

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:

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	Nay:	(None)
Absent:	Teresa Sandlin		

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.