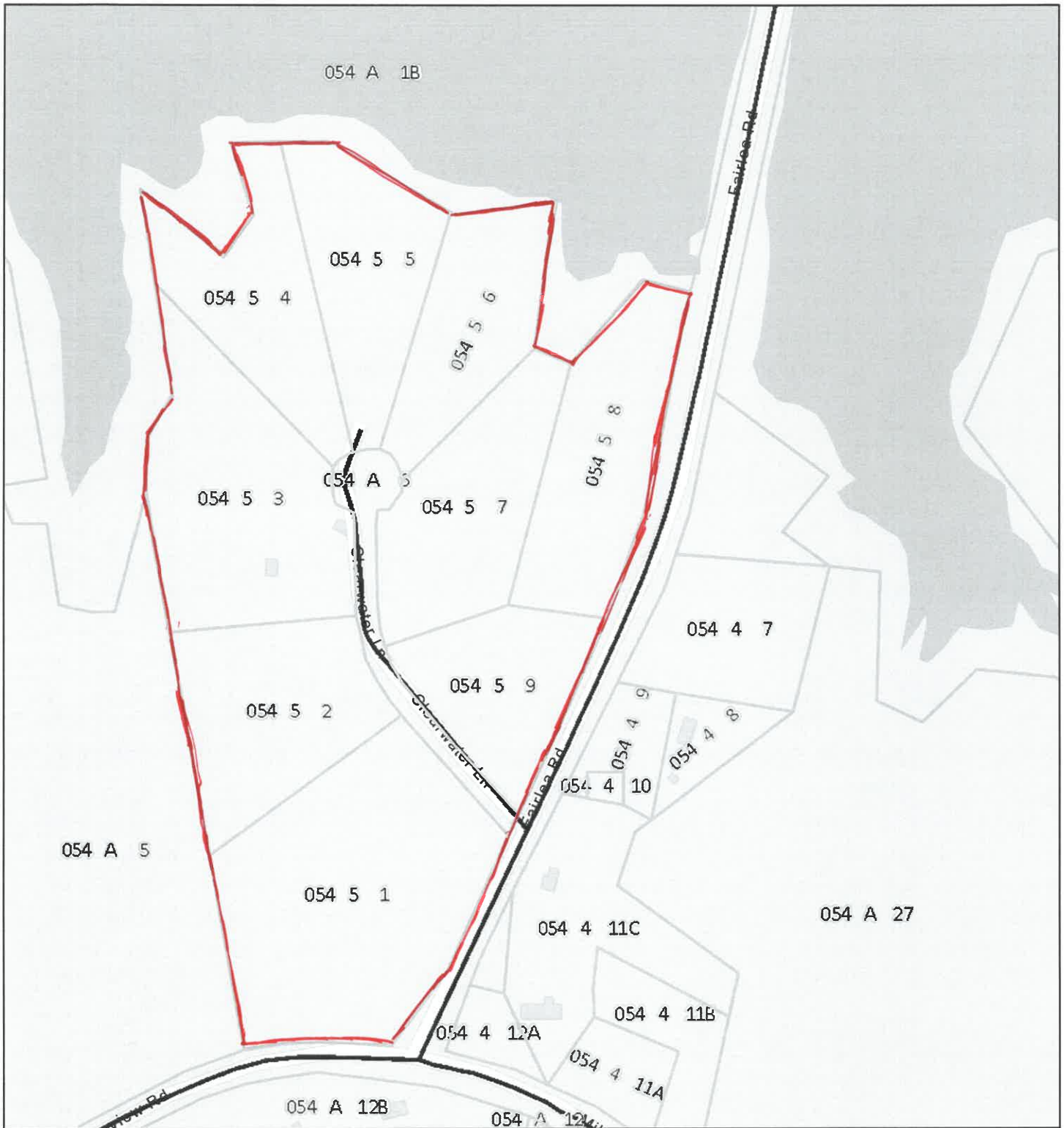
Respectfully,

Robert Love

Director of Planning and Community Development



# Sandy River Outdoor Adventures SUP



October 14, 2021

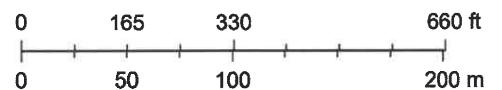
1:4,514

— Road Centerline

Parcel Labels

County Boundary

Farmville Boundary



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

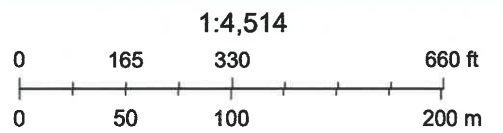
# Sandy River Outdoor Adventures SUP



October 14, 2021

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

Address Point Labels



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

# SANDY RIVER OUTDOOR ADVENTURES SUP POTENTIAL CONDITIONS

## **SITE PLAN**

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 09/28/2021 are hereby made part of these development conditions.
2. Final site plan approval for the Commercial Outdoor Sports and Recreation Facility shall be submitted to the Prince Edward County Planning Commission for final review and approval pursuant to Article IV Development Standards of the Prince Edward County Code (Zoning Ordinance).
3. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
4. All buildings within the property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, parking lot lighting, landscaping, trash disposal, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically.
5. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Planning and Community Development Director or his designee.

## **ENVIRONMENTAL**

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.
8. Any development activities of structural of land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statues and regulations.

## **TRANSPORTATION**

9. All entrance permits must be authorized by the Virginia Department of Transportation.
10. All internal roads used for public access shall be of compacted earth, or have a minimum of a four (4) inch stone base, or shall be paved.

11. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

**GENERAL**

12. All exterior lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road. All lighting shall be full cut-off type fixtures.
13. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
14. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
15. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.
16. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.



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

**Meeting Date:** October 19, 2021  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Douglas Stanley / Robert Love  
**Issue:** Highway Corridor Overlay District Ordinance Amendment - Draft Review

---

**Summary:**

The Highway Corridor Overlay District was created to protect scenic beauty and viewsheds, enhance levels of transportation service along the major County access roads, and increase property values. The district only covers a very small portion of major thoroughfares within the County, while we are seeing development and permitting just outside of the boundary of the current district.

Therefore, staff has prepared a Draft with additional corridor areas along with new language and description of development standards for consideration that will enhance and expand the coverage of the district. The next step will be a public hearing to be held on the proposed Ordinance Amendment before making a formal recommendation to the Board of Supervisors.

**Attachments:**

1. Final Highway Corridor Overlay Draft

**Recommendations:**

1. Review Final Draft for any necessary changes to Plan before holding a Public Hearing at the Regular November meeting.

**Recommended Motions:**

I move that the Planning Commission direct staff to advertise a Public Hearing for an Ordinance Amendment to amend and re-ordain Section 2-1300 of the Prince Edward County Code, Highway Corridor Overlay to be held at the November 16, 2021 Regular Meeting of the Planning Commission.

**OR**

I move that the Planning Commission table the proposed Ordinance Amendment to amend and re-ordain Section 2-1300 of the Prince Edward County Code, Highway Corridor Overlay for further discussion at a work session.

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

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

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

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

**AN ORDINANCE TO AMEND AND RE-ORDAIN SECTION 2-1300 OF  
THE PRINCE EDWARD COUNTY CODE (ZONING ORDINANCE) TO  
AMEND THE REGULATIONS FOR THE  
HIGHWAY CORRIDOR OVERLAY**

BE IT ORDAINED BY THE PRINCE EDWARD COUNTY BOARD OF SUPERVISORS that Section 2-1300 of the Prince Edward County Code be amended and re-ordained as follows:

Section 2-1300           **PRINCE EDWARD COUNTY HIGHWAY CORRIDOR OVERLAY**

Sec. 2-1300.1 Statement of Intent

The Highway Corridor Overlay District is created to protect scenic beauty and viewsheds, enhance levels of transportation service along the major County access roads, and increase property values as specified in the overlay language ~~below~~. **by regulating and determining the use of land, buildings, structures and other premises for specific uses, and the areas and dimensions of land, water and airspace to be occupied by buildings, structures and uses, and of courts, yards and other open spaces to be left unoccupied by areas and structures; to facilitate the creation of a convenient, attractive and harmonious community; and to protect the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and visual clutter which may result in danger on public and private streets. A limit is hereby placed on certain automobile-oriented, fast-service, quick-turnover uses and related signage, which generate traffic in such amount and in such manner as to present the possibility of increased danger to the motoring public. This district is created in recognition of the need to provide suitable and sufficient road systems in the County and the need to protect existing and future highways from unsafe use and enhance the aesthetics of the County's highway corridors.** Specific attention will be given to access management, multimodal transportation, landscaping, and site design.

Sec. 2-1300.3 Applicability

- A. The Corridor Overlay District is established to a depth of 1,000 feet from the right of way (as of the date of enactment or as subsequently modified) on both sides of the following corridors:
1. US Highway 15 “Farmville Road” corridor from the Southern boundary of the US 460 bypass right of way, south approximately ~~1.1 miles to State Route 646 “Farmville Lake Road.”~~ **3.8 miles to State Route 665 “Abilene Road.”**
  2. State Route 786 “Granite Falls Boulevard” corridor from its intersection with US 15 to its intersection with State Route 628 “Zion Hill Road.”
  3. **State Route 628 “Commerce Road” corridor from its intersection with US 15 “Farmville Road” to its intersection with State Route 642 “Germantown Road.”**

B. RESERVED.

C. Relation to underlying zoning districts

1. The uses defined in the Corridor Overlay District are as permitted in the underlying zoning district, whether by right (permitted) or special use.
2. Where any conflict exists between requirements of the underlying zoning district and those of the Corridor Overlay District, the more restrictive provision shall apply except as in section 3 immediately following.
3. With respect to setbacks and required building spacing, topography can make conflicting requirements impossible to meet. Accordingly, the Zoning Administrator is authorized to grant variations up to 10% in setbacks or spacing if the administrator finds in writing that the conditions for a variance in Section 5-128.1(B) are met.

**D. Conditional uses. In addition to the listed uses requiring a conditional use permit in the underlying district, the following uses shall be permitted with a conditional use permit when proposed to be established in a HC:**

**(1) Buildings in excess of 50,000 square feet.**

E. Exemptions – The following are exempt from the requirements of this overlay designation:

1. Buildings associated with permitted agricultural use types or permitted residential use types.
2. Interior alterations to a building or structure having no effect on exterior appearance.
3. General maintenance where no change in design or material is proposed.

Sec. 2-1300.5 Design Standards

A. Access and Circulation

1. Access and circulation on-site for auto or truck traffic shall be designed to be convenient without impeding traffic on the primary road.
2. Access by any of the following means should be used to the greatest possible extent in the preparation of a site design for a commercial or civic use:
  - a) Provision of shared entrances, inter-parcel connections, or on-site service drives connecting adjacent properties.
  - b) Access from a secondary road or street as opposed to the corridor highway.
  - c) Access points located the greatest possible distance from any existing intersection.
  - d) Access from internal streets of a commercial or civic-use complex.
3. Developers of commercial or civic-use projects shall submit as part of the site plan an analysis of access and internal circulation traffic for the proposed project and for immediately adjacent areas, indicating access as in 2(a)-2(d) above where possible.
4. Where required as part of the site plan review the developer shall dedicate the required property for inter-parcel connections and service roads.

## B. Parking Lot Areas

1. Parking lots shall be located to the sides and rear of the buildings they serve to the greatest possible extent, and shall not dominate the image of the site from the corridor highway. Multiple parking lot pods can be used to provide required parking spaces. Parking lot layouts shall respond to existing topographic characteristics of the site.
2. Parking lots shall be designed to minimize impervious surfaces and mitigate stormwater runoff. All parking lots shall be paved with concrete, asphalt, or durable pervious paving material, except that areas provided beyond the minimum required by this ordinance in Section 4-300 should use materials designed to reduce total impervious surface and runoff quantity, and improve runoff quality.
3. Parking lots shall be interconnected with adjacent parcels wherever possible.
4. Recessed islands shall be provided at the end of any parking bay abutting an aisle or access way. Islands shall have a concrete or rolled-asphalt curb, with cuts to allow stormwater infiltration. Each island shall be at least 9 feet wide, extend the length of the adjacent parking space or bay, and shall be landscaped with grass, shrubs, or trees.
5. Stacking spaces provided for any use having a drive-through or pick-up area are consistent with the requirements listed in Section 4-300.19.
6. Minimum off-street parking space requirements may be reduced at the discretion of the Zoning Administrator or Planning Commission. Spaces for compact cars may comprise up to thirty (30) percent of required spaces.

## C. Pedestrian Circulation

1. A continuous sidewalk not less than 5 feet wide shall be provided from any public sidewalk or the end of any parking-area crosswalk to all customer entrances of the building. Sidewalks shall be concrete or masonry pavers. The sidewalk design must provide for handicap accessibility.
2. Crosswalks and pedestrian access routes from parking-areas shall be clearly marked by the use of striping, contrasting paving materials, elevation change, or speed humps.
3. Sidewalk connections shall be provided between internal walkway networks and adjacent streets, multi-use paths, and adjacent property networks.

## D. New or Redeveloped Building Design

1. The design and construction of new or redeveloped buildings for commercial or civic use shall be based on and coordinated with the scale, mass, height, materials, color, texture, construction methods, and orientation of nearby buildings.
2. Trademark buildings or design features shall be subject to these design standards and may require modification.
3. Prior to any demolition of an existing building for a project site plan within a highway corridor district, the applicant is encouraged to consult with the zoning administrator with respect to the overall design.



E. Landscaping

1. New commercial or civic-use development in a highway corridor district shall incorporate as much existing vegetation as possible, with particular reference to Section 4-200.9 of this ordinance.
2. Planting of major trees for stormwater management and heat-island reduction shall equal 10 percent of the aggregate parking area, in islands not less than 8 feet wide.
3. Plants shall not be used to screen utilities. All utilities including loading docks and service entrances shall be located within the building envelope or be screened by architectural elements such as walls or extended parapets.
4. A landscape plan shall be submitted as part of the site plan for any new development. The landscape plan shall be drawn to scale with distances indicated and shall include vehicle areas and, if applicable, any irrigation system proposed.
5. The owner is responsible for the maintenance, repair, or replacement of the required landscaping so that plant materials are kept in a healthy, growing condition and free from refuse and debris.

F. Building location and treatment.

1. Integrated development. All buildings within a property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically. Architectural treatment shall be designed so that all building facades of the same building (whether front, side or rear) that are visible from the public right-of-way, shall consist of similar architectural treatment in terms of materials, quality, appearance and detail.
2. Orientation. Building facades and entrances should be oriented in a manner toward the primary means of vehicular access.
3. Building bulk and mass. All buildings and parking areas should be designed with treatments to break up the mass and bulk. The treatment of buildings shall include vertical architectural treatment at least every 50 feet to break down the scale of the building into smaller components. Any facade with a blank wall must be screened in a manner approved by the Zoning Administrator to comply with applicable provisions of the Prince Edward County Code. Architectural details shall continue on all facades visible from the public right-of-way.
4. Materials. Building materials should be typical of those prevalent in Prince Edward County, including stucco, brick, architectural block, wood siding, and standing seam metal roofs. Inappropriate materials include reflective glass and metal wall panels. No facade visible from adjoining property or the corridor highway shall be constructed of unadorned cinder block, corrugated metal or sheet metal.

5. Color. The permanent color of building materials (to be left unpainted) should resemble the predominant tones, primarily earthen tones, along the corridor. Garish and striking colors should be avoided.
6. Adjoining historic properties. New construction on properties that adjoin designated historic properties should seek to incorporate the scale, massing and treatment of the historic property into the new construction. Efforts should be made to relate to the building height, when in proximity to the principal historic structure. New construction should not overshadow the adjoining historic property.

#### G. Utilities

1. All utility lines, including electric, telephone, CATV, and gas, shall be installed underground in the highway corridor district. This includes lines serving individual sites as well as lines serving an overall project.
2. All utility pad fixtures and meters shall be shown on the site plan. The necessity for utility connections, meter boxes, etc., should be recognized and integrated with the architectural elements of the site plan. All underground utilities shall be installed within easements parallel to street rights-of-way or lot lines when possible.
3. Above-ground utilities must lie within the building envelope, as in III.E.3 above.

#### H. Signs

1. In addition to the general sign requirements of this ordinance, any commercial development having more than one business in a single building or in connected buildings must erect a single monument-style shared sign for all businesses, though each business may also have one building-mounted sign.
2. Each parcel of property occupied by a building shall be permitted one freestanding sign, which shall not exceed thirty (30) square feet on each face.
  - a) Automobile service stations shall be permitted an additional twenty (20) square feet on each face to advertise the price of fuel.
  - b) In instances where more than one (1) business is located in the same building or connected buildings, the businesses must share one (1) common ground mounted sign. Each business may still have an individual building-mounted sign.
3. Freestanding signs shall be mounted on bases a maximum of three (3) feet high. If the specific location of a sign requires a base of more than three feet to provide adequate visibility the Zoning Administrator or Planning Commission may approve a taller base. No freestanding sign shall exceed twelve (12) fifteen (15) feet from grade.
4. Freestanding signs for shopping centers shall be allowed ten (10) square feet of area per business establishment. An additional twenty-five (25) square feet shall be allowed to identify the shopping center as a whole. For the purposes of the Corridor Overlay District, a shopping center shall be defined as

- a) Groups of two or more stores, personal service shops or restaurants connected by party walls, partitions, canopies or similar features;
  - b) Some or all of the stores, personal service shops or restaurants located in separate buildings designed as a single commercial group sharing common parking areas, vehicular travel-ways, and walkways designed to encourage customer interchange between the buildings and presenting the appearance of a continuous commercial area.
5. **In addition, each business within the shopping center shall be permitted one monument identification sign with the name and/or logo of the business. Such signs shall be a maximum of sixteen (16) square feet in size and a maximum height of four (4) feet.**
  6. If the nearest point of a freestanding sign is located within five (5) feet of the street right-of-way, its location must be approved by VDOT or designee, who will evaluate the location for sight line and other traffic safety considerations.
  7. Signs shall be appropriately scaled to the building or portion of the building served and should be coordinated with the architecture **and building materials.**
  8. Types of signs: The following sign types shall be permitted in the Corridor Overlay District:
    - a) Externally illuminated signs provided the light source is directed downward;
    - b) Internally illuminated channel letters; and
    - c) Internally illuminated cabinet sign if the background of the cabinet sign is opaque and appears black at night.
    - d) Additional sign types fitting within the recommended materials may be considered. Animated or neon signs may be considered subject to a Special Use Permit.
  9. No wall sign shall project beyond the surface of the building or above the roofline.
  10. Inflatable figures or signs are not permitted in the Corridor Overlay District.
  11. Banner signs may be permitted for temporary use only, but shall be displayed for a maximum of 30 days within any 90 day period.
- I. Lighting
    1. Exterior lighting shall be limited to that necessary for safety, security, and to complement architectural character.
    2. No light shall spill onto an adjacent property or interfere with the character of the surrounding area.
    3. All light sources must be down-shielded, and no light pylon shall be more than **twenty-four** (24) feet high **in height.**
    4. **All lighting fixtures installed on any site shall be of the same type and height.**

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is **underlined**.

**THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION**

**[This page intentionally left blank]**



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

**Meeting Date:** October 19, 2021  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Utility Scale Solar Facility

---

**Summary:**

The County has received an application for a Special Use Permit from CEP Solar, LLC to operate a 25 megawatt alternating current (MWac) utility scale solar generation facility on Tax Map Parcel 92-A-31 & 79-5-3, with a total acreage of 304.6 acres located along the eastern side of State Route 647, “Rice Creek Road,” Attachment (1) with Site Plan, Attachment (2). This parcel is in an A1, Agricultural Conservation zoning district and this use is allowed in the district only after approval of a special use permit.

The facility will utilize approximately 70% of the property for the locating of solar panels. The project site is crossed by existing Southside Electric distribution lines, and it will not require the construction of an additional substation.

**Purpose of the review under Virginia Code Section 15.2-2232:**

As required by VA Code § 15.2-2232, requires that the Planning Commission review all proposed developments that include a “public utility facility” prior to the construction or authorization of such facility. A public hearing is required to determine whether the location, character, and extent of the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan, prior to any approval of the special use permit for the facility.

The purpose of the Special Use is to allow for the location of a utility scale solar energy generation facility. The applicant stated that the proposed facility will not be seen nor heard and will not impact adjacent properties. The facility will not generate noise, light, dust, odor, fumes, or vibrations. Water quality will be addressed according to Virginia Stormwater Management Permit requirements and the site will not generate any significant amount of traffic with the main traffic occurring temporarily during the construction phase.

**Attachments:**

- 1. Special Use Permit Application
- 2. Site Plan

**Recommendations:**

- 1. For discussion and authorization of public hearings for 2232 Review and Special Use Permit.

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



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

**Recommended Motions:**

I move that the Planning Commission direct staff to advertise a Public Hearings for 2232 Review and Special Use Permit for a request by CEP Solar, LLC for a proposed utility scale solar facility to be held at the November 19, 2021 Regular Meeting of the Planning Commission.

**OR**

I move that the Planning Commission table the Special Use Permit request by CEP Solar LLC for a proposed utility scale solar facility for further discussion at a work session.

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      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: CEP Solar, LLC  
Applicant's Address: 1310 Roseneath Rd. Suite #200 Richmond, VA 23230  
Applicant's Telephone Number: (804) 789-4040

Present Land Use: Managed Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
D.B.275, p.121, 92-A-31, VAUGHAN 80 AC DB 275/121 SEE LO  
D.B.354, p.623, 79-5-3, BEUNA VISTA SUBDIVISION LOTS 3 & 4 AND 92(3)2 AND 80(1)3B

Tax Map # 92-A-31 & 79-5-3      Acreage : 304.6

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

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

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]      9/30/21  
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] Trustee      9/30/21  
Signature of Property Owner(s)      Date

Signature of Property Owner(s)      Date

Signature of Property Owner(s)      Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee \$300.00      Fee Received by \_\_\_\_\_      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) 347-837



Prince Edward County  
County Administration Office  
111 N South Street, Third Floor  
Farmville, Virginia 23901

CEP Solar, LLC  
1310 Roseneath Road, Suite 200  
Richmond, VA 23220  
Tel: 804-789-4040  
Email: Joseph.Southall@cepsolar.com

**To:** Prince Edward County Administration Office  
**From:** Prince Edward Solar Farm

CEP Solar (“The Applicant”) is pleased to present the following Special Use Permit (SUP) application to construct a 25-megawatt alternating current (MWac) solar energy facility on two parcels in the 3<sup>rd</sup> District of Prince Edward County.

Prince Edward Solar will utilize approximately 70% of the property while generating long-term economic and environmental benefits for Prince Edward County. Located along the Eastern side of Rice Creek on Rice Creek Road, the project parcels are also bordered by the Bush River to the East. The project site is crossed by existing Southside Electric distribution lines, and it will not require the construction of an additional substation.

In the Project Narrative and accompanying documents to follow, the Applicant will use a combination of public data, desktop studies, engineering assessments, site visuals, and a preliminary site plan to demonstrate how it will meet the requirements set forth in the Prince Edward County ordinance.

The Applicant looks forward to partnering with Prince Edward County to review, approve, and construct the Prince Edward Solar Farm in a manner that generates significant environmental and economic benefits, protects the County’s citizens, and preserves land for future generations. If you have questions or require additional information, please do not hesitate to contact us.

Joseph Southall  
Joseph.Southall@CEPSolar.com  
804-789-4040





- Legend**
- Project Study Limits - 304.6 Acres
  - Property Subdivs - 50 / 75
  - Development Envelope - 211.0 Acres
  - Project Entrance and Point of Interconnection
  - Electric Substations - Not Present
  - Setback Markers
  - Panel - 1/1.2 Acres Under Panel
  - Inverters
  - Fence - 210.5 Acres
  - Internal Roads
  - Retained Vegetative Buffer
  - Proposed Vegetative Buffer
  - National Hydrography Dataset - Streams
  - Wetland and Stream Buffer - 50'
  - National Wetlands Inventory
  - National Hydrography Dataset - Waterbodies
  - FEMA Flood Zone

**NOTES:**

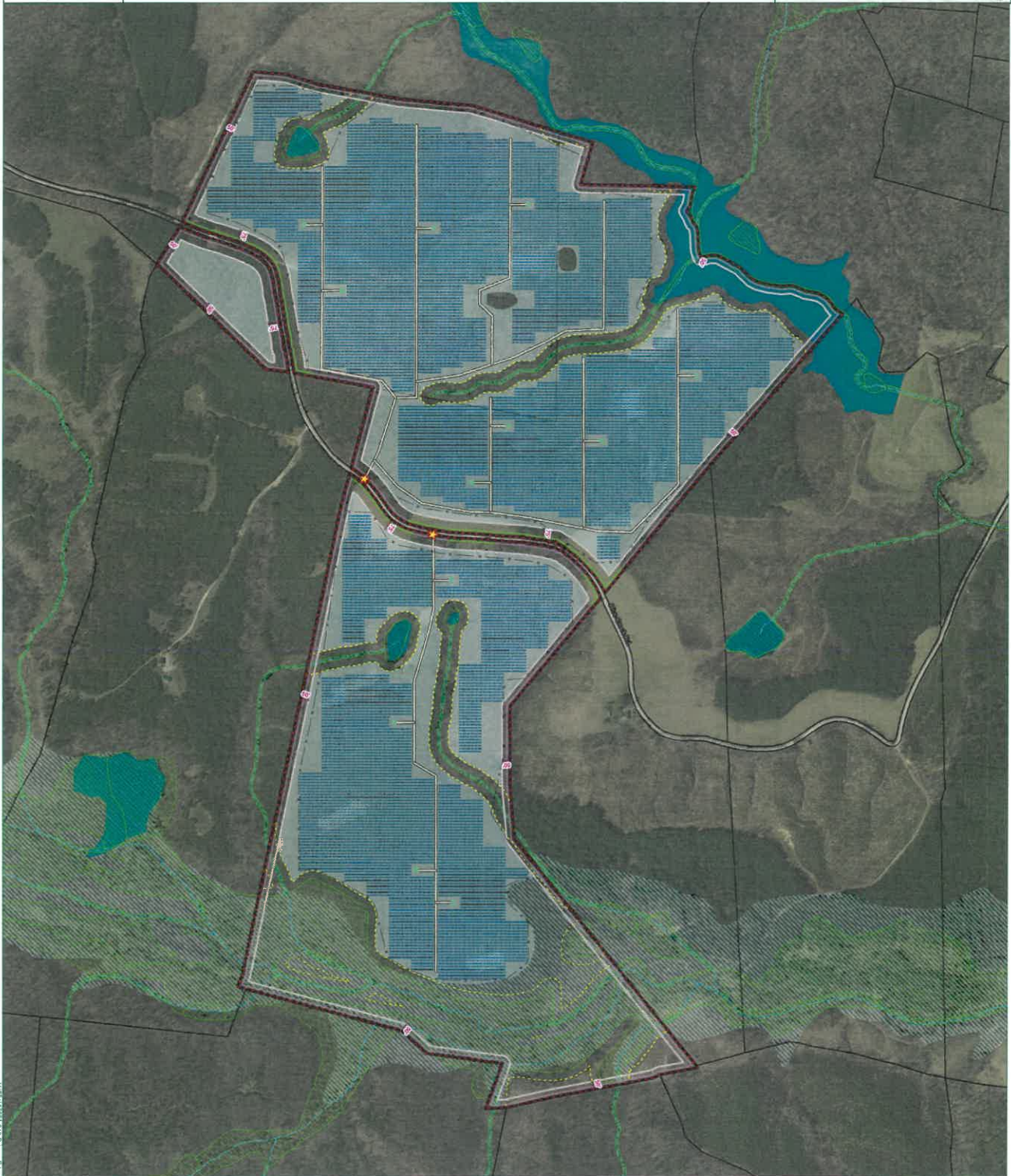
1. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.

2. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.

3. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.

4. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.

5. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.



**SCALE FEET**

0 300 600

H: 1" = 300'

C: 3.0"

1:20241109:09:10:59:49:00\_Estimate\_01082024:0101:01082024

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

**REVISIONS**

1. All data has been provided as-is. It is the responsibility of the user to verify the accuracy of the data. The data is provided for design purposes only. Not for construction. Layout subject to change.

**PROJECT INFORMATION**

PROJECT NAME: PRINCE EDWARD SOLAR FARM

PROJECT LOCATION: PRINCE EDWARD COUNTY, VIRGINIA

PROJECT NUMBER: 092007221

DATE: 07/18/2024

DESIGNER: J. FOLKERS

**PRINCE EDWARD SOLAR FARM**

PRINCE EDWARD COUNTY, VIRGINIA

**CEPSOLAR**

1319 Rosemead Pk. Suite 200  
Richmond, VA 23220  
TEL: 804-262-8900  
www.cepsolar.com

**TIMMONS GROUP**

1001 Boulders Parkway, Suite 300  
Richmond, VA 23220  
TEL: 804-262-8900  
www.timmons.com

**[This page intentionally left blank]**