



PRINCE EDWARD COUNTY
PLANNING COMMISSION

June 3, 2020

A G E N D A

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the County's "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to these public meetings is not permitted, the public may participate in these meetings by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

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Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

1. **Written Comments:** Please limit word count to no more than 500 words. Must be received by 2:00 p.m. the day of the meeting.
  - a. **Mailed:** Planning Commission, P.O. Box 382, Farmville, VA 23901.
  - a. **E-Mailed:** Planning Commission: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)
  - b. **County Dropbox:** Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot by 2:00 p.m. the day of the meeting.
  
2. **Verbal Comments:** **Citizens may also participate remotely during the meeting.** Using the meeting call-in information provided above, citizens may **phone-in to the meeting and provide comments during the Public Participation/Public Hearing portion of the agenda;** however, **citizens must 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 pre-registered speakers, the Chair will determine the time allotted to each speaker.

- 7:00 p.m.
1. The Chairman will call the June 3, 2020 meeting to order
  2. Public Hearing. Special Use Permit -Napier – Truck Yard, Tax Map 120-A-35-B1 3
  3. Public Hearing. Special Use Permit – Simpson - Surface Mining Operations, Tax Map 21-A-10 13
  4. Public Hearing. Rezoning – Martin - Manufactured Home Park, Tax Map 52-A-31 21
  5. Public Hearing, Special Use Permit – Umar – Pawn Shop, Tax Map 19-A-70 29
  6. Public Hearing, Special Use Permit – Dowler – Campground and Outdoor Recreational Facilities 37
  7. Review of Supervisors Actions
  8. Old Business
  9. New Business

Next Meeting: June 16, 2020 at 7:00 p.m.





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

**Meeting Date:** June 3, 2020  
**Item No.:** 2  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett  
**Issue:** Special Use Permit – Napier – Truck Yard

**Summary:**

The County has received an application for a Special Use Permit application from Mr. James Napier for tax map parcel 120-A-35-B1 owned by Dawn and Joseph Patterson with an address of 111 Patrick Henry Highway, Meherrin, VA., Attachment (1). The purpose of the Special Use is to build and operate a tow/impound yard under the use type of Truck Yard which is a more intense use than normally associated with a Truck Yard.

The public hearing notice was published in the May 22, 2020 and May 29, 2020 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 business will operate and the surrounding property. The parcel is outlined in red.

Mr. Napier operates a towing and recovery business. In order for Mr. Napier to operate in Prince Edward County and tow vehicles when requested by the state police (after accidents, abandoned vehicles etc.) he must have a storage lot in the County. Mr. Napier will use the lot primarily for automobiles and pick-up trucks. On occasion he may have a Road Tractor. Most of the vehicles will be stored for 30 days or less but there may be occasions when a vehicle is stored for up to 60 days at the lot.

The lot will only be 40' X 26' and will be enclosed by a 6-foot-tall fence. The gate will be closed and locked when no one is on-site. Mr. Napier estimates he will have no more than 10 vehicles on the lot at any one time and there will be no more than 10 trips per week. Operating hours with customers will be 9:00 a.m.– 4:30 p.m. He does not plan on erecting an outside security light, if he is required to erect a light it will be down shielded.

The latest VDOT traffic data estimates the Average Annual Daily Trip Count on Prince Edward Highway at that entrance is 5,200. This proposed increase in traffic will have a minimum impact on traffic at the site.

**Attachments:**

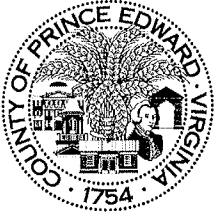
1. Special Use Permit Application
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letter sent to adjoining property owners

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

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

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

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



County of Prince Edward  
Planning Commission  
Agenda Summary

- 5. Plat of Tax Parcel with adjoining Properties
- 6. Proposed Site Map

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

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

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

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

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

Truck Yard

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: JAMES R. NAPFER  
Applicant's Address: 2265 West Point Stevens Rd. Drakes Branch VA 23937  
Applicant's Telephone Number: (434) 547-5511

Present Land Use: Trees & Grass

Legal Description of Property with Deed Book and Page No. or Instrument No. See Attachment

Tax Map # 120-A-3581 Acreage: 3.080

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) NO MORE NOISE THAN TRAFFIC ON PATRICK HUNY HWY. NO ODOOR, DUST, OR FUMES

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) It's other Business's in the ~~zoning~~ area. My Business will have no impact on Neighbors.

Height of Principal Building (s): Feet 36' wide 4' tall Stories 6' high Fence

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.

Don Q. [Signature] 3/30/2020  
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] 2/27/2020  
Signature of Property Owner(s) Date

[Signature] 2/27/2020  
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.

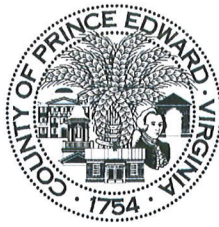
Application Fee \$300.00 Fee Received by W Bartlett Date 5/18/2020

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

Attachment (1)



Please publish the following public hearing notice in **THE FARMVILLE HERALD** on Friday, May 22, 2020 and Friday May 29, 2020.

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### NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

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The Planning Commission will hold public hearings on Wednesday, June 3, 2020 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd Floor of the Prince Edward County Courthouse, 111 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. A request by James R. Napier for a Special Use Permit to construct and operate a "truck yard" on Tax Map Parcel 120-A-35-B1, with an address of 111 Patrick Henry Highway, Meherrin.
2. A request by Mary Kay Simpson and Averette Simpson, Jr. for a Special Use Permit to conduct surface mining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect.
3. A request by Thomas Martin to Rezone Tax Map Parcel 52-A-31, Eggleston Circle Mobile Home Park on Old Ridge Road, from A-2, Agriculture Residential to MHP, Manufactured Home Park_ to allow for the remodeling and re-opening of the mobile home park.
4. A request by Long Tree, LLC /Muhammad Umar Alahbakshs for a Special Use Permit to operate a Pawn Shop on Tax Map Parcel 19-A-70, with an address of 85 Railroad Avenue, Prospect, VA 23960.
5. A request by Michael & Elizabeth Dowler for a Special Use Permit to construct and operate a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road.

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Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

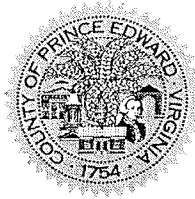
1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to info@co.prince-edward.va.us. Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must 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 Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

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A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3rd Floor, Farmville, VA, or on the county website at www.co.prince-edward.va.us. It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

BOARD OF SUPERVISORS

Jerry R. Townsend
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J. David Emert
Vice Chairman
Beverly M. Booth
Pattie Cooper-Jones
Llew W. Gilliam, Jr
Robert M. Jones
Odessa H. Pride, Ed.D.
James R. Wilck



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett
Post Office Box 382
111 N. South Street, 3rd Floor
Farmville, VA 23901
Office: (434) 392-8837
Fax: (434) 392-6683
wbartlett@co.prince-edward.va.us
www.co.prince-edward.va.us

May 26, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Special Use Request – Mr. James Napier

The Prince Edward County Planning Commission will hold a public hearing on June 3, 2020 at 7 p.m. to receive citizen input on a request by Mr. Napier to construct and operate a truck yard on Tax Map Parcel 120-A-35-B1, with an address of 111 Patrick Henry Highway, Meherrin. This parcel is located in the A1 (Agricultural Conservation) zoning district. Prior to operating, all truck yard facilities require 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 requests.

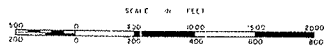
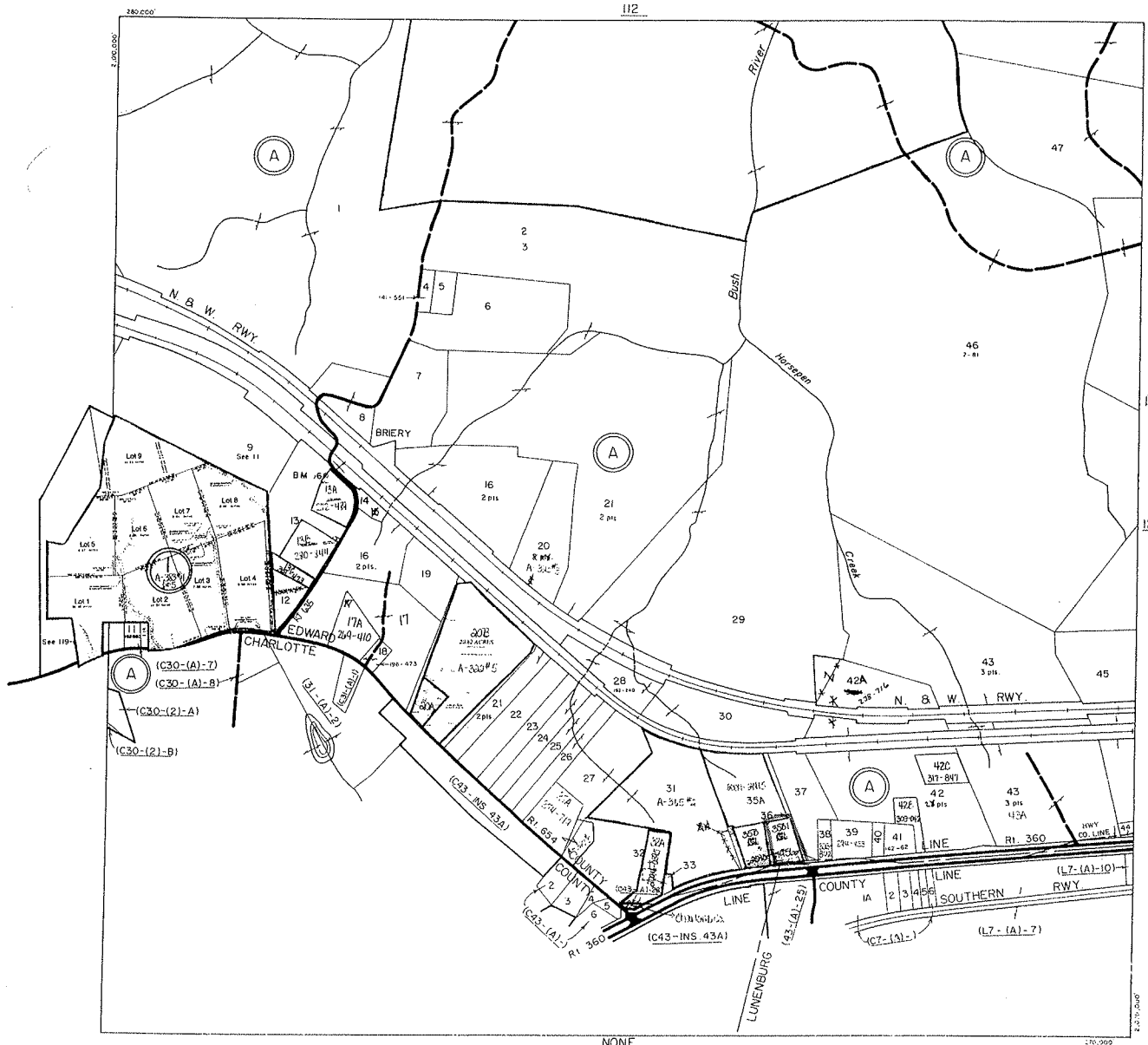
Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. 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,

W.W. Bartlett
County Administrator

PRINCE EDWARD COUNTY



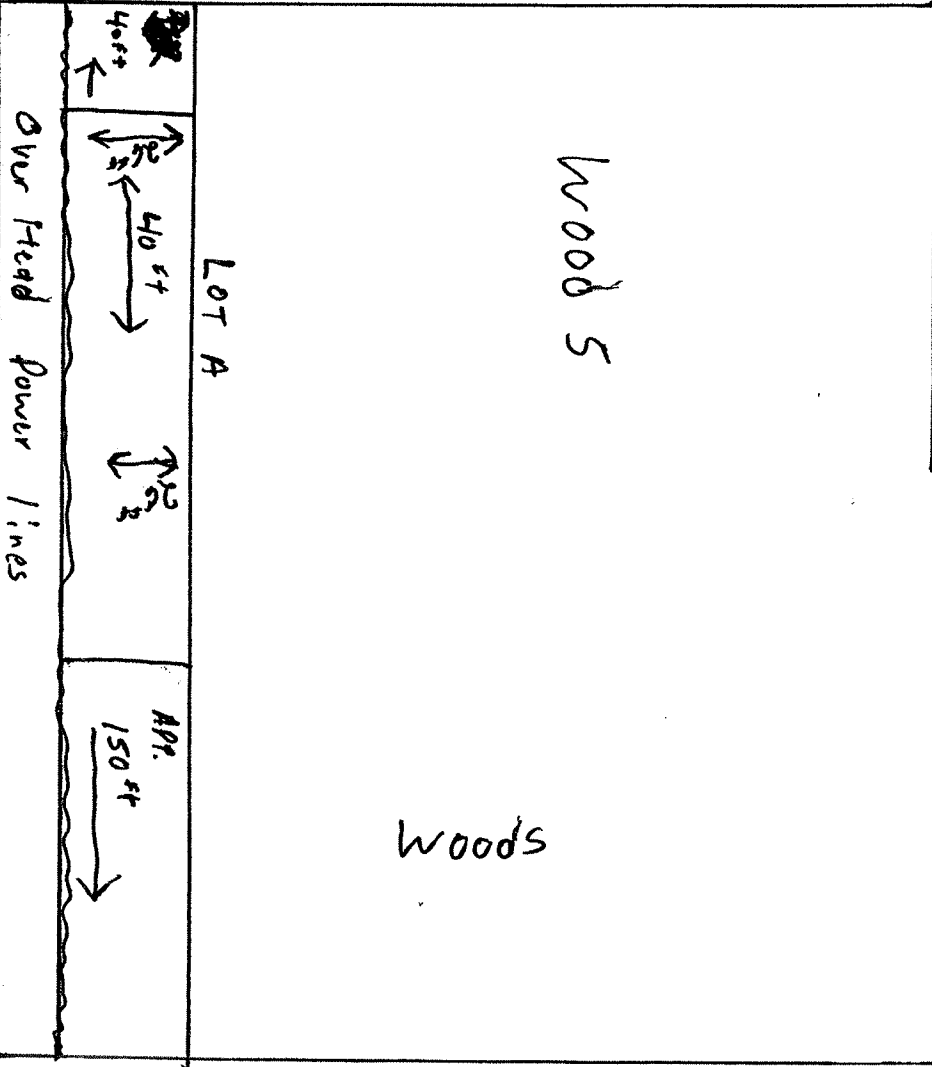
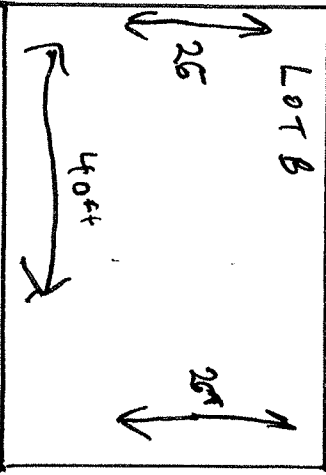
REVISED: DEC. 31, 1986

HAMPDEN DISTRICT

SECTION 120
INSERT

Lot A would be first choice
Lot B is second option for zoning
Doesn't like option A.

111
Patrick Henry Hwy



Patrick Henry Hwy

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

Meeting Date: June 3, 2020
Item No.: 3
Department: Planning and Community Development
Staff Contact: Wade Bartlett / Robert Love
Issue: Special Use Permit – Surface Mining Operation

Summary:

The County has received an application for a Special Use Permit application from Mary Kay Simpson and Averette Simpson, Jr. to conduct surface mining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and surface mining facilities are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the May 22, 2020 and May 29, 2020 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 mining area will be located and surrounding property. The parcel is outlined in red. Attachment (6) is a copy of the proposed site plan.

The purpose of the Special Use is to conduct surface mining operations for amethysts. There will be no major traffic or noise emitted from the operation.

Attachments:

1. Special Use Permit Application
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. Proposed Site Plan (To be Provided by Applicant)

Recommendations:

1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

Motion _____	Paige _____	Hunt _____	Jones _____
Second _____	Sandlin _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	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: MARY Kay Simpson & Aderette Simpson JM
Applicant's Address: 261 SCUFFLIN ACRES LANE PROSPECT, VA 23960
Applicant's Telephone Number: (434) 392 4321 or 434 390 6136

Present Land Use: Open Field

Legal Description of Property with Deed Book and Page No. or Instrument No. pg 21

Tax Map # 21-A-10 Acreage : _____

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

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Fields - hay

Height of Principal Building (s): Feet no Buildings Stories _____

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.

Mary Kay Simpson 03-12-2020
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.

Aderette Simpson 03-12-2020
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.

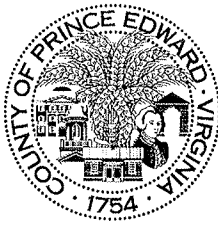
Application Fee **\$300.00** Fee Received by MARY Kay Simpson Date 4/29/2020

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) 642-8837

Attachment (1)



Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, May 22, 2020 and Friday, May 29, 2020.



NOTICE OF PUBLIC HEARINGS

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  4. A request by Long Tree, LLC /Muhammad Umar Alahbakshs to rezone Tax Map Parcel 19-A-70, with an address of 85 Railroad Avenue, Prospect, VA 23960 from A-1, Agricultural Conservation Zone to C-1, Commercial Zone.
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- ~~~~~

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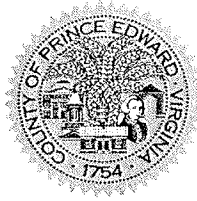
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BOARD OF SUPERVISORS

Jerry R. Townsend  
Chairman  
J. David Emert  
Vice Chairman  
Beverly M. Booth  
Pattie Cooper-Jones  
Llew W. Gilliam, Jr  
Robert M. Jones  
Odessa H. Pride, Ed.D.  
James R. Wilck



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

May 26, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Special Use Request – Mary Kay Simpson and Averette Simpson, Jr.

The Prince Edward County Planning Commission will hold a public hearing on June 3, 2020 at 7 p.m. to receive citizen input on a request by Mary Kay Simpson and Averette Simpson, Jr. for a Special Use Permit to conduct surface mining operations for amethysts on Tax Map Parcel 21-A-10, near Scufflin Acres Lane, Prospect. This parcel is located in the A1 (Agricultural Conservation) zoning district. Prior to operating, all surface mining facilities require 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 requests.

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If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

W.W. Bartlett  
County Administrator

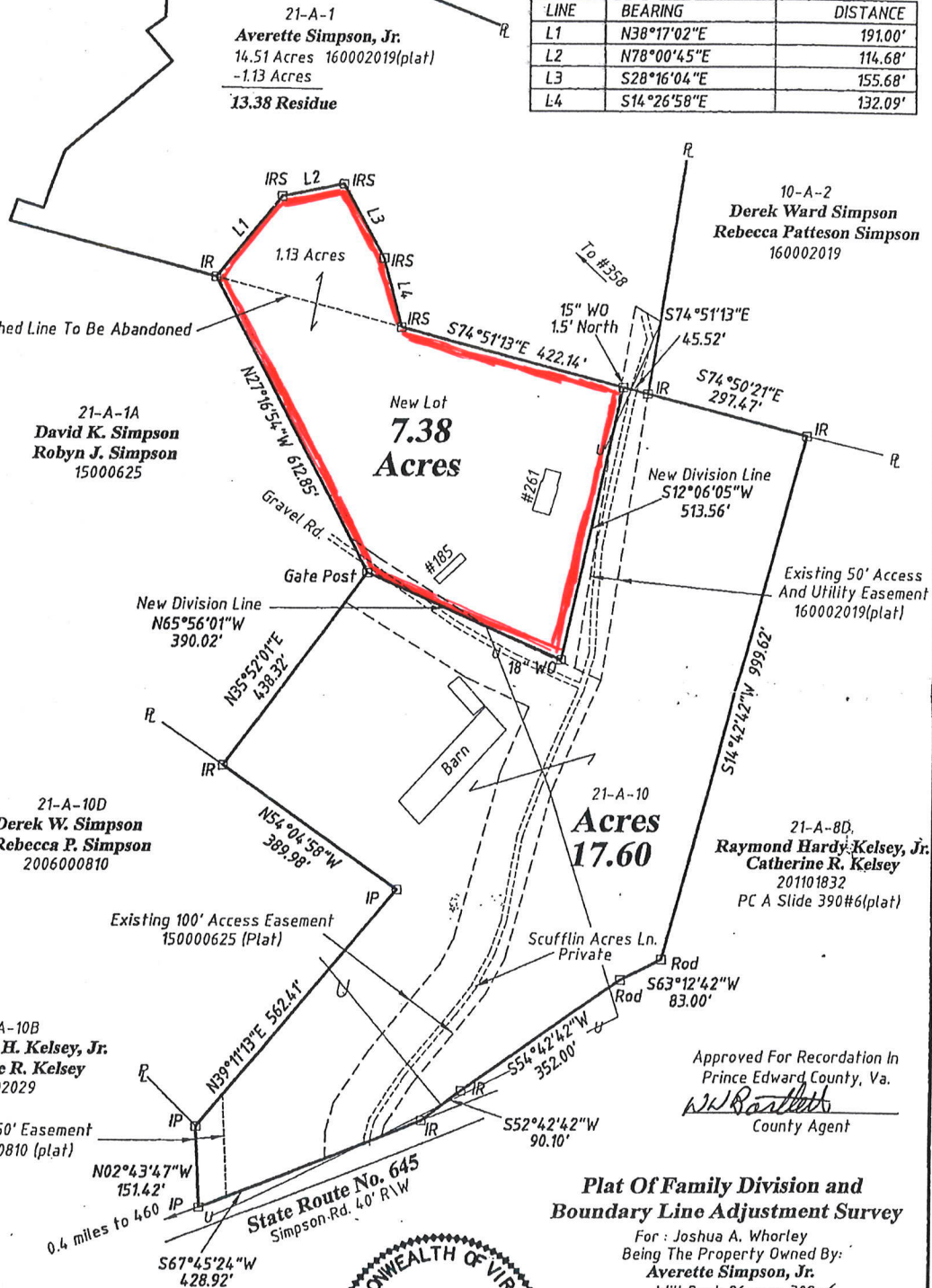
D.B. 319 p. 887 (plat)

**Legend**  
 IRS = Iron Rod Set  
 IR = Iron Rod  
 IP = Iron Pipe  
 WO = White Oak  
 U = Overhead Utility

**Watson and Duggan PLC**  
 Land Surveying x Planning  
 1001 E. Third St., Farmville, Va. 23901  
 434-391-3500

New Division Line Table

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N38°17'02"E | 191.00'  |
| L2   | N78°00'45"E | 114.68'  |
| L3   | S28°16'04"E | 155.68'  |
| L4   | S14°26'58"E | 132.09'  |



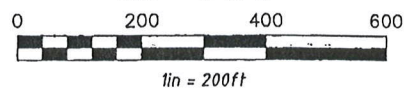
**Notes**

1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat is a composite based on plats recorded in Prince Edward Co. The 7.38 acre lot is based on a current field survey.



**Plat Of Family Division and Boundary Line Adjustment Survey**

For : Joshua A. Whorley  
 Being The Property Owned By:  
**Averette Simpson, Jr.**  
 Will Book 26 page 302 ✓  
 Deed Book 157 page 73 ✓  
 Deed Book 138 page 06 ✓  
 Deed Book 174 page 356 ✓  
 Deed Book 183 page 566 ✓  
 Deed Book 206 page 17 ✓  
 Prospect District, Prince Edward County, Va.  
 19116 10-07-19



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

**Meeting Date:** June 3, 2020  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Rezoning A-2 to MHP

**Summary:**

The County has received an application for a Rezoning application from Mr. Thomas Martin for tax map parcel 52-A-31 on Old Ridge Road, owned by Thomas Martin, Attachment (1). This parcel is in an A2, Agricultural Residential zoning district and requires rezoning to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park.

The public hearing notice was published in the May 22, 2020 and May 29, 2020 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 mobile home park will be placed and surrounding property. The parcel is outlined in red on the tax map Attachment (6) displays the proposed site plan.

The purpose of the Rezoning is to allow for the remodeling and re-opening of the mobile home park. Due to the fact that it has been out of operation exceeding two years, it is not considered to be allowed as a non-conforming use aka grandfathered by the Code of Virginia and Prince Edward County Zoning Ordinance. The site currently has seven mobile home hookups/sites per the County tax records. This use would generate trips by the residents and their guest. It is recommended that rules be established by Mr. Martin as far as quiet time by park residents as well as installing some site security lighting so as not to shine onto adjacent properties.

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
- 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. Site Plan

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Rezoning.

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

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Magisterial District \_\_\_\_\_

25PM

County of Prince Edward

PLEASE PRINT OR TYPE

PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT

I, WE THOMAS H. MARTIN  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

\_\_\_\_\_ Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)

Modifying the Zoning District Classification of the following described property from the A-2  
 District(s), to the MHP District.

Location / Legal Description of Property: Deed Book / Page No. 2013 / 1837 or Instrument No. \_\_\_\_\_  
 Tax Map # 052 A 31 Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.

UNOCCUPIED mobile Home PARK

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.

Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: THOMAS H. MARTIN Thomas H. Martin  
 Signature

Address: 361 ERNEST-MARTIN DR Farmville 6 MARCH 2020  
 Date

Farmville VA 23901 Phone: 434-223-8713 E-mail: TMARTIN CONTRACT@KINCY.NC  
 Owner(s) of Property  
 Name: cell 434-547-3713

Signature

Address: \_\_\_\_\_ Date

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Schedule A

Describe the requested amendment to the Zoning Ordinance, (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.

Remodel - Reopen mobile Home PARK

Schedule B

Contiguous property owner(s) to be affected by this proposed change.

| Name                       | Address                            |
|----------------------------|------------------------------------|
| <u>Lacy JUANITA CHERRY</u> | <u>1131 old Ridge RD Farmville</u> |
| <u>JAMES ANEMA</u>         | <u>1135 old Ridge RD Farmville</u> |
| <u>Paul P Hicks</u>        | <u>215 Ridgeway DR Farmville</u>   |
| <u>MARK FLORES</u>         | <u>1343 old Ridge RD Farmville</u> |

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

- Application Fee Re-zoning Permit \$300  
 Application Fee Zoning Amendment \$300

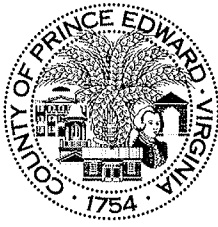
Application  
 Fee Received By NWP Date 3/6/2020  
 Cash  Check  # \_\_\_\_\_

The above permit 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 Building & Zoning  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

Attachment (1)



Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, May 22, 2020 and Friday, May 29, 2020.

---



### NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

The Planning Commission will hold public hearings on Wednesday, June 3, 2020 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 making recommendations to the Board of Supervisors on the following:

1. A request by James R. Napier for a Special Use Permit to construct and operate a "truck yard" on Tax Map Parcel 120-A-35-B1, with an address of 111 Patrick Henry Highway, Meherrin.
2. A request by Mary Kay Simpson and Averette Simpson, Jr. for a Special Use Permit to conduct surface mining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect.
3. A request by Thomas Martin to Rezone Tax Map Parcel 52-A-31, Eggleston Circle Mobile Home Park on Old Ridge Road, from A-2, Agriculture Residential to MHP, Manufactured Home Park\_ to allow for the remodeling and re-opening of the mobile home park.
4. A request by Long Tree, LLC /Muhammad Umar Alahbakshs to rezone Tax Map Parcel 19-A-70, with an address of 85 Railroad Avenue, Prospect, VA 23960 from A-1, Agricultural Conservation Zone to C-1, Commercial Zone.
5. A request by Michael & Elizabeth Dowler for a Special Use Permit to construct and operate a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road.

Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to info@co.prince-edward.va.us. Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must 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 Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

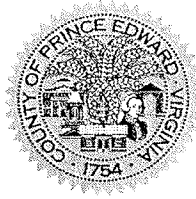
A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.





BOARD OF SUPERVISORS

Jerry R. Townsend  
Chairman  
J. David Emert  
Vice Chairman  
Beverly M. Booth  
Pattie Cooper-Jones  
Llew W. Gilliam, Jr  
Robert M. Jones  
Odessa H. Pride, Ed.D.  
James R. Wilck



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett

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

Office: (434) 392-8837  
Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

May 26, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Rezoning Request – Thomas Martin

The Prince Edward County Planning Commission will hold a public hearing on June 3, 2020 at 7 p.m. to receive citizen input on a request by Thomas Martin to Rezone Tax Map Parcel 52-A-31, Eggleston Circle Mobile Home Park on Old Ridge Road, from A-2, Agricultural Residential to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park. This parcel is located in the A2 (Agricultural Residential) zoning district. Prior to operating Mobile Home Park facilities require rezoning to an MHP Zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be rezoned. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. 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. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

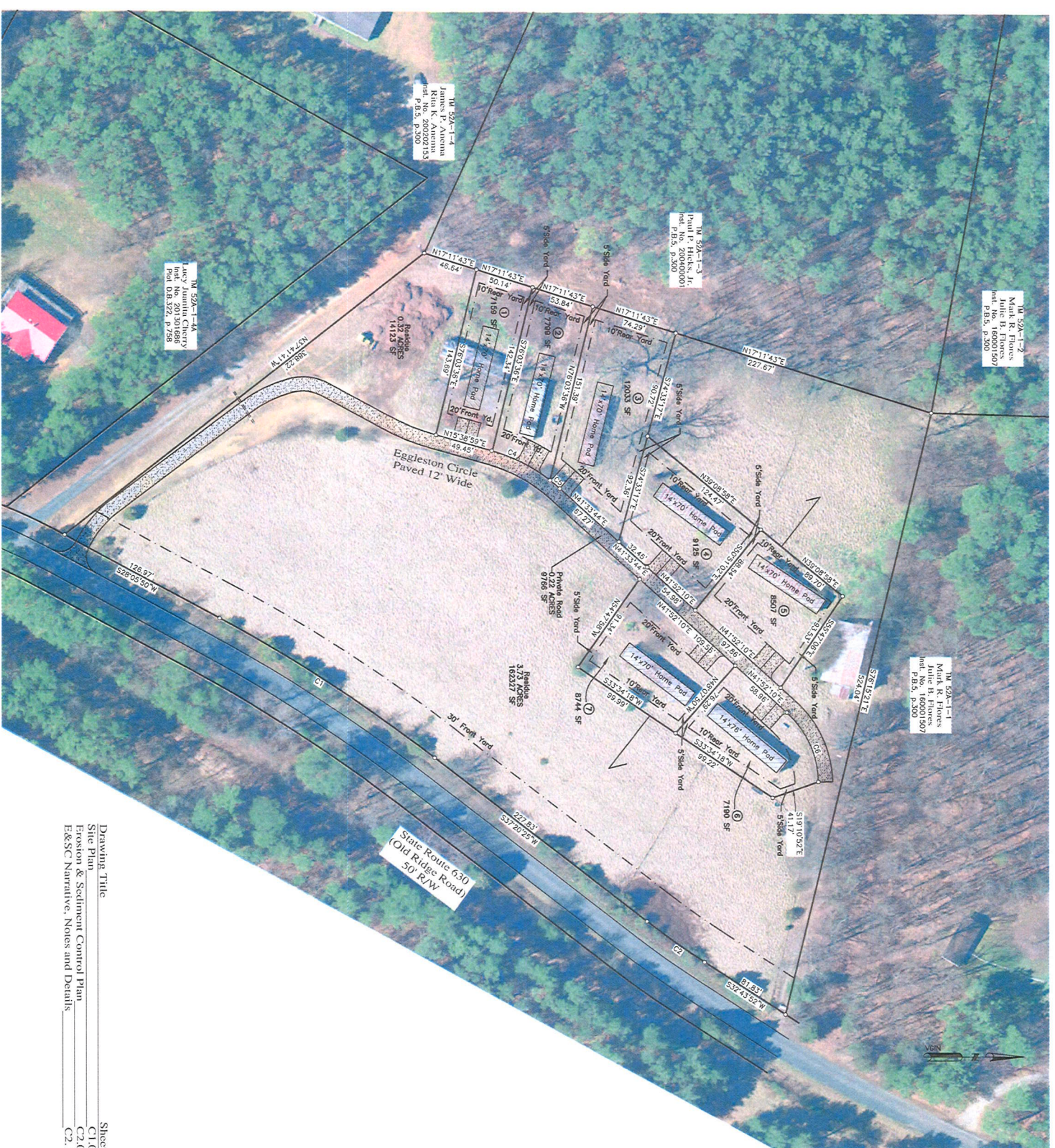
If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

W.W. Bartlett  
County Administrator







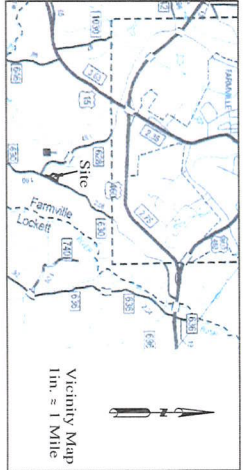
M 52A-1-2  
Mark R. Flores  
Julie H. Flores  
Plot No. 180001807  
P.B.S. P.300

M 52A-1-3  
Paul P. Hicks, Jr.  
Plot No. 200202153  
P.B.S. P.300

M 52A-1-4  
John W. Ayers  
Kira K. Ayers  
Plot No. 200202153  
P.B.S. P.300

M 52A-1-4A  
Lucy Lumina Cherry  
Plot No. 200202153  
P.B.S. P.300

M 52A-1-1  
Mark R. Flores  
Julie H. Flores  
Plot No. 180001807  
P.B.S. P.300



Site Data:  
Owner: Thomas H. Martin  
Inst. No. 160000143  
Plot D.B. 131, P.129  
Address: 361 Fames-Martin Dr.  
Farmville, VA 23901  
Phone: (434) 223-8713  
Cell: (434) 392-5713

Civil Engineer:  
Maxey & Associates, P.C.  
AumRoy S. Coleman, Jr., PE, L.S.  
P.O. Box 90, 606 East Third Street  
Farmville, VA 23901  
Phone: (434) 392-8827  
Fax: (434) 392-1996  
E-mail: ecoleman@maxeyassoc.com

Project Description:  
The proposed development is to re-open an existing manufactured home park that has been unoccupied for more than 2 years and bring it up to the current zoning requirements. The replaced home sites are to be in the general location as the existing home sites.

Location: Farmville District, Prince Edward County, Virginia

Tax Map No.: 52-A-31

Parcel Acreage: 5.83E Acres (Plot No. 160000143)

Disturbed Acreage: 0.98 Acres (Minimal Grading, Disturbance includes yard restoration, improving driveway, and constructing parking areas)

Existing Zoning: A2

Proposed Zoning: MHHP

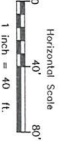
Flood Zone:  
This land is situated in a F.L.R.M flood plain zone X (greens determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, Virginia, Community Panel No. 510239 0009 C, effective date October 2, 2009.

Stormwater Considerations: The site sheet flows in all directions.

| Curve # | Radius   | Length  | Delta    | Chord Direction | Chord Length |
|---------|----------|---------|----------|-----------------|--------------|
| C1      | 1352.19' | 218.14' | 9.1436°  | S32°43.08'W     | 217.91'      |
| C2      | 745.54'  | 59.86'  | 4.3613°  | S38°09.08'W     | 59.96'       |
| C4      | 147.85'  | 55.42'  | 21.2838° | N26°31.56'E     | 55.10'       |
| C5      | 147.85'  | 10.82'  | 4.1129°  | N39°28.00'E     | 10.81'       |
| C6      | 80.32'   | 66.47'  | 47.2459° | N65°33.11'E     | 64.59'       |

Drawing Title  
Site Plan  
Erosion & Sediment Control Plan  
E&S Narrative, Notes and Details

Notes:  
1. Base map is a composite of:  
1.1. Re-processed digital improvements from the 2018 VGN aerial  
1.2. Boundary information taken from plot by John R. Nurnydy, Jr., dated August 21, 1994 with State Route 630 right of way digitized from 2015 VGN aerial.



| No. | Date | DESCRIPTION | BY: CAD |
|-----|------|-------------|---------|
|     |      |             |         |
|     |      |             |         |
|     |      |             |         |

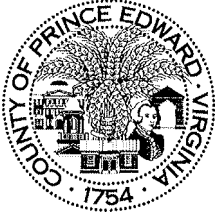
**MAXEY & ASSOCIATES, P.C.**  
ENGINEERS SURVEYORS PLANNERS  
PO BOX 90 FARMVILLE VIRGINIA 23901  
PHONE: 434-392-8827 FAX: 434-392-1996

**Martin Manufactured Home Park**  
Farmville District, Prince Edward County, Virginia  
**Site Plan**

**Progress Print**

C1.0  
2020004





County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** June 3, 2020  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett  
**Issue:** Special Use Permit – Umar – Pawn Shop

**Summary:**

The County has received an application for a Special Use Permit application from Mr. Muhammad Umar Alahbakshs for tax map parcel 19-A-70 addressed as 85 Railroad Ave, Attachment (1). The purpose of the Special Use is to operate a pawn shop at the site. This site is zones as General Commercial, C-1 with limited uses. The site was rezoned to C-1 in November 2011 with the following allowed uses (1) Automobile Sales, (2) Retail Sales, (3) Personal Services Uses, (4) Gasoline Station, (5) Convenience Store and (6) Restaurant use.

The public hearing notice was published in the May 22, 2020 and May 29, 2020 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 business will operate and the surrounding property. The parcel is outlined in red.

The proposed hours of operations are from 10:00 a.m. – 7:00 p.m. Monday through Saturday. The site has a long history of retail operation and has ample parking and is already lit. The site is located on Highway 460 with a current Average Annual Daily Traffic volume of 9,100 with existing commercial entrances. The proposed Pawn Shop will not significantly impact traffic volumes at the location and the use is compatible with the existing uses and the County’s Comp Plan. No other similar uses are located in the vicinity, the use would diversify the economy in the area and provide area citizens the ability to use a nearby local business. Currently local residents have to travel several miles to use the services offered by such an establishment.

**Attachments:**

1. Special Use Permit Application
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letter sent to adjoining property owners
5. Plat of Tax Parcel with adjoining Properties

**Recommendations:**

1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

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

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Magisterial District \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT**

I, WE Long Tree LLC, c/o Muhammad Umar Alahbakshs  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

       Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
  X   Modifying the Zoning District Classification of the following described property from the Agricultural  
 District(s), to the Commercial District.

Location / Legal Description of Property: Deed Book / Page No. \_\_\_\_\_ or Instrument No. 20111534  
 Tax Map # 019 A 70 Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.  
85 Railroad Ave Gas Station + Convenience Store + Retail

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.  
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: Long Tree LLC c/o Muhammad Umar Alahbakshs [Signature] Signature  
 Address: 107 Beverly Court Farmville VA 23901 2/3/20 Date  
 Phone: 434-414-6459 E-mail: \_\_\_\_\_

Owner(s) of Property  
 Name: \_\_\_\_\_ Signature  
 Address: \_\_\_\_\_ Date  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Schedule A

Describe the requested amendment to the Zoning Ordinance, (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.

Rezone this special use Commercial establishment in Agricultural zone to a Commercial zone. Property is located on Rt 460, which is a Corridor Development area, designed and designated for commercial use by the Comprehensive Plan. Near Village Center Area, which is also designated for commercial use.

Schedule B

| Name                                 | Address                                                  |
|--------------------------------------|----------------------------------------------------------|
| <u>John C. Marsden</u>               | <u>115 Railroad Ave Prospect, VA 23960 contiguous</u>    |
| <u>Walter W. Marsden</u>             | <u>115 Railroad Ave Prospect, VA 23960</u>               |
| <u>Roger G &amp; Deborah Lundeen</u> | <u>101 Railroad Ave Prospect, VA 23960 contiguous</u>    |
| <u>Terry Wolfe c/o Tammy Dunkley</u> | <u>2688 Abilene Rd Charlotte CH, VA 23923 across Rt.</u> |
| <u>Shirley Bucknam</u>               | <u>PO Box 7 Prospect, VA 23960 across Rt. 460</u>        |
| <u>Travis D Harris III</u>           | <u>43 Harris Dr Prospect, VA 23960 across Rt. 460</u>    |

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

Application Fee Re-zoning Permit \$300  
 Application Fee Zoning Amendment \$300  
 Application Fee Received By W Bartlett Date 2/2/2020  
 Cash  Check  # 0162

The above permit 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 Building & Zoning  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837



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A complete copy of the Special Use Permit and Rezoning applications are 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 need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.



# Prince Edward County

## SUP Request

Applicant: Long Tree, LLC /Muhammad Umar

Tax Map:

19-A-70

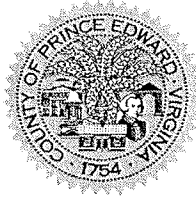
### Schedule B

List of adjoining Property owners and mailing addresses for the property for a proposed Rezoning from A-1 to C-1 for a Pawn Shop.

| Parcel ID                       | Owner                              | Address                                              | Note |
|---------------------------------|------------------------------------|------------------------------------------------------|------|
| 19A-3-8                         | CHARLIE BRISENTINE                 | 36 MOUNTAIN VIEW ROAD PAMPLIN, VA<br>23958           |      |
| 19A-A-18                        | DAVIS MEMORIAL PRESBYTERIAN CHURCH | 6946 PRINCE EDWARD HIGHWAY<br>PROSPECT, VA 23960     |      |
| 19A-3-4                         | HENNING H. & PHYLLIS K. FULCHER    | PO BOX 2 PROSPECT, VA<br>23960                       |      |
| 19A-A-14<br>19A-A-10            | ROGER G. & DEBORAH T. LUNDEEN      | PO BOX 728 FARMVILLE, VA<br>23901                    |      |
| 19A-A-15                        | KAREN FULCHER                      | PO BOX 67 PROSPECT, VA<br>23960                      |      |
| 19A-A-1<br>19A-A-1A             | SHIRLEY D. BUCKMAN ET AL           | PO BOX 7 PROSPECT, VA<br>23960                       |      |
| 19A-A-1B                        | WESLEY & PRSCILLA BUCKMAN          | 6713 BATTLEWOOD ROAD<br>RICHMOND, VA 23234           |      |
| 19A-A-3<br>19A-A-33<br>19A-2-33 | TRAVIS D. HARRIS                   | 43 HARRIS DRIVE PROSPECT, VA<br>23960                |      |
| 19A-A-8                         | TERRY WOLFE C/O TAMMY DUNKLEY      | 2588 ABILENE ROAD CHARLOTTE<br>COURT HOUSE, VA 23923 |      |
|                                 |                                    |                                                      |      |
|                                 |                                    |                                                      |      |
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BOARD OF SUPERVISORS

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COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

May 26, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Rezoning and Special Use Permit Request – Long Tree, LLC / Muhammad Umar Alahbakshs

The Prince Edward County Planning Commission will hold a public hearing on June 3, 2020 at 7 p.m. to receive citizen input on a request by Long Tree, LLC / Muhammad Umar Alahbakshs to Rezone Tax Map Parcel 19-A-70, with an address of 85 Railroad Avenue, Prospect VA 23960 from A-1, Agricultural Conservation Zone to C-1, Commercial Zone with a Special Use Permit to locate a Pawn Shop. This parcel is located in the A1 (Agricultural Residential) zoning district. Prior to operating, Pawn Shop facilities a rezoning to a C-1 Commercial Zoning District along with a Special Use Permit is required.

You are receiving this notice because you own land in the vicinity of the property requested to be rezoned and approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. 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. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. 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.

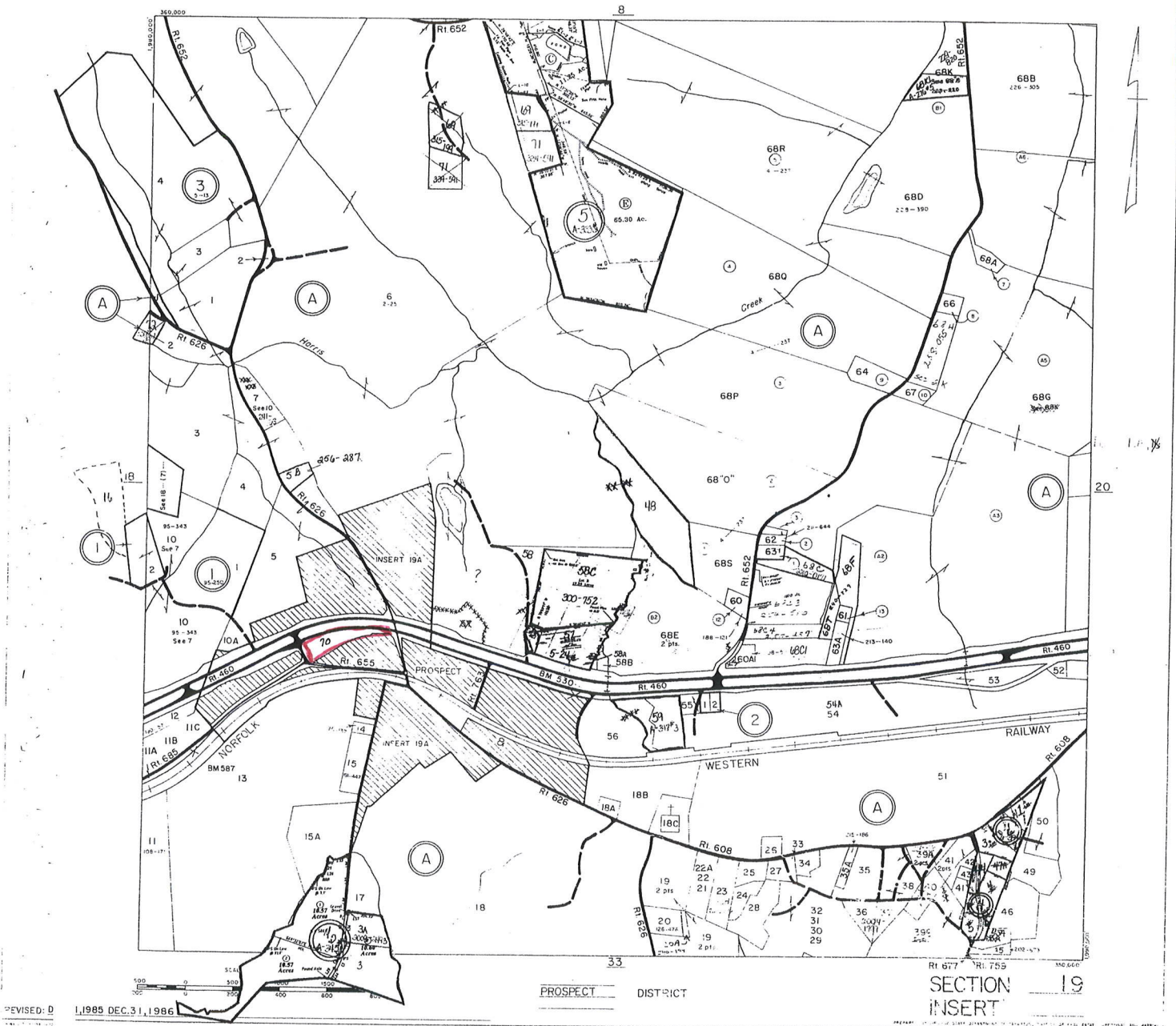
Respectfully,

W.W. Bartlett

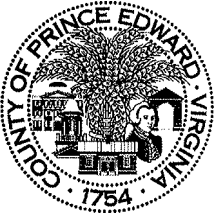
County Administrator

Attachment (4)

PRINCE EDWARD COUNTY



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

**Meeting Date:** June 3, 2020  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit - Campground and Outdoor Recreational Facility

**Summary:**

The County has received an application for a Special Use Permit application from Michael & Elizabeth Dowler for tax map parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and requires a Special Use Permit to locate and operate campground and outdoor recreation activities.

The public hearing notice was published in the May 22, 2020 and May 29, 2020 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 proposed site plan.

The purpose of the Special Use is to construct campground and outdoor recreational facilities. There will be campsites along with various recreational buildings at the facility, thus traffic will be generated.

This use would generate trips by the residents and their guests. It is recommended that rules be established as far as quiet time for individuals who are camping on-site as well as installing some site security lighting so as not to shine onto adjacent properties.

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
- 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. Proposed Site Plan (To be provided by Applicant)

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| Motion _____    | Paige _____   | Hunt _____        | Jones _____  |
| Second _____    | Sandlin _____ | Gilliam _____     | Watson _____ |
| Prengaman _____ | Jenkins _____ | Leatherwood _____ | 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: Michael & Elizabeth Dowler  
Applicant's Address: 6989 meherrin Rd Farmville Va 23901  
Applicant's Telephone Number: ( 1 ) 434-223-8699

Present Land Use: woodland

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
See tax map #25 A21  
52 Acres

Tax Map # 25 Acreage : 52

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) increased road use noise will be minimal as campers will be mostly down by the river.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) very compatible as there is a camp site across the river that has but on stilts with old camp on site.

Height of Principal Building (s): Feet NA Stories NA

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 \_\_\_\_\_

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.

Michael Dowler Signature of Property Owner(s) \_\_\_\_\_ Date 2-19-2020

Elizabeth Dowler Signature of Property Owner(s) \_\_\_\_\_ Date 2-19-2020

\_\_\_\_\_  
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 38 Date \_\_\_\_\_

Attachment (1)





Please publish the following public hearing notice in **THE FARMVILLE HERALD** on Friday, May 22, 2020 and Friday, May 29, 2020.

---



### NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

The Planning Commission will hold public hearings on Wednesday, June 3, 2020 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 making recommendations to the Board of Supervisors on the following:

1. A request by James R. Napier for a Special Use Permit to construct and operate a "truck yard" on Tax Map Parcel 120-A-35-B1, with an address of 111 Patrick Henry Highway, Meherrin.
2. A request by Mary Kay Simpson and Averette Simpson, Jr. for a Special Use Permit to conduct surface mining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect.
3. A request by Thomas Martin to Rezone Tax Map Parcel 52-A-31, Eggleston Circle Mobile Home Park on Old Ridge Road, from A-2, Agriculture Residential to MHP, Manufactured Home Park\_ to allow for the remodeling and re-opening of the mobile home park.
4. A request by Long Tree, LLC /Muhammad Umar Alahbakshs to rezone Tax Map Parcel 19-A-70, with an address of 85 Railroad Avenue, Prospect, VA 23960 from A-1, Agricultural Conservation Zone to C-1, Commercial Zone.
5. A request by Michael & Elizabeth Dowler for a Special Use Permit to construct and operate a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road.

Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to info@co.prince-edward.va.us. Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must 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 Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

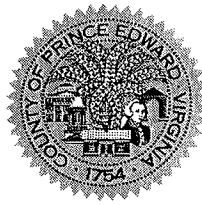
A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.





BOARD OF SUPERVISORS

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COUNTY OF PRINCE EDWARD, VIRGINIA

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May 26, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Special Use Request – Michael & Elizabeth Dowler

The Prince Edward County Planning Commission will hold a public hearing on June 3, 2020 at 7 p.m. to receive citizen input on a request by Michael & Elizabeth Dowler for a Special Use Permit to construct and operate a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road. This parcel is located in the A1 (Agricultural Conservation) zoning district. Prior to operating all campground and outdoor recreational facilities require 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 requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. 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. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

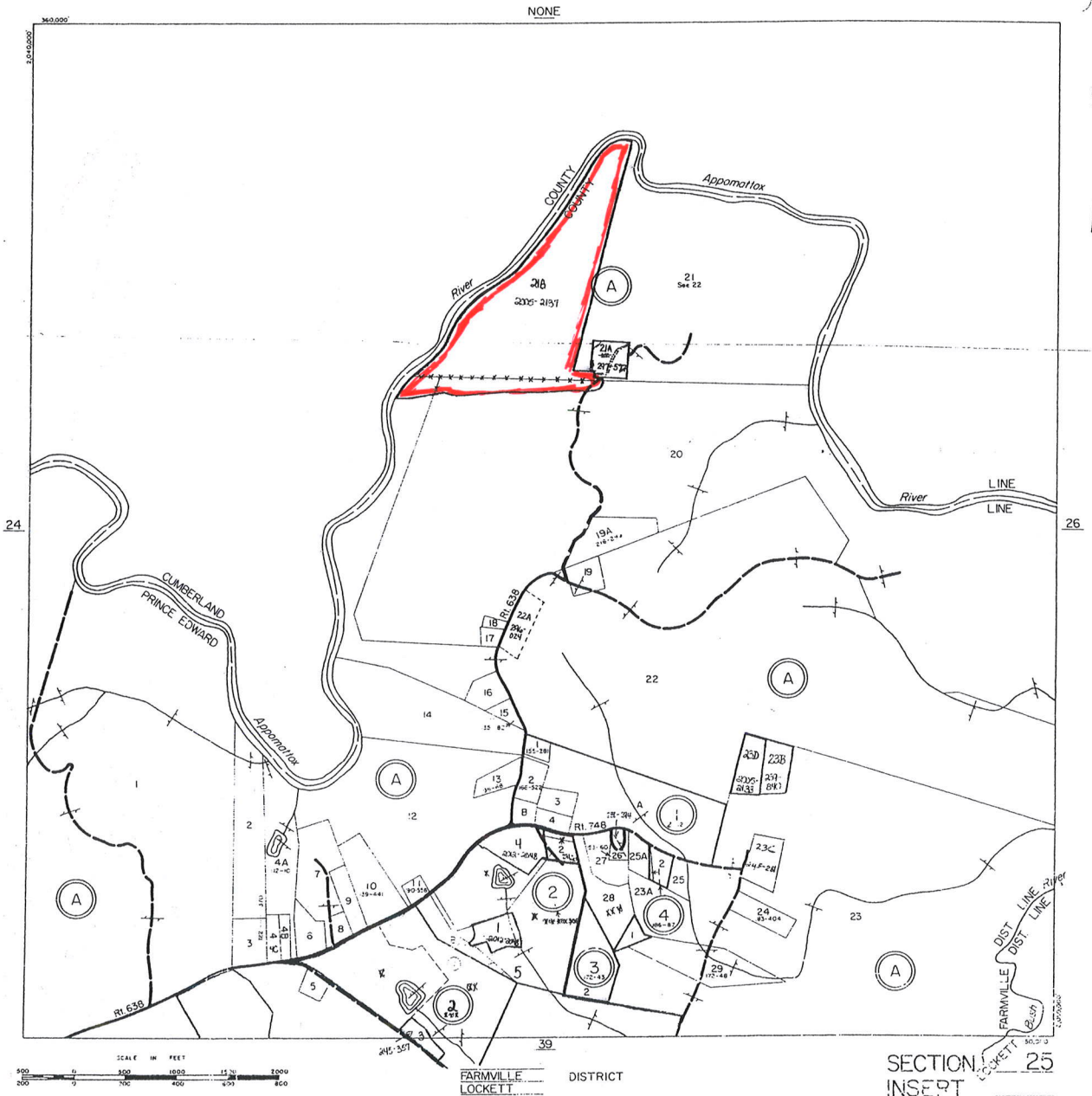
If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

W.W. Bartlett

County Administrator

PRINCE EDWARD COUNTY



REVISED: DEC. 31, 1986