



**Prince Edward County Planning
Commission Meeting Minutes
August 17, 2021
7:00 pm**

Members Present:	John Prengaman, Chair	John "Jack" W. Peery, Jr., Vice Chairman	
	Clifford Jack Leatherwood	Whitfield M. Paige	
	Teresa Sandlin	Cannon Watson	
	Henry Womack		
Absent:	Preston L. Hunt	Mark Jenkins	Robert "Bobby" Jones
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 Prengaman called the August 17, 2021 meeting to order at 7:00 p.m.

In Re: Approval of Minutes

Commissioner Peery made a motion, seconded by Commissioner Sandlin, to approve the meeting minutes from June 15, 2021 as presented; the motion carried:

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

Commissioner Robert M. Jones entered the meeting via telephone at this time.

In Re: FY 2002-2024 Capital Improvement Planning (CIP) Project Final Draft Review

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.

Mr. Love listed the projects, in order:

1. Prince Edward County Animal Control, New Animal Shelter
2. Prince Edward County Public School System, Elementary School Renovation/Replacement
3. VDOT Revenue Sharing Program
4. Prince Edward County Public Works, Landfill Compactor Replacement
5. Prince Edward County Emergency Management, Emergency Communications Radio System
6. Prince Edward County Buildings & Grounds, Courthouse Chiller Replacement
7. Prince Edward County Public Works, Convenience Site Upgrades
8. Prince Edward County Public School System, Prince Edward County High School Track Restoration
9. Prince Edward County Administration, Courthouse Lawn Renovation
10. Prince Edward County Cannery, Cannery Boiler Replacement
11. Prince Edward County Public Works, Purchase of a Skid Steer
12. Prince Edward County Buildings & Grounds, Courthouse Telephone System
13. Prince Edward County Administration, Electronic Document Management System
14. Prince Edward County Voter Registrar, Purchase of Voting Machines

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.

The Commission determined a recommended priority for the various projects at the prior meeting and the draft Plan was finalized by staff. The next step will be a public hearing to be held on the proposed CIP before making a formal recommendation to the Board of Supervisors.

Commissioner Jones stated that during the June meeting, the Elementary School project was listed at \$34 million and now is listed at about \$53 million; he said he believes that is due to the debt service, but questioned the change in the amount.

Mr. Stanley said the 20-year bond is calculated at a 5% interest rate. He said currently the rate is lower but there are no guarantees it will remain at the current rate. He said following the sales tax referendum next year, in November of 2022, which is approximately 16-18 months from now, there will be a much clearer indication of cost. Mr. Stanley said the rate could be higher than the current rate of 2 - 2.5% when it is time to borrow the funds.

Commissioner Jones said figures should be done with the current rates, and the Commissioners were not presented with the interest numbers previously. He said the sales tax referendum could reduce the need for borrowing for the Capital Improvement projects. He said it needs to be determined if the elementary school will be a renovation or a rebuild of the school, and lock in the rate.

Chairman Prengaman asked if the citizens will be given the options of renovation or rebuild at the public hearing. Mr. Stanley said the Chair and Vice-Chair of both the Board of Supervisors and School Board will be meeting next week with the architect. He said it will be a joint decision between the Board of Supervisors and the School Board. Mr. Stanley said the worst-case scenario could be building a new school, but it could just need a heavy renovation, but the Board of Supervisors and School Board would have to agree upon this determination. Discussion followed.

Mr. Stanley said the architect may be able to help in the determination between renovation and building a new school. He added the American Rescue Plan may cover HVAC upgrades, but the determination of plans for the school must come first. Further discussion followed.

Mr. Love stated these projects all tie in with the Comprehensive Plan.

Commissioner Jones stated Emergency Communication Services can likely get help with the radio system. Mr. Stanley said the County will be receiving \$4.4 million in American Rescue Plan funding; he said indications are that funds from the American Rescue Plan could be used for that project. He said there could be a five- to ten-year lease/purchase option but the final price is not yet known, but is estimated between \$3 million to \$5 million. He said up to half of the cost could be from American Rescue Plan funds.

Commissioner Jones asked if the County is still dependent upon Leigh Mountain. Mr. Stanley said Motorola is seeking other alternatives.

Commissioner Jones then questioned the increase in expected expenditure from \$4.7 million to \$6.1 million. Mr. Stanley said the interest and finance costs have been added into the total. He said if the County pays cash, there will be no finance costs. Discussion followed.

Commissioner Womack made a motion, seconded by Commissioner Peery, to direct staff to advertise a Public Hearing for the FY2022-2024 Capital Improvements Plan to be held at the September 21, 2021 regular meeting of the Planning Commission; the motion carried:

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

In Re: Review of Supervisors Actions

Mr. Love reported the rezoning application from Hampden-Sydney [College] was withdrawn; he said they intend to return to the Planning Commission in the future with their Master Plan for the college.

Mr. Love then stated the new Citizen's Guide for Public Input in County Meetings has been distributed; he said currently all meetings are open to in-person attendance as of August 9. He said masks are required, and with the rise of cases due to the Delta variant, things may change.

In Re: Old Business

(None)

New Business

Mr. Love said an upcoming project for the Commission is to review the updated draft of the Highway Corridor Overlay District. He said further information will be available at the next Commission meeting, and will include possible inclusion down Farmville Road and Commerce Road.

Mr. Stanley said this will seek to enhanced design criteria on the Corridor. He said there is existing activity on Route 15 and Farmville Lake Road, and there could be extension up Commerce Road or Dominion Road. He asked the Commissioners for feedback.

Mr. Love stated there is a lot of commercial interest in properties along Route 15. Chairman Prengaman stated there will be a dramatic change with the round-about and turn lanes complete. Mr. Love added he is aware of a potential commercial store at Worsham. He said this will likely increase property values and stated the Corridor Overlay will provide guidance for the development of the Corridor. Discussion followed.

Mr. Love stated there may be a Special Use Permit application upcoming.

Chairman Prengaman declared the meeting adjourned at 7:35 p.m.

Next Meeting: Tuesday, September 21, 2021 at 7:00 p.m.