



**PRINCE EDWARD COUNTY
PLANNING COMMISSION**

February 21, 2017

AGENDA

	<u>Page</u>
1. Chairman will call the February meeting to order.	
2. Approval of the Minutes: March 15, 2016, October 25, 2016, December 20, 2016 and January 17, 2017	1
3. Public Hearing: Par 3 Development Group, LLC	27
4. Old Business	
5. New Business	



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: February 21, 2017
Item No.: 2
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Approval of Minutes

Summary:

Approval of Meeting Minutes – March 15, 2016, October 25, 2016, December 13, 2016 and January 17, 2017

Attachments: Meeting Minutes

Recommendation:

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



**Prince Edward County Planning Commission
Meeting Minutes
March 15, 2016
7:00 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
 Donald Gilliam Preston L. Hunt
 Mark Jenkins Jack Leatherwood
 John “Jack” W. Peery, Jr. John Pregelman
 Cannon Watson

Absent: Robert “Bobby” Jones

Staff Present: Rob Fowler, Director of Planning & Community Development

Chairman Townsend called the March 15, 2016 meeting to order at 7:00 p.m.

Approval of Minutes: January 19, 2016:

Chairman Townsend requested any changes or corrections be made known. Chairman Townsend presented two corrections.

Chairman Townsend made a motion, seconded by Commissioner Peery, to approve the January 19, 2015 minutes with corrections; the motion carried:

Aye: Preston C. Hunt Nay: (None)
 Mark Jenkins
 Robert M. Jones
 Clifford Jack Leatherwood
 Chris Mason
 John “Jack” W. Peery, Jr.
 John Pregelman
 John Townsend, III
 Cannon Watson

Absent: Donald Gilliam

In Re: Public Hearing – Proposed Subdivision Amendment

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors concerning amendments to the Subdivision Ordinance regarding Road Improvements and Bonding. Notice of this public hearing was advertised

according to law in the Friday, March 4, 2016 and Friday, March 11, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Rob Fowler, Director of Planning and Community Development, stated that after reviewing Section 4, General Regulations of the current Subdivision Ordinance, staff recommends amending Section 4-4 which deals with Improvements to provide additional measures to ensure better development of streets, roads and entrances; to ensure that developers comply with the current Virginia Department of Transportation's (VDOT) secondary street acceptance requirements and pavement guidelines; and to address bonding requirements to ensure they are developed and completed as approved by the County.

Mr. Fowler stated an amendment was discovered that had been made in 2009 to the Subdivision Ordinance to address issues that came about at The Manor, and the topic was pulled from the January Board of Supervisors meeting. VDOT has design guidelines in place that must be followed to ensure roads are accepted into the state system.

Chairman Townsend questioned the action taken in 2009. Mr. Fowler stated the amendment to Section 4-4 was to clean up the bonding to include these other public infrastructure to be turned over. The key piece of this is to ensure the developer had to prove to the County that the work was paid for and no liens could pop up, or they could put up the bond. The goal is to ensure the streets are entered into the state system where they are maintained properly.

Mr. Fowler said the County Attorney is reviewing the County Code, seeing what needs to be updated and matching the County Code with the State regulations; it is a long process. He stated one inquiry was made regarding bonding but there was no opposition to this proposed amendment.

Chairman Townsend opened the public hearing.

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

Chairman Townsend made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors the amendment to Section 4-4 of the Subdivision Ordinance, Acceptance of dedication to public use, bonding; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Clifford Jack Leatherwood Chris Mason John "Jack" W. Peery, Jr. John Prengaman John Townsend, III Cannon Watson	Nay:	(None)
Absent:	Robert M. Jones		

Sec: 4-4 Acceptance of dedication to public use: bonding.

- (a) The act of approval and recordation of a subdivision plat shall be acceptance of dedication for public use of any right of way located within any subdivision which is constructed or proposed to be constructed within the subdivision or section thereof, subject to the exceptions set forth in §4-4 of this Code.
- (b) (1) Any street, curb, gutter, sidewalk, bicycle trail, drainage or sewerage system, waterline as part of a public system or other improvement dedicated for public use, and maintained by the County, the Commonwealth, or other public agency, and other site-related improvements required by local ordinances for vehicular ingress and egress, including traffic signalization and control, for public

access streets, for structures necessary to ensure stability of critical slopes, and for stormwater management facilities, financed or to be financed in whole or in part by private funds shall be accepted only if the owner or developer (i) certifies to the governing body that the construction costs have been paid to the person constructing such facilities; (ii) furnishes to the governing body a certified check or cash escrow in the amount of the estimated costs of construction or a personal, corporate or property bond, with surety satisfactory to the governing body, in an amount sufficient for and conditioned upon the construction of such facilities, or a contract for the construction of such facilities, and the contractor's bond with like surety, in like amount and so conditioned; or (iii) furnishes to the governing body a bank or savings institution's irrevocable letter of credit on certain designated funds satisfactory to the governing body as to the bank or savings institution, the amount and the form. The amount of such certified check, cash escrow, bond, or letter of credit shall not exceed the total of the estimated cost of construction based on unit prices for new public or private sector construction in the County and a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities, which shall not exceed twenty-five percent of the estimated construction costs. "Such facilities," as used in this section, means those facilities specifically provided for in this section, subject to the following conditions:

1. **No more than 60 percent of the building permits in any recorded section of a subdivision shall be issued until the first layer of asphalt concrete on all streets in that section has been completed.**
2. **Except as provided in subparagraph (3) below, no more than 90 percent of the building permits in any section of a subdivision shall be issued until the streets have been constructed to state standards and accepted into the state system.**
3. **An exception may be approved by the County Administrator to conditions one and two. The subdivider or its successor or assigns requesting an extension may appeal the County Administrator's decision to the Board of Supervisors which shall render a decision upon the appeal within two months after the date of the Board's first hearing on the matter unless the subdivider consents to action beyond such time or withdraws his appeal.**
4. **Upon written request by the subdivider, the administrator may approve surety reductions in a cumulative amount of not more than 90 percent of the total cost of satisfactorily completed improvements and may approve further surety reductions, as appropriate, based upon the percentage of satisfactorily completed improvements. Surety reductions may not occur before the completion of at least 30 percent of the improvements.**

Upon final completion and acceptance of said improvements in residential or residential townhouse subdivisions with streets, the release of any remaining surety shall be subject to the requirements of Section 4-4. For the purpose of final release, the term "acceptance" shall be defined as the date the board of supervisors meeting at which the board adopts the resolution requesting the street acceptance into the VDOT state system for street maintenance.

Construction Requirements:

All subdivision streets or roads shall also be constructed in accordance with the current Virginia Department of Transportation's (VDOT) secondary street acceptance requirements and the pavement design guide and any other VDOT requirements that apply to secondary streets.

Such standards and guidelines address, among other things, the location, number, spacing and design of entrances, median openings, turn lanes, street intersections, traffic signal, and interchanges. When the state regulations and this ordinance are in conflict, the more stringent of the two shall apply.

Street or road construction shall commence no later than the time of issuance of the first building permit for a lot located on such streets or roads. Within twelve (12) months of issuance date the street or road shall be built and maintained to the minimum standard of the VDOT Pavement Design Guide for Subdivision and Secondary Roads prior to completion of the base coat per the engineers approved design. Additional construction requirements can be found in section 4-4 above. Construction of the street or road shall be inclusive of its entire length from point of connection with an existing VDOT street or road. Interior streets or roads adjoining the first street or road shall meet the same criteria.

If the deadlines required by this section are not met, the Administrator shall be authorized to deny or suspend the final approval of any building permits for lots in the subdivision applied for by the subdivider or its successor or assigns and initiate such actions as may be appropriate to use the financial guarantee provided under Section 4 to complete such streets or roads in accordance with VDOT standards, until such time as the subdivider is in compliance with this section.

- (b) (2) If a developer records a final plat which may be a section of a subdivision as shown on an approved preliminary plat and furnishes to the governing body a certified check, cash escrow, bond, or letter of credit in the amount of the estimated cost of construction to the facilities to be dedicated within said section for public use and maintained by the County, the Commonwealth, or other public agency, the developer shall have the right to record the remaining sections shown on the preliminary plat for a period of five years from the recordation date of the first section, or for such longer period as the local commission or other agent may, at the approval, determine to be reasonable, taking into consideration the size and phasing of the proposed development subject to the terms and conditions of this ordinance and subject to engineering and construction standards and zoning requirements in effect at the time that each remaining section is recorded. If the governing body has accepted the dedication of a road for public use and such road due to factors other than its quality of construction is not acceptable into the secondary system of state highways, then the subdivider or developer shall be required to furnish the County with a maintenance and indemnifying bond, commercial or County, with surety satisfactory to the governing body, in an amount sufficient for and conditioned upon the maintenance of such road until such time as it is accepted into the secondary system of state highways. In lieu of such bond, the governing body may accept a bank or savings institution's irrevocable letter of credit on certain designated funds satisfactory to the governing body as to the bank or savings institution, the amount and the form or accept payment of a negotiated sum of money sufficient for and conditioned upon the maintenance of such road until such time as it is accepted into the secondary system of state highways and assume the subdivider's or developer's liability for maintenance of such road. "Maintenance of such road" as used in this section means maintenance of the streets, curb, gutter, drainage facilities, utilities or other street improvements, including the correction of defects or damages and the removal of snow, water or debris, so as to keep such road reasonably open for public usage.
- (c) In the case of harvesting and reforestation of a tract of timber, if an easement for ingress and egress to and from the tract of timber is clearly designated on a plat showing such way, then the provisions of the foregoing paragraph of this section shall not apply provided that the final subdivision plat submitted for approval to the Planning Commission, or Agent, as the case may be, shall bear the notation, "The easement of way shown hereon is for ingress and egress for the purposes of harvesting and reforestation only, and shall not be considered to be a dedicated way and shall, upon the completion of harvesting and reforestation be deemed to be extinguished by operation of law."
- (d) Notwithstanding the provisions of paragraph (b)(2) of this section, provided the developer and the governing body have agreed upon the delineation of sections within a proposed development, the developer shall not be required to furnish to the governing body a certified check, cash escrow, bond or letter of credit in the amount of the estimated cost of construction of facilities to be dedicated for public use within each section of the development until such time as construction

plans are submitted for the section in which such facilities are to be located.

Old Business

Commissioner Pregelman asked if there are other subdivision inquiries currently; Mr. Fowler stated there are none at this time.

Commissioner Peery asked if there have been issues at the Day Care center that was before the Planning Commission recently. Mr. Fowler stated there have been no issues reported and it appears to be successful.

Mr. Fowler stated the Board of Supervisors approved the Zoning amendment regarding Day Care and the Special Use Permit for the Bed and Breakfast. He added a tentative date for the next Planning Commission meeting is April 19 [2016] but there is no business currently.

Commissioner Watson asked if any complaints have been received regarding the concrete plant project. Mr. Fowler said not at this time, and the pad sites are almost complete; they are looking at August for a completion date of the building. Discussion followed.

New Business

(None)

Chairman Townsend made a motion, seconded by Commissioner Pregelman, and adopted by the following vote:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Clifford Jack Leatherwood Chris Mason John "Jack" W. Peery, Jr. John Pregelman John Townsend, III Cannon Watson	Nay:	(None)
Absent:	Robert M. Jones		

the meeting was adjourned at 7:14 p.m.

Next Meeting: April 19, 2016



**Prince Edward County Planning Commission
Meeting Minutes
October 25, 2016
7:00 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
Donald Gilliam Preston L. Hunt
Mark Jenkins Jack Leatherwood
John Pregelman
Absent: Robert "Bobby" Jones, John "Jack" W. Peery, Jr., Cannon Watson
Staff Present: Rob Fowler, Director of Planning & Community Development

Chairman Townsend called the October 25, 2016 meeting to order at 7:00 p.m.

Approval of Minutes: August 16, 2016:

Chairman Townsend requested any changes or corrections be made known.

Chairman Townsend made a motion to approve the August 16, 2016 minutes as presented; the motion carried:

Aye: Donald Gilliam Nay: (None)
Preston C. Hunt
Mark Jenkins
Clifford Jack Leatherwood
Chris Mason
John Pregelman
John Townsend, III
Absent: Robert M. Jones
John "Jack" W. Peery, Jr.
Cannon Watson

In Re: Public Hearing – Special Use Permit – Barry and Gwendolyn Martin

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors concerning a Special Use Permit application to permit the operation of a Bed and Breakfast in an existing dwelling located at 248 Pisgah Church Road on Tax Map Parcel 041-19-1, owned by Barry and Gwendolyn Martin. Notice of this public hearing was advertised according to law in the Friday, October 14, 2016 and Friday, October 21, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler reported a Special Use Permit application was received to permit the operation of a Bed and Breakfast in an existing dwelling located at 248 Pisgah Church Road on Tax Map Parcel 041-19-1, owned by Barry and Gwendolyn

Martin. The property is presently zoned A1, Agricultural Conservation, and this zoning classification permits Bed and Breakfast by Special Use Permit.

Chairman Townsend opened the public hearing.

Barry Martin presented his intent to convert a hay barn into a one-bedroom apartment, initially for his family use, but also to make it available to the public to rent for a special event. He stated this would not be a long-term rental. The structure is in the middle of 31.7 acres and is adjacent to the High Bridge Trail.

Commissioner Pregelman asked about parking; Mr. Martin stated there is a circular driveway, three quarters of a mile long.

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

Chairman Townsend made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors the special use permit application to permit the operation of a Bed and Breakfast in an existing detached dwelling located at 248 Pisgah Church Road on Tax Map Parcel 041-19-1 owned by Barry and Gwendolyn Martin; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Clifford Jack Leatherwood Chris Mason John Pregelman John Townsend, III	Nay:	(None)
Absent:	Robert M. Jones John "Jack" W. Peery, Jr. Cannon Watson		

In Re: Public Hearing – Proposed Zoning Amendment: Manufactured Home

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors concerning amendments to the Zoning Ordinance regarding the Manufactured Home Subdivision classification. Notice of this public hearing was advertised according to law in the Friday, October 14, 2016 and Friday, October 21, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler said staff recommends removing the language regarding Manufactured Home Subdivision from the A1, Agricultural Conservation and A2, Conservation Residential zoning classifications along with the definition of Manufactured Home Subdivision from Article VI, Section 6-200.3 (C). He stated there were no inquiries or opposition received regarding this issue.

Chairman Townsend opened the public hearing.

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

Chairman Townsend made a motion, seconded by Commissioner Pregelman, to approve for recommendation to the Board of Supervisors the removal of the language regarding Manufactured Home Subdivision from the A1, Agricultural Conservation and A2, Conservation Residential zoning classifications and the definition of Manufactured Home Subdivision from Article VI, Section 6-200.3(C); the motion carried:

Aye: Donald Gilliam
Preston C. Hunt
Mark Jenkins
Clifford Jack Leatherwood
Chris Mason
John Pregelman
John Townsend, III

Nay: (None)

Absent: Robert M. Jones
John "Jack" W. Peery, Jr.
Cannon Watson

ARTICLE II DISTRICT REGULATIONS

Sec. 2-100 A1 Agricultural Conservation District

Sec. 2-100.1 Statement of Intent

The A1 Agricultural Conservation District applies to those areas designated as agricultural and forestal on the future land use map of the Prince Edward County Comprehensive Plan. Agricultural, forestry and related uses are encouraged within A1 Districts. Very low-density residential and related uses are allowed in recognition that very low density residential development can be compatible with agricultural and forestry activities. The A1 District also allows certain limited commercial uses in recognition of the County's historic development patterns.

Sec. 2-100.3 Permitted Uses

(A) The following uses are permitted by right in the A1 Agricultural Conservation District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards.

1. Agricultural Use Types

Agriculture * Commercial Feed Lots *
Farm Employee Housing Farm Stand
Forestry Operation
Stable *

2. Residential Use Types

Accessory Apartment * Home
Occupation * Manufactured Home
Manufactured Home, Accessory * Manufactured Home,
Emergency * ~~Manufactured Home Subdivision~~
Residential Human Care Facility Single Family
Dwelling, Detached Two Family Dwelling

adoption or marriage to the person who maintains the home shall not be counted towards this total. The care of 5 or less individuals for portions of a day shall be considered a home occupation.

HOME OCCUPATION - An accessory use of a dwelling unit for gainful employment involving the on-site production, provision, or sale of goods and/or services.

MANUFACTURED HOME - A single or multi-sectional manufactured home. MANUFACTURED HOME,

ACCESSORY - A manufactured home that is subordinate to a single-family dwelling on a single lot.

MANUFACTURED HOME, EMERGENCY - A manufactured home used temporarily for the period of reconstruction or replacement of an uninhabitable dwelling lost or destroyed by fire, flood, or other act of nature, or used temporarily as housing relief to victims of a federally declared disaster in accordance with Sec. 300-100.3.

~~MANUFACTURED HOME SUBDIVISION - A 10 acre or larger community of manufactured home dwellings with lots that are subdivided for individual ownership.~~

MANUFACTURED HOME PARK - A 3 acre or larger tract of land intended to accommodate a manufactured home community of three or more spaces for lease or condominium ownership. A manufactured home park is also referred to as a “mobile home park”.

In Re: Public Hearing – Proposed Zoning Amendment: Retail Sales

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors concerning amendments to the Zoning Ordinance regarding Retail Sales Establishments. Notice of this public hearing was advertised according to law in the Friday, October 14, 2016 and Friday, October 21, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler reported Prince Edward County staff was contacted regarding the process to establish retail sales operations in the A1, Agricultural Conservation zoning district. After reviewing the current zoning ordinance, there are several uses listed under Commercial Use types that have sales of merchandise associated with their use, but by definition do not clearly provide for an establishment selling retail products.

Mr. Fowler stated staff suggests that the Planning Commission add a classification of “Retail Sales Establishments” as a use allowed by Special Use Permit in the A1, Agricultural zoning district. Applicants would have to meet the current development standards outlined in the ordinance and comply with any additional building codes or other state agency requirements.

Staff also suggests that the following definition of Retail Sales be added to Article VI, Section 6-200.9:

Retail Sales – The business of selling merchandise directly to customers for their own use.

Mr. Fowler stated there were inquiries from businesses and two districts do allow Retail Sales by right and by Special Use Permit for a convenience store, but does not define outside of that. He stated the Special Use Permit application process allows the Planning Commission and the Board of Supervisors to restrict, scale, and add conditions while allowing growth. He stated there was no opposition to this amendment.

Chairman Townsend questioned the definition regarding retail sales. Mr. Fowler stated a definition exists regarding sales and rentals; this language can be added to the existing definition to expand upon it. Discussion followed.

Commissioner Mason expressed his concerns regarding opening the Agricultural districts up to retail sales with no protections. These establishments should be in the commercial corridors and not by homes. Commissioner Mason

added that when Special Use Permit applications are used, the Planning Commission and Board of Supervisors can restrict square footage and add conditions. Discussion followed.

Chairman Townsend opened the public hearing.

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

Chairman Townsend stated the recommendation of Retail Sales by Special Use Permit in A1 and A2 would mean that 90% of county would be eligible. He said the revised Comprehensive Plan covers the intention and spirit of where the County wants business, and there are special strategic areas where businesses will be. We want to preserve open land.

Mr. Fowler stated he spoke with other localities that have a lot of agriculture; some of those would find an area in their Corridor, zone it commercial and at the back of that area would still be zoned agricultural. He said unless there is a very defined standard in the ordinance that stresses the use, it could resemble Route 29 in the Amherst area. He said the Comp Plan calls for Route 460 to be the commercial growth area, we likely do not want to open the County up to just any business, but the Special Use Permit process provides the County with a certain level of protection. Discussion followed.

Commissioner Pregelmann stated "Retail Sales" is up for interpretation; discussion followed.

Chairman Townsend made a motion, seconded by Commissioner Hunt, to recommend to the Board of Supervisors approval of the amendment of the Zoning Ordinance to allow by Special Use Permit in the A1, Agricultural Conservation and A2, Agricultural Residential districts, the current definition of "Retail Sales"; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Clifford Jack Leatherwood John Pregelmann John Townsend, III	Nay:	Chris Mason
Absent:	Robert M. Jones John "Jack" W. Peery, Jr. Cannon Watson		

In Re: Public Hearing – BRW Enterprises, LLC

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors concerning a Special Use Permit application to permit retail sales of sporting goods, firearms and ammunition within an existing building located at 152 Patrick Henry Highway on Tax Map Parcel 120-A-32A, owned by Jason Badeaux. Notice of this public hearing was advertised according to law in the Friday, October 14, 2016 and Friday, October 21, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler reported Prince Edward County staff was contacted regarding a Special Use Permit application to permit retail sales of sporting goods, firearms and ammunition within an existing building located at 152 Patrick Henry Highway on Tax Map Parcel 120-A-32A, owned by Jason Badeaux. This property is currently being used as a restaurant and a separate space has been constructed to operate the sporting goods and retail. This is an allowed use in the A1, Agricultural Conservation District by Special Use Permit.

Mr. Fowler stated the building has three entrances and the owners are working with the ATF to obtain a license to operate; they have met requirements to obtain a barricade. There have been no inquiries or opposition.

Chairman Townsend opened the public hearing.

Jason Badeaux stated he currently owns and operates a restaurant at the location. He and Jacob Romaine, owner of the pawn shop in Farmville, discussed operating a sporting goods, firearms and ammunition shop. He said the building is in Prince Edward County and the parking area is in Charlotte County.

Chairman Townsend questioned the proposed hours of operation for the retail shop; Mr. Badeaux stated the shop would be closed Sunday, and it would be open Monday through Saturday from 12:00 noon until 7:00 p.m. The hours at the restaurant are 12:00 noon through 9:00 p.m. during the week, and from 12:00 noon until 2:00 a.m. on Friday and Saturday. There is a cinderblock wall separating the two establishments.

Commissioner Hunt questioned the sale of liquor at the restaurant and the proximity of the gun shop. Mr. Badeaux stated alcohol license is for consumption in the restaurant and the regular customers are in local hunt clubs. He added there are other check stations nearby.

Mr. Badeaux stated their intended merchandise would include fishing rods, tackle; dog food; firearms, muzzleloaders; camping items. They do not intend to add onto the building; the retail space is approximately 800 sq ft., less than one-third of the building. He stated he would like to put a lighted box sign on the left and on the building, matching that on the restaurant.

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

Chairman Townsend made a motion, seconded by Commissioner Prengaman, to approve for recommendation to the Board of Supervisors the special use permit application to permit retail sales of sporting goods, firearms and ammunition within an existing building located at 152 Patrick Henry Highway on Tax Map Parcel 120-A-32A, owned by Jason Badeaux, to comply with the regulations as set forth by the ATF and building code, and any future expansion would require an additional Special Use Permit; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Clifford Jack Leatherwood Chris Mason John Prengaman John Townsend, III	Nay:	(None)
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Absent:	Robert M. Jones John "Jack" W. Peery, Jr. Cannon Watson
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Chairman Townsend advised Mr. Badeaux that it will now go before the Board of Supervisors, who may add stipulations.

Old Business

(None)

New Business

(None)



**Prince Edward County Planning Commission
Meeting Minutes
December 13, 2016
7:30 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
 Preston L. Hunt Mark Jenkins
 Jack Leatherwood Robert "Bobby" Jones,
 John "Jack" W. Peery, Jr., John Pregelman
 Cannon Watson
Absent: Donald Gilliam
Staff Present: Rob Fowler, Director of Planning & Community Development

Chairman Townsend called the December 13, 2016 meeting to order at 7:30 p.m.

In Re: Public Hearing – Amendments to Prince Edward County Zoning Ordinance

Chairman Simpson announced that this was the date and time scheduled for a public hearing on amendments to the Prince Edward County Zoning Ordinance. Notice of this hearing was advertised according to law in the Wednesday, November 30, 2016 and Wednesday, December 7, 2016 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Planning Commission Chairman John Townsend, III, called to order the Prince Edward County Planning Commission.

Mr. Rob Fowler, Planning and Community Development Director, stated Prince Edward County staff was contacted recently regarding the process to establish a Transitional Living Facility in the A1, Agricultural Conservation zoning district. After reviewing the current Zoning Ordinance, there is not a use classification that would allow this type of activity. He said staff suggests that the Board of Supervisors and the Planning Commission add a classification of "Transitional Living Facilities" as a use allowed by Special Use Permit in the A1, Agricultural Conservation (Article II, Section 2-100.3(B)2, and A2, Agricultural Residential (Article II, Section 2-200.3(B)2 zoning districts. Mr. Fowler stated applicants would have to meet the current development standards outlined in the

Ordinance and comply with any additional building codes or other state agency requirements. Staff also suggests that the following definition of Transitional Living Facility be added to Article VI, Section 6-200.3(C):

Transitional Housing Facility – A facility providing housing/shelter primarily to homeless or transient persons and which may provide ancillary services such as counseling and/or vocational training. Number of occupants to be determined by special use permit, Fire and Building Codes.

Supervisor Gray questioned if the definition is adopted, does that mean the facility is approved; Mr. Fowler stated each issue is separate.

Supervisor Timmons asked if these could be located anywhere in the county; Mr. Fowler stated it is proposed for only A1 and A2 districts. Mr. Fowler said they would need to follow the building and fire codes and there are limits on occupancy. He added anyone wishing to operate a facility would have to follow the Special Use Permit process; there is no regulation by the State or licensing for this type of facility. During the Special Use Permit process, the Planning Commission and Board of Supervisors will be able to specify the number of people that may stay at the facility at a time, the number of volunteers and staff, the hours of operation, and other factors, and it is up to the Board to set the limitations for each request. Discussion followed.

Supervisor Timmons made a motion, seconded by Supervisor Wilck, to take no action tonight and send the issues back to the Planning Commission for more information prior to a recommendation of their findings.

Supervisor Jones stated both the Board and the Commission are in attendance for the public hearing, as well as citizens for the purpose of the hearing; he suggested hearing the public opinion and then decide whether to send it back to the Planning Commission or move forward.

Supervisor Timmons withdrew his motion.

Supervisor Jones joined the Planning Commission; he presented the petition regarding possible rezoning.

Mr. Fowler stated there has been contact from surrounding property owners, two in opposition, one in support of the project. There has been no direct contact regarding the amendment, only the potential facility.

Mr. Bartlett reminded all that the issue presently before the Board and Planning Commission is to determine the outcome of the amendment to the Zoning Ordinance only. The next public hearing would be on the Special Use Request.

Chairman Simpson opened the public hearing.

Monroe Preston, owner of the property and Chairman of the local Salvation Army, stated he has been working with the homeless for six to eight years. He said there is a need in this community. Mr. Preston said an agreement has been drawn up to use the house as a temporary overnight, emergency shelter, with no intention on anyone staying for an extended period of time. He added the house and the organization are both insured.

Debora Warner, Rescue Mission Secretary and Treasurer, stated over the past six years, people have been given shelter in local churches. She explained the intake process, then stated the people are given dinner, they have access to bathing facilities, and may sleep safely. In the morning, the people are given breakfast and a bag lunch, and are taken back to town. She presented several examples of typical people helped.

Supervisor Timmons questioned the process used to verify the information given on the intake forms. Ms. Warner stated they search belongings and research through the Virginia State registry online; they also have a working relationship with the Sheriff's office and an account with BeenVerified.

Supervisor Timmons stated there is a petition of surrounding property owners opposed to the facility. Ms. Warner stated they were not aware of it, no one approached them.

Supervisor Gray asked if anyone has come to them to voice their concerns. She said there has been no contact or comments made to them. She added there have been no issues from anyone that has stayed with them; they did receive a donation of toys and clothes.

Discussion followed regarding the potential safety issues and concerns from surrounding property owners.

Planning Commissioner Peery questioned the largest number of people assisted at one time in the history of the organization. Ms. Warner stated the most was three years ago, six people were assisted. Normally it is one or two people.

Supervisor Townsend asked if there has ever been any incidents of violence. Ms. Warner stated there has been no violence. Discussion followed on the type of people normally served. Mr. Preston stated they refer people to STEPS, Crossroads and other churches for more assistance, depending on their circumstances. Ms. Warner added the intake is done at the Beulah AME Church.

Johnna Shular, President of the Farmville Area Rescue Mission (FARM), stated the program was started in 2010 and there have been no issues. More than ten organizations work in conjunction to assist people. The organization is faith-based, and the proposed location would only house four people, genders would be separate. There are statistics to show the need; a couple hundred people have been assisted since 2012, and STEPS has a Rapid

Rehouse Grant that can assist people further. From July 1 to November 1 [2016], 28 families have been assisted through a Homeless Solutions grant, and 17 were diverted to FARM. Discussion followed.

Deana Bennett, Hampden District, presented concerns regarding the facility and the lack of or miscommunication regarding the shelter for the homeless overnight. She stated the proper channels were not followed and is concerned that proper procedure won't be followed in the future. She said the safety of the neighbors must be considered, as there are elderly and children in the area. While the project is admirable, the residents need assurance that there will be background checks and the property values will not decline. Ms. Bennett stated it had been reported in the newspaper that long-term housing may be in the future plans for the shelter. She requested the Commission and the Board find out more about the proposed facility prior to making a decision.

Stephanie Aprzese spoke in favor of the homeless shelter, as she went through homelessness herself. She said the Rescue Mission took her in and now she has her own apartment, works two jobs and will attend Longwood University in the fall. She said she supports the facility, adding there is a need in this community.

Supervisor Cooper-Jones stated there is truly a need, although it may not be a good location. She stated STEPS and the FARM provide assistance to many, while most of us do not see the need. She then commended and thanked the organizations and Mr. Bartlett for his assistance in finding help for someone recently.

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

Planning Commissioner Chairman Townsend questioned the Commission members on any discussion.

In his role on the Planning Commission, Supervisor/Commissioner Jones said the need is there and the issue needs to be looked at, but there isn't enough information currently to make that decision. He said the neighbors need to be considered also.

Commissioner Jones made a motion, seconded by Commissioner Leatherwood, to revisit this issue at the January 2017 Planning Commission meeting, to allow time for more information to be gathered from other localities, in regard to stipulations and other determining factors. The motion carried unanimously:

Aye:	Preston C. Hunt	Nay:	(None)
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Prensaman		
	John Townsend, III		
	Cannon Watson		
Absent:	Donald Gilliam		

Commission Chairman Townsend presented the Planning Commission's recommendation to the Board of Supervisors to delay action and revisit the issue at the January 2017 Planning Commission meeting, and to present a further recommendation after that time.

Supervisor Timmons made a motion, seconded by Supervisor Townsend, to accept the Planning Commission's recommendation table action and send the issue back to the Planning Commission for further information; the motion carried:

Aye:	Pattie Cooper-Jones	Nay: None
	Calvin L. Gray	
	Robert M. Jones	
	Odessa H. Pride	
	Howard F. Simpson	
	C. Robert Timmons, Jr.	
	Jerry R. Townsend	
	Jim R. Wilck	

Planning Commission Chairman Townsend adjourned the Planning Commission at 8:41 p.m.

Next Meeting: January 17, 2017



**Prince Edward County Planning Commission
Meeting Minutes
January 17, 2017
7:00 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
 Donald Gilliam Mark Jenkins
 Clifford Jack Leatherwood Robert "Bobby" Jones
 John Pregelman Cannon Watson

Absent: Preston L. Hunt, John "Jack" W. Peery, Jr.

Staff Present: Rob Fowler, Director of Planning & Community Development

Mr. Rob Fowler, Director of Planning & Community Development, called the January 17, 2017 organizational meeting to order at 7:00 p.m.

Election of Chairman

Mr. Fowler called for nominations for the position of Chairman. Commissioner Jones nominated Commissioner Townsend, seconded by Commissioner Pregelman. Mr. Fowler called for any additional nominations. There being none, he closed nominations. The motion carried:

Aye: Donald Gilliam Nay: (None)
 Mark Jenkins
 Robert M. Jones
 Clifford Jack Leatherwood
 Chris Mason
 John Pregelman
 John Townsend, III
 Cannon Watson

Absent: Preston C. Hunt, John "Jack" W. Peery, Jr.

Mr. Fowler turned the meeting over to Chairman Townsend.

Election of Vice-Chairman

Chairman Townsend called for nominations for the position of Vice-Chairman. Commissioner Watson nominated Commissioner Mason, seconded by Commissioner Pregelman. Chairman Townsend called for further nominations; there being none, he called for the vote for Commissioner Mason as Vice-President. The motion carried:

Aye: Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John Prengaman
John Townsend, III
Cannon Watson

Nay: (None)

Absent: Preston C. Hunt, John "Jack" W. Peery, Jr.

Set Day, Time and Place of Regular Meetings

Chairman Townsend called for suggestions regarding the regular meeting schedule.

Chairman Townsend made a motion, seconded by Commissioner Mason, to hold the regular Planning Commission meetings on the third Tuesday of the month at 7:00 p.m. in the Board of Supervisors room of the Courthouse; the motion carried:

Aye: Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John Prengaman
John Townsend, III
Cannon Watson

Nay: (None)

Absent: Preston C. Hunt, John "Jack" W. Peery, Jr.

Chairman Townsend requested a meeting schedule for 2017 be distributed.

Adoption of Commission Bylaws

Chairman Townsend emphasized Section 16 of the By-Laws, regarding the Certified Planning Commissioner's Training Program; he highly recommended the members to attend.

Commissioner Prengaman made a motion, seconded by Commissioner Jenkins, to adopt the Bylaws as presented; the motion carried:

Aye: Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John Prengaman
John Townsend, III
Cannon Watson

Nay: (None)

Absent: Preston C. Hunt, John "Jack" W. Peery, Jr.

**Bylaws Of
Prince Edward County Planning Commission**

- 1) Meetings shall be held on a monthly basis, normally on the third Tuesday of the month at 7:00 P.M. in the Board of Supervisor's room. The schedule may be altered at any regularly scheduled meeting. Meetings may be cancelled due to lack of business, but the Commission shall meet at least every two months.
- 2) Additional meetings may be held at any time upon the call of the chairman, or by a majority of the members of the commission, or upon request of the Board of Supervisors following at least twenty-four hours' notice to each member of the commission.
- 3) The commission at its regular meeting in January of each year shall elect a chairman and vice-chairman. The recording secretary shall be the Director of Planning and Community Development or a designated alternate, who shall make an audiotape of the proceedings of each meeting and prepare minutes for the permanent records of the commission.
- 4) The duties and powers of the officers of the planning commission shall be as follows:
 - A. Chairman
 - Preside at all meetings of the commission.
 - Call special meetings of the commission in accordance with the bylaws.
 - Sign documents of the commission.
 - See that all actions of the commission are properly taken.
 - B. Vice-Chairman

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all duties and be subject to all the responsibilities of the chairman.
 - C. Recording Secretary
 - Prepare an audiotape of the proceedings of each meeting of the commission.
 - Prepare minutes from the audiotape of each meeting in detail sufficient to include the tenor of public comments and the commission's reasoning underlying each decision or recommendation.
 - Circulate a copy of the minutes to each member of the commission before the next meeting.
 - Prepare the agenda for all commission meetings.
 - Be custodian of commission records.
 - Inform the commission of correspondence relating to business of the commission and attend to such correspondence.
 - Handle funds allocated to the commission in accordance with its directives, state law, and county ordinances.
 - Sign official documents of the commission.
- 5) All maps, plats, site plans, and other materials submitted to the commission shall be filed in the office of the Director of Planning and Community Development and maintained for public access until the project to which they relate has been completed or vacated. Minutes of the commission's meetings shall be permanently filed in the office of the planner and maintained for public access.

- 6) Matters referred to the commission by the Board of Supervisors shall be placed on the calendar for consideration and possible action at the first meeting of the commission after the referral and appropriate public notification.
- 7) A majority of the members of the commission shall constitute a quorum for the transaction of business, but no quorum shall be required for informational meetings at which no action is to be taken.
- 8) Reconsideration of any decision of the commission may be taken when the interested party for such reconsideration makes a showing satisfactory to the chairman that, without fault or deliberate omission on his own part, essential facts were not presented to the chairman.
- 9) Roberts Rules of Order for Committees shall govern the commission's proceedings in all cases not specifically ordered by these bylaws.
- 10) Order of consideration of agenda items in a public hearing:
 - Director of Planning and Community Development or other staff member presents report including summary of all comments (written, electronic and verbal) received from interested parties and makes a recommendation.
 - Commission members may question the staff member on the presentation.
 - Proponent(s) of the agenda item make presentations as appropriate.
 - Opponent(s) of the agenda item make presentations as appropriate.
 - Applicant make rebuttal of objections not previously covered.
 - Commission members may question applicant, proponents, or opponents or may offer comments on the agenda item.
 - Commission may opt to gather additional information about the matter and take action at a future meeting, or vote on recommendation, whether approving or denying request, to Board of Supervisors.
- 11) Any member of the commission who has any personal or financial interest in any matter before the commission shall declare the nature of that interest and shall if the interest constitutes a legal conflict of interest by Virginia law recuse him/herself from the deliberations on that matter, including lobbying other members, participating in the discussions, or voting on the matter. In cases where the interests do not raise to the level of legal conflict of interest by Virginia law, a member may voluntarily recuse him/herself in the interest of avoiding the appearance of conflict. All commission members shall be sensitive to the importance of impartiality and shall endeavor to always avoid any actual or appearance of conflict of interest.
- 12) Each member of the commission who has knowledge that he/she will be unable to attend a scheduled meeting of the commission shall notify the County Administrator's office at the earliest opportunity. The Director of Planning and Community Development shall notify the chairman if projected absences will produce a lack of quorum. Members who are absent from three consecutive meetings, or who are absent from more than half of the commission's meetings during a calendar year, will be referred to the Prince Edward County Board of Supervisors for possible replacement.
- 13) The vice-chairman shall succeed the chairman if he vacates his office before his term is completed. A new vice-chairman shall be elected at the next regular meeting.
- 14) These bylaws may be recommended for amendment at any meeting having a quorum present by a majority vote, provided that notice of such proposed amendment has been given to each member in writing at least two weeks prior to its consideration. If recommended for approval, proposed amendments must then be adopted by the Board of Supervisors before becoming effective.
- 15) Planning Commission members are strongly encouraged to attend a Virginia Certified Planning Commissioner's Training Program within two years of their appointment to the Planning

Commission. This certification course will provide a basic foundation of planning law, history, and technical expertise needed by planning commissioners to maximize their competency and ability to render legally defensible decisions and recommendations. Costs associated with the program will normally be paid by Prince Edward County.

Commissioner Hunt entered the meeting at this time.

Approval of Minutes: October 25, 2016 & December 13, 2016

Chairman Townsend made a motion, seconded by Commissioner Jones, to postpone the review of the meeting minutes from October 25, 2016 and December 13, 2016 until the February meeting; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Robert M. Jones Clifford Jack Leatherwood Chris Mason John Prengaman John Townsend, III Cannon Watson	Nay:	(None)
Absent:	John "Jack" W. Peery, Jr.		

In Re: Public Hearing – Special Use Permit – W.C. Newman Co., Inc., and Adams Construction

Chairman Townsend announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request for a Special Use Permit by W. C. Newman Co., Inc. and Adams Construction to allow a lighted monument sign. Notice of this hearing was advertised according to law in the Friday, January 6, 2017 and Friday, January 13, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Rob Fowler, Planning and Community Development Director, stated Prince Edward County received a special use permit application to permit the installation of one lighted free standing sign located at 10630 Prince Edward Highway, on Tax Map Parcel 21-A-83B, owned by High Bridge Realty, Inc. The free-standing sign will be approximately six feet in height, and 32 square feet of signage. The property is zoned A2, Agricultural Residential. Section 2-200.3 of the Prince Edward County Zoning Ordinance permits lighted signs by Special Use Permit.

Mr. Fowler stated there has been no opposition.

Commissioner Mason questioned if the sign being proposed would be located on High Bridge Realty property. Mr. Robert Atkins stated the property splits down the road; technically the sign would be on Adams Construction property or [would be a] cooperative sign, together.

Chairman Townsend opened the public hearing.

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

Commissioner Jones made a motion, seconded by Commissioner Prengaman, to approve placement of the lighted sign on 10630 Prince Edward Highway, Tax Map Parcel 21-A-83B, with specification as presented; the motion carried:

Aye: Donald Gilliam
Preston C. Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John Prengaman
John Townsend, III
Cannon Watson

Nay: (None)

Absent: John "Jack" W. Peery, Jr.

In Re: Public Hearing – Proposed Zoning Ordinance Amendment

Chairman Townsend announced this was the date and time scheduled for a Public Hearing to receive citizen input prior to considering a request for a proposed Zoning Ordinance Amendment to allow Transitional Housing Facilities in the A1, Agricultural Conservation and A2, Agricultural Residential Districts by Special Use Permit. Notice of this hearing was advertised according to law in the Friday, January 6, 2017 and Friday, January 13, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler stated Prince Edward County staff was contacted recently regarding the process to establish a Transitional Housing Facility in the A1, Agricultural Conservation zoning district. After reviewing the current Zoning Ordinance, there is not a use classification that would allow this type of use. Staff suggested that the Planning Commission add a classification of "Transitional Housing Facilities" as a use allowed by Special Use Permit in the A1, Agricultural Conservation and A2, Agricultural Residential districts.

Mr. Fowler stated a joint meeting with the Board of Supervisors was held in December [2016]; the Board referred it back to the Planning Commission. Mr. Fowler said many people feel there is a need, and each proposed location would need to apply for a Special Use Permit and carry on its own merit. He added a definition would need to be adopted, and any facility would need to follow the current fire and building codes. He said several other localities allow such use, an emergency shelter with less than ten people, as a permitted use by right.

Commissioner Hunt asked if there are other possible locations; he said the County should have something like this. Mr. Fowler stated the Commissioners need to decide on the amendment and into which districts this would be most appropriate.

Commissioner Mason stated he felt the potential definition should be more specific, but the Special Use Permit process, theoretically, would allow for details of each case.

Mr. Fowler stated these facilities provide more than just overnight housing; some offer job assistance and training. Some offer shelter for 30 days to six months. Each location is different. The definition would allow the County to have someone build a facility or enable them to have a temporary overnight facility. He said churches have been doing it but facilities are not normally available during holidays. Discussion followed.

Commissioner Prengaman stated each would need to be on a case by case basis.

Chairman Townsend opened the public hearing.

Joe Huddleston, Buffalo District, stated he is one of 29 that signed the petition in opposition of this type of facility anywhere in the County. He said a facility of this sort should be in the Town for safety reasons.

There being no one further wishing to speak, Commissioner Townsend closed the public hearing.

Commissioner Watson stated there is a need outside churches for this type of facility; if the churches could handle it, there wouldn't be a need.

Commissioner Mason said each would be handled by a Special Use Permit, each could be tweaked on a case by case basis.

Chairman Townsend stated the Commission will take ten minutes to review letters of support received from the public. After a few minutes, Chairman Townsend stated most of the letters have to do with the Special Use Application, and there is a need for a facility of this type in the County.

Commissioner Jones stated the Rescue Mission uses churches to house people within the Town limits; he questioned if the churches are outside of the Town limits, and there is nothing in place in the Ordinance, are they in violation. Mr. Fowler said if nothing is put in the Ordinance, they would be in violation. He said several localities allow churches do this in the harsh weather and have created an administrative policy; they must comply with the fire marshal and other building regulations. That is the trend of a lot of localities. Chairman Townsend understands that is an accessory use of a church.

Commissioner Jones questioned if the Town of Farmville has a facility of this sort; Mr. Fowler stated they have been discussing it, but have tabled the issue.

Chairman Townsend stated this would contribute to Prince Edward County. He said there is a need, but because of feedback from the public and personal feelings, he would have to err on the side of caution and not recommend this be approved. Discussion followed.

Chairman Townsend said while there are regulations regarding facilities such as this to follow fire and building codes, there are no licensing requirements to ensure the services provided are handled in the proper manner.

Chairman Townsend made a motion, seconded by Commissioner Mason, to not recommend the addition of a Transitional Housing Facility classification and definition into the Zoning Ordinance; the motion carried:

Aye:	Donald Gilliam Mark Jenkins Robert M. Jones Clifford Jack Leatherwood John Townsend, III	Nay:	Preston C. Hunt Chris Mason John Prengaman Cannon Watson
Absent:	John "Jack" W. Peery, Jr.		

Mr. Fowler said the issue will be before the Board of Supervisors without a recommendation for approval from the Planning Commission.

Old Business
(None)

New Business

Mr. Fowler stated a request has come to the County regarding a possible assembly use; he will forward the information to the Commission members.

Mr. Fowler then stated he and the County Administrator have discussed inviting experts to the meetings when there are no public hearings for guidance and in-house training. Mr. Fowler stated one topic to be pursued is conflict of interest.

Chairman Townsend stated that part of being a commissioner is making sure all information is received in an open forum and everyone can hear and be disputed, or reaffirmed if accurate. He stated that if someone telephones or

converses one on one, the commissioners should politely encourage the citizens to attend the meetings and public hearings so all can receive the information as a group and in a public forum. He presented a recent example, stating he had to explain to the citizen that he could not talk to them regarding the topic so as not to appear biased. Chairman Townsend stated he wants people to understand the commissioners' roles and for the commissioners to be comfortable in their positions when they encounter a citizen.

Commissioner Mason stated he would like to emphasize that the Planning Commission members are not representatives of the citizens in the districts.

Commissioner Jones asked Mr. Fowler how the churches can protect themselves when helping the people in need. Discussion followed.

Mr. Fowler queried the Commissioners about posting their emails on the County's web site. The Commissioners stated they would prefer to receive information from the staff, which would enable them to receive the information together as a group.

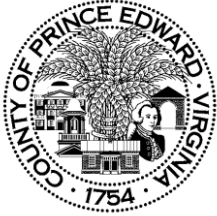
Commissioner Jones made a motion, seconded by Commissioner Pregelman, and adopted by the following vote:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Robert M. Jones Clifford Jack Leatherwood Chris Mason John Pregelman John Townsend, III Cannon Watson	Nay:	(None)
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Absent: John "Jack" W. Peery, Jr.

the meeting was adjourned at 7:57 p.m.

Next Meeting: February 21, 2017



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

Meeting Date: February 21, 2017
Item No.: 3
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Par 3 Development Group, LLC

Summary:

The County has received a special use permit application to permit the construction of a retail establishment along with an illuminated freestanding sign located at the southwest corner of the intersection of Prince Edward Highway (US 460) and Rices Depot Road on Tax Map Parcel 41-A-27 owned by Talmadge and Mary Yeatts.

The proposed Dollar General store will be approximately 7,300 square feet and provide 31 parking spaces and have illuminated signage. This is an allowed use in the A1, Agricultural Conservation District by Special Use Permit.

The store will operate between the hours of 8:00 a.m. to 11:00 p.m., Monday through Sunday, receive one delivery by tractor trailer a week during normal operating hours, and utilize “Night Friendly” LED lighting.

Attachments:

1. **Public Hearing Notice**
2. **Original Special Use Permit Application**
3. **List of Adjoining owners notified of Special Use Permit Application**
4. **Sample Letter Sent to Adjacent Owners**

Recommendations:

The Planning Commission will wish to hold a public hearing and render a decision concerning the Special Use Permit.

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



February 8, 2017

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, February 10, and Friday 17, 2017



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, February 21, 2017 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Request by Par 3 Development Group, LLC for a Special Use Permit to operate a Retail Sales Establishment and have illuminated signage located on Tax Map 41-A-27. This is an A1, Agricultural Conservation District.

A complete copy of the proposed amendments to the Zoning Ordinance and the Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 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.

COMMENTS: _____

PERMIT/APPLICATION NO _____
ZONING DISTRICT A-1
MAGISTERIAL DISTRICT District 2
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: Par 3 Development Group, LLC
Applicant's Address: 2075 Juniper Lake Road, West End, NC 27376
Applicant's Telephone Number: (910) 944-0881

Present Land Use: Vacant Lot

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
Portion of property deeded to Talmadge H. Yeatts and Mary T. Yeatts as recorded in Deed Book 158 Page 21
AKA MARY B YEATTS

Tax Map # Portion of 41-A-27 Acreage: 1.965 acres

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) No anticipated effects on adjoining property owners. Landscape buffer along residential district. Commercial entrance will have a turn lane to mitigate traffic ingress/egress. Nighttime friendly lighting with full cut-off shields. No noise, odor, dust, fumes, etc.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) In addition to the above statement, the property owner strives to be courteous and respectful neighbors. All measures will be taken to be compatible with adjacent and nearby properties.

Height of Principal Building (s): Feet 21.0' Stories 1 story

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.

Talmadge H. Yeatts Date 11-3-16
Signature of Property Owner(s) _____
Mary B Yeatts Date 11-03-2016
AKA Signature of Property Owner(s) _____
Mary T Yeatts Date 11-03-16
Signature of Property Owner(s) _____

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) 392-8837

PAR 3 DEVELOPMENT GROUP, LLC

January 20, 2017

Planning Commission
Department of Planning & Community Development
P.O. Box 382
Farmville, VA 23901

Re: Proposed Dollar General Store - Special Use Permit - Rice, Virginia

Planning Commission:

Par 3 Development Group, LLC ("Par 3") is the contract purchaser of a 1.965-acre portion of that certain parcel of real property identified as Prince Edward County Tax Map Parcel 41-A-27, which 1.965-acre portion is shown on the attached plat prepared on 10/17/16 by ECI Surveying (the "Property"). Par 3 intends to purchase the Property from the current owners (Talmadge and Mary Yeatts) and develop it for use as a retail store. The Property is currently located within an A1 Agricultural Conservation District. According to Article II, Section 2-100.3(B) of the Prince Edward County Zoning Ordinance, as amended by the Board of Supervisors at its November 8, 2016 meeting, "Retail Sales" is permitted in an A1 district by a Special Use Permit. Therefore, Par 3 hereby requests a Special Use Permit for a Retail Sales use in an A1 Agriculture Conservation District.

The proposed site for the requested Retail Sales use is located on a 1.965 acre portion of Tax Map Number 41-A-27 at the southwest corner of the intersection of Prince Edward Highway (US 460) and Rices Depot Road (SR 600). The proposed 7,500 square foot retail store will have 31 parking spaces, an ingress/egress entrance with right turn lane and taper, truck loading/unloading area with a dumpster pad, buffer and parking lot landscaping, and stormwater management BMPs.

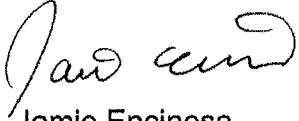
If the Special Use Permit is granted, the Property will be developed in a manner that minimizes adverse impacts to adjoining properties and the County in general. For example, the proposed right turn lane will mitigate traffic ingress/egress. Landscaping will be utilized along the residential district boundaries to provide a buffer. Nighttime friendly lighting will be used to illuminate only necessary areas, and full cut-off shields will be used to eliminate light pollution from extending beyond the Property. Appropriate measures will be taken to ensure safety and compatibility with adjacent and nearby properties.

In addition to the request for a Special Use Permit for a Retail Sales use, Par 3 hereby requests a Special Use Permit for an illuminated monument sign to be located in the north east corner of the Property to identify the proposed retail store. The proposed illuminated sign will be designed so that the lighting will not cause glare or leakage of lighting beyond the boundaries of the Property. Illuminated signs are permitted in an A1 Agricultural Conservation District by Special Use Permit pursuant to Article III, Section 3-104.5.

2075 Juniper Lake Road
West End, NC 27376

If there are any questions, comments, or concerns or if you require further information please contact me at (910) 944-0881. Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jamie Encinosa". The signature is fluid and cursive, with the first name "Jamie" written in a larger, more prominent script than the last name "Encinosa".

Jamie Encinosa
Par 3 Development Group, LLC

Prince Edward County
Special Use Permit

Applicant: Par 3 Development

Date: January 4, 2017

Schedule B

List of property owners and mailing addresses adjoin the parcel proposed for Special Use.

Parcel ID	Owner	Address	Note
041-A-28	Jennifer Dempsey	955 Rices Depot Road Rice, VA 23966	
041-A-31	Starr Jones	89 Pisgah Church Road Rice, VA 23966	
41-A-24 41-A-26 41-A-26	Virginia Estes	57 Gully Tavern Road Rice, VA 23966	
041-6-A	Carolyn Bowman	24120 Prince Edward Highway Rice, VA 23966	
041-A-48	Rice Volunteer Fire Department	P.O. Box 67 Rice, VA 23966	
041-7-3A 041-7-3C	Gregory Hicks	24095 Prince Edward Highway Rice, VA 23966	
041-7-3B	Dennis Daniels	10610 W. Bunker Hill Road Rice, VA 23966	
041-7-A 041-7-4D	Samuel Baker	P.O. Box 181 Rice, VA 23966	
041-7-4E	Joel & Joyce Yankey	82 Gully Tavern Road, Rice, VA 23966	
✓ 41-A-35	Hardy Health Services Consultants	275 Charlton Farm Lane Dillwyn, VA 23936	

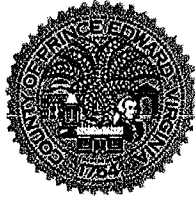
✓ 41-A-47 Pisgah Baptist Church 202 Pisgah Church Road
Rice, VA 23966

BOARD OF SUPERVISORS

HOWARD F. SIMPSON
CHAIRMAN

PATTIE COOPER-JONES
VICE CHAIRMAN

CALVIN L. GRAY
ROBERT M. JONES
CHARLES W. MCKAY
C. ROBERT TIMMONS, JR.
JERRY R. TOWNSEND
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COUNTY ADMINISTRATOR
W.W. BARTLETT

POST OFFICE BOX 382
FARMVILLE, VA 23901

(434) 392-8837 VOICE
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

February 7, 2017

RE: Special Use Permit Application at Southwest Corner of the intersection of Prince Edward Highway (US 460) and Rices Depot Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, February 21, 2017 at 7:00 p.m. to consider a Special Use Permit Application by Par 3 Development Group, LLC. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

The request by Par 3 Development Group, LLC. is to allow the construction of a retail store approximately 7,500 square in area, provide 31 parking spaces and have illuminated signage on property located on Tax Map Parcel 41-A-27 owned by Talmadge and Mary Yeatts. The property is presently zoned A1, Agricultural Conservation District, and this zoning classification permits retail sales after issuance of a Special Use Permit.

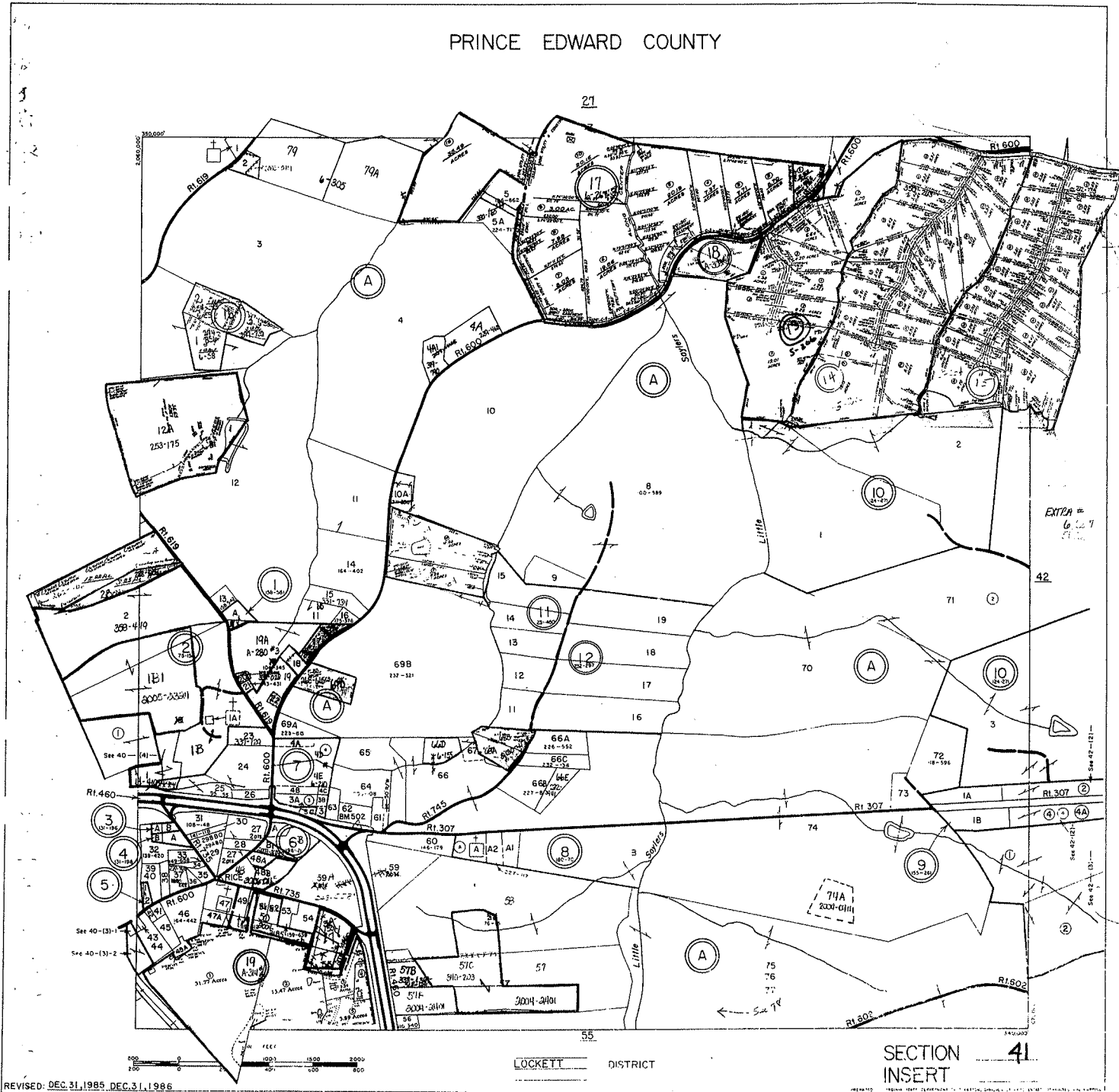
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

Sincerely,

Robert S. Fowler
Director
Planning and Community Development

PRINCE EDWARD COUNTY

21



REVISED: DEC. 31, 1985 DEC. 31, 1986

LOCKETT DISTRICT

SECTION INSERT 41

Prince Edward County, Virginia

VDOT Access Management Calculations

US Route 460 – Prince Edward Highway & Rice's Depot Road

PROJECT DESCRIPTION

This project consists of Dollar General (retail store) site located on Parcel ID No. 041-A-30. The parcel is 1.96 acres of which will be dedicated for the development of the Dollar General store.

Full Access Entrance Spacing

The VDOT Access Management Design Standards for Entrances and Intersections (Appendix F) is used to determine sight distances and spacing from full access entrances.

Prince Edward Highway (US 460) is considered a "other" principal arterial road. The proposed entrance is not located near any existing commercial entrances. The speed limit through this corridor is 55 mph.

The proposed entrance will be from Rice's Depot Road which loops around the site and ties back in to Route 460. The entrance will be located off Rice Depot Road and will be approximately 300 feet from centerline of entrance to center line of Route 460. From e/p of proposed entrance to e/p of Route 460 is 228 feet. Per Figure 4-12 Commercial Entrance Designs Along Highways With shoulders At Intersections the required distance to the intersection is 225 feet e/p to e/p. From above the proposed entrance exceeds this requirement by 3.0'. To ensure that the entrance does not impact the functional boundary of an intersection, the developer is installing a 200' x 12.0' right turn lane.

The entrance throat length is 75 feet which meets the requirements as shown in Table 4-2 in Appendix F of the Access Management Design Standards for Entrances and Intersections.

The developer is will need to and install a right turn taper at the entrance.

VDOT Site Distance

Intersection Sight Distance is based on Table 2-7 in Appendix F, Page F-35, SDL=SDR 2 Lane Major Road. The speed limit on Rice Depot Road is 35 mph. This corresponds to a required sight distance of 390'.

From the proposed entrance, the required site distance is based on 35 MPH which results in the following:

SDR (South) = 390' (Available 400')

SDL (North) = 290' to the centerline of Intersection of 460 and Rice Depot Road

94 GREENFIELD STREET – DALEVILLE, VIRGINIA – 540.473.1253



**ENGINEERING
CONCEPTS, INC.**

"Creating Success"

Trip Generation and Right Turn Lane Warrant

EXISTING CONDITIONS

The following Trip Generation Analysis uses the Peak AM and PM Generator shown on pages 1453 and 1454 of the 9th Edition ITE Manual .

VDOT Jurisdiction Report 33 Data For State Route US 220

Annual Average Daily Traffic Volume (AADT)	=13,000 VPD
Annual Average Weekday Daily Traffic Volume (AAWDT) (Total, NB & SB Lanes)	=13,000 VPD
K Factor	= 0.088
Directional Factor	= 0.551
Weekday peak design hourly volume (K x AADT) is then 0.088 (13,000)	= 1,144 VPH
The Peak Design Hour Traffic Volume (DHV) distribution is:	
East Bound RTL (55.10%) x 1,144 VPH	= 630 VPH
West Bound LTL (44.90%) x 1,144 VPH	= 514 VPH

TRIP GENERATION ANALYSIS (ITE Trip Generation Rates 9th Edition)

Land Use Code: Variety Store (814), PG. 1453, A.M. Peak Hour Generator

Average Rate per 1,000 SF	= 3.81
PHV Total = (9,100/1,000 x 3.81)	= 35 VPH
% Entering (9 th Edition ITE)	= 50
% Leaving (9 th Edition ITE)	= 50

The square footage of the proposed retail area is 9,100 SF.

A.M. Peak Direction (Traveling east for right turn) approach total = 630 VPH (From DHV above) Determine Peak Hour Turning Right Into Site from State Route US 460:
PHV(AM PHV) entering from right turns = 35 VPH (50% entering) = 17.50 Say **18VPH**

TRIP GENERATION ANALYSIS (ITE Trip Generation Rates 9th Edition)

Land Use Code: Variety Store (814), PG. 1454, P.M. Peak Hour Generator

Average Rate per 1,000 SF	= 6.99
PHV Total = (9,100/1,000 x 6.99)	= 64 VPH
% Entering (9 th Edition ITE)	= 50
% Leaving (9 th Edition ITE)	= 50

P.M. Peak Direction (Traveling east for right turn) approach total = 630 VPH (From DHV above) Determine Peak Hour Turning Right Into Site from State Route US 460:
PHV entering from right turns = 64 VPH (50% entering) = **32VPH**

See Figure 3-27 below using data above

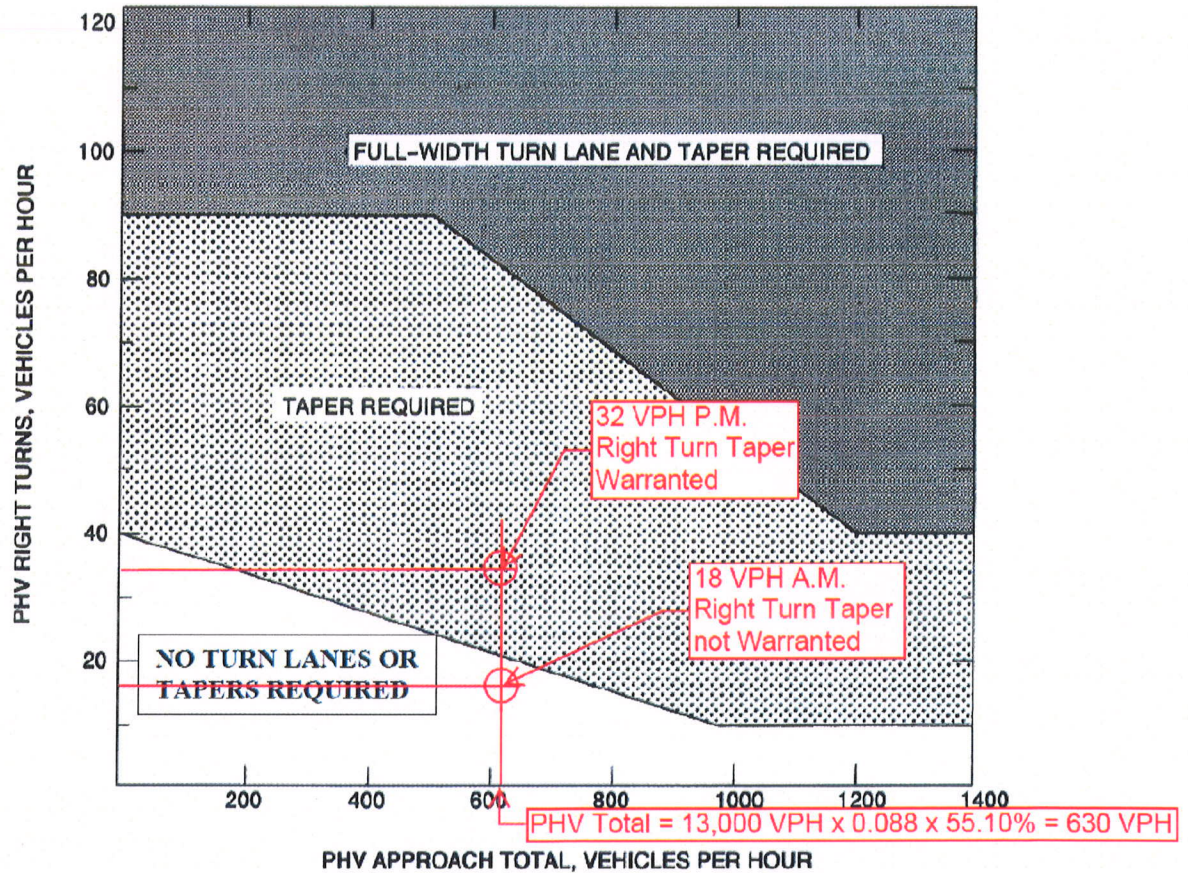


FIGURE 3-27 WARRANTS FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

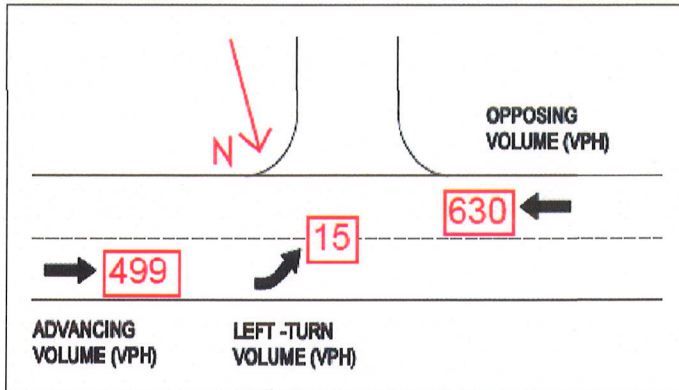
Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

VDOT Jurisdiction Report 073 is attached at the end of this report.

Based on Figure 3-27 from the 2012 VDOT Road Design Manual, Appendix F, the site does warrant consideration for a right turn taper, but not a full width right turn lane off US 460.

The developer is providing a full right turn lane into the site to eliminate any impacts to the does not impact the functional boundary of an intersection.

Warrants for Left Turn Storage Lanes on Four-Lane Highways



PHV (P.M. Generates Greatest Trips)

$PHV \text{ Total } ((9,100/1,000) \times 6.99) = 64 \text{ VPH}$
 $50\% \text{ Entering \& Exiting } (64 \text{ VPH} \times 0.50) = 32 \text{ VPH}$
 $32 \text{ VPH} \times 0.449 \text{ (DF, WB), Left Turns} = 15 \text{ VPH}$
 $\text{Opposing VPH} = (13,000 \times 0.088 \times 0.551) = 630 \text{ VPH}$
 $\text{Advancing VPH} = (13,000 \times 0.088 \times 0.449) = 514 \text{ VPH}$
 $\text{Left Turn \% } (15 / 514) = 2.92\%$

Warrants for Left Turn Storage Lanes on Four-Lane Highways

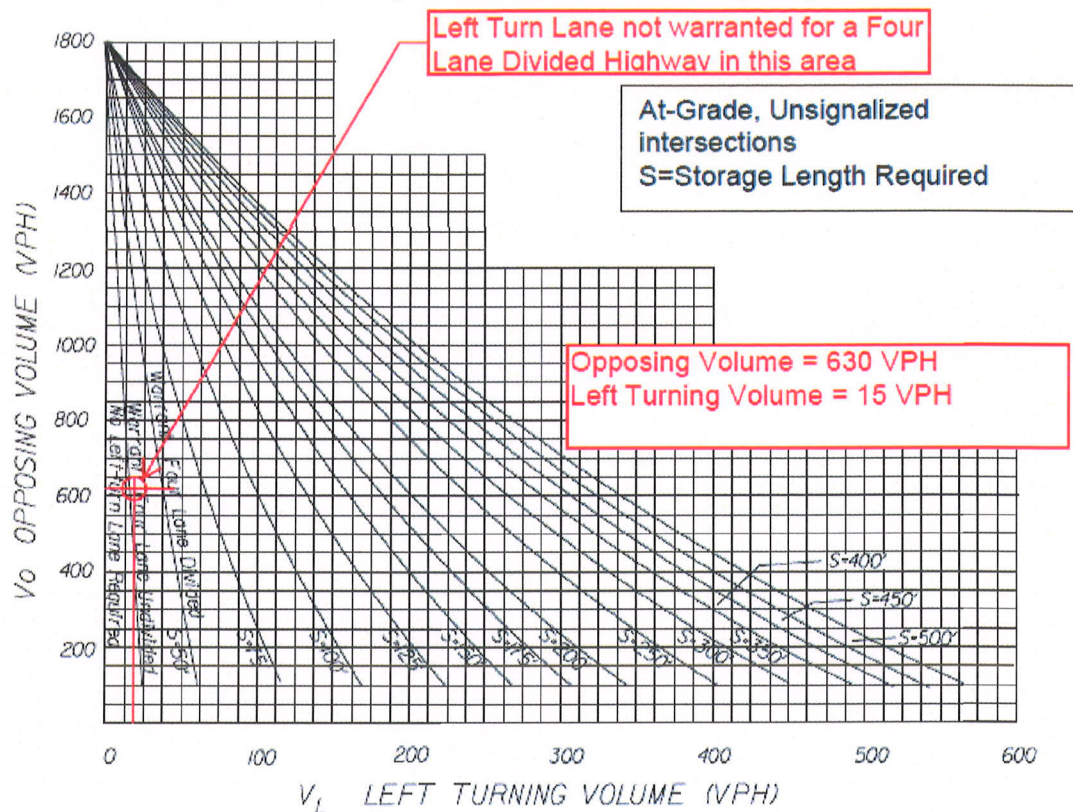


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

Opposing volume and left turning volume in vehicles per hour (VPH) are used for left turn storage lane warrants on four-lane highways.

For plan detail requirements when curb and/or gutter are used, see VDOT's Road Design Manual, Section 2E-3 on the VDOT web site:
<http://www.virginiadot.org/business/locdes/rdmanual-index.asp>.

Left-turn lanes shall* also be established on two-lane highways where traffic volumes are high enough to warrant them.

Based on Figure 3-3 from the 2012 VDOT Road Design Manual, Appendix F, the site does not warrant consideration for a left turn lane into the site from US 460 onto Rice's Depot Road.

As mentioned above, the developer will be installing a 200' right turn lane into the site to eliminate the impact of the functional boundary of an intersection.

Dollar General studies (Based on Electronic Data every time a recipe is printed) have shown there is an average of 15 transactions per hour, but this includes walk-ins. Assuming 5% for walk ins this approximately translates into 1 car every 4.2 minutes for an hour.

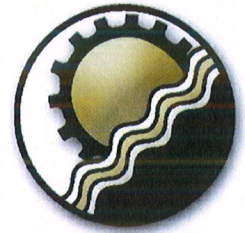
Virginia Department of Transportation
Traffic Engineering Division
2015

Annual Average Daily Traffic Volume Estimates By Section of Route
Prince Edward Maintenance Area

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	2Axle 3+Axle	1Trail	2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
133 Kingsville Rd	From	73-692 West of Kingsville													
	To	US 15 Kingsville	0.15	4700	G	98%	0%	1%	1%	0%	0%	F	0.092	0.620	4900
307	From	US 460													
	To	Notoway County Line	2.83	5500	A	91%	1%	1%	6%	1%	C	0.115	0.566	5300	A
360 Kings Hwy	From	Charlotte County Line													
	To	55-701 Bnceville Rd	2.23	4800	G	86%	1%	1%	2%	11%	0%	F	0.086	0.509	4800
360 Kings Hwy	From	73-728 Moores Ordinary Rd													
	To	73-696 Green Bay Rd	3.13	4800	G	86%	1%	1%	2%	11%	0%	F	0.087	0.513	4700
360 Kings Hwy	From	73-630 Free State Rd													
	To	Notoway County Line	0.26	4900	G	86%	1%	1%	2%	11%	0%	F	0.072	0.569	4800
360 Kings Hwy	From	73-626 Peaks Rd													
	To	Notoway County Line	3.09	4900	G	86%	1%	1%	2%	11%	0%	F	0.076	0.527	4800
360 Kings Hwy	From	73-696 Green Bay Rd													
	To	Notoway County Line	5.56	4500	A	86%	1%	1%	2%	11%	0%	C	0.109	0.636	4500
460 Prince Edward Hwy	From	Apprentice County Line													
	To	Bus US 460 Pamplin Rd	1.07	6300	G	88%	1%	1%	1%	10%	0%	F	0.084	0.524	6300
460 Prince Edward Hwy	From	Bus US 460													
	To	73-626 Peaks Rd	5.83	7700	G	88%	1%	1%	1%	10%	0%	F	0.084	0.598	7700
460 Prince Edward Hwy	From	US 15 Sheppards Rd													
	To	US 15 West of Farmville	5.73	9100	G	88%	1%	1%	1%	10%	0%	F	0.085	0.649	9200
460 15 Prince Edward Hwy	From	US 15 South of Farmville													
	To	US 15	4.18	9500	A	88%	1%	1%	1%	9%	1%	C	0.111	0.632	9300
460 Prince Edward Hwy	From	Bus US 460 East of Farmville													
	To	SR 307 Holly Farms Rd	2.98	7900	G	88%	1%	1%	1%	10%	0%	F	0.089	0.521	7900
460 Prince Edward Hwy	From	Notoway County Line													
	To	US 460 TO RT 15 North	4.28	13000	G	88%	1%	1%	1%	10%	0%	F	0.088	0.551	13000
460 Prince Edward Hwy	From	Notoway County Line													
	To	US 15-5064A TO & FROM RT	4.44	7200	G	88%	1%	1%	1%	10%	0%	F	0.092	0.514	7200
East Bus 460 Ramp	From	US 460 TO RT 15 North													
	To	US 15-5064A TO & FROM RT	0.35	1800	G							0.143		1800	G
East 460 Ramp	From	US 15 US 460 TO RTE 15													
	To	US 15 FROM & TO RTE 4	0.19	2200	G							0.116		2200	G

PROJECT MEMO

TO: Michael Lynch
FROM: Bobby Wampler
DATE: January 13, 2017
FILE: 16065 DATA TRAFFIC
RE: Traffic Impact Analysis



ENGINEERING
CONCEPTS INC.

The purpose of this memo is to address the need for a Traffic Impact Analysis for the Dollar General – Rice, Virginia store rezoning. The Code of Virginia Section 15.2-2222.1 and Traffic Impact Analysis Regulations, 24VAC30-155-40, provides details for projects that will “substantially affect” transportation on state highways and therefore require the preparation of a Traffic Impact Analysis.

A project is considered to substantially affect transportation on state highways if it meets or exceeds one or more of the following trip generation criteria:

In a jurisdiction in which VDOT has maintenance responsibility for the secondary highway system, a rezoning proposal that will generate more than 5,000 vehicle trips per day at the site’s connection to a state highway.

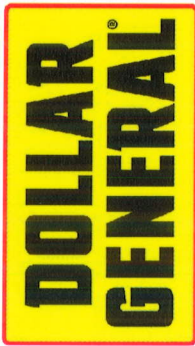
- a) *If the site does not have a direct entrance, the site’s connection is where the road network, which the site uses for access, attaches to a state highway.*
- b) *In cases where the site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.*

Based on the ITE Trip Generation Manual, 9th Edition, Land Use Code: Variety Store (814), the following trips will be generated by the Dollar General – Rice, Virginia Store:

- 64.03 Trips per 1,000SF on a Weekday (ITE Manual)
- Proposed store is 9,100SF
- Total trips on a weekday = $9,100/1,000 * 64.03 = 582.7$ or **583 trips per day**

583 trips per day < 5,000 trips per day threshold, therefore no Traffic Impact Analysis is required per Traffic Impact Analysis Regulations 24VAC30-155-40.

PAR 3 DEVELOPMENT GROUP, LLC.



RICE, VA.

PRINCE EDWARD COUNTY - VIRGINIA

NOVEMBER 14, 2016

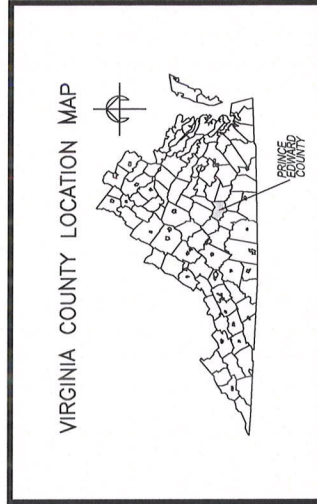
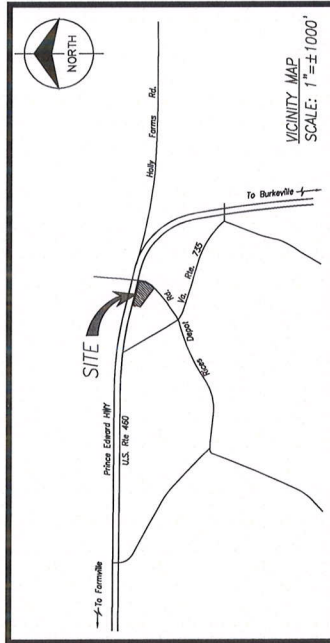
LEGEND

- PAVEMENT
- PROPERTY LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPOSED INTERSECT LINE
- EXISTING CONTOURS (INFEET)
- EXISTING CONTOURS (METERS)
- EXISTING WATERLINE
- PRIL STORM PIPE

- PARCEL ID. NO.
 - TRAC 04-14-03
 - AREA OF DEVELOPMENT
 - ADJACENT ZONING
 - AGRICULTURAL A-1
 - CRESETT LINE
 - WATER
 - WATER MAIN
 - WATER SERVICE
 - COMMERCIAL - RETAIL
- MINIMUM REQUIREMENTS**
- CURRENT LOT AREA = 2.14 ACRES
 - PARKING SPACES REQUIREMENT = 2.25 SPACES/1,000 SQ. FT. (1074 X 301)
 - PARKING SPACES PROVIDED = 31 (1074 X 301) WATER REQUIRED
 - SIZE SETBACK = 35' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 - SIDE SETBACK = 100' FROM CENTERLINE R/W (MIN R/W IS LESS THAN 100')
 - REAR SETBACK = 70' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 - FRONT SETBACK = 70' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 - MINIMUM HEIGHT OF STRUCTURES = NONE

SHEET INDEX

- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS, ESC. & SITE DEMO
- C4 GRADING & DRAINAGE PLAN
- C5 UTILITIES & SITE DIMENSIONAL
- C6 LANDSCAPING PLAN
- C7 SITE DETAILS
- C8 DETAILS
- C9 DETAILS
- C10 SWM DETAILS
- C11 TRAFFIC CONTROL PLAN
- C12 VDOT ACCESS MANAGEMENT PLAN



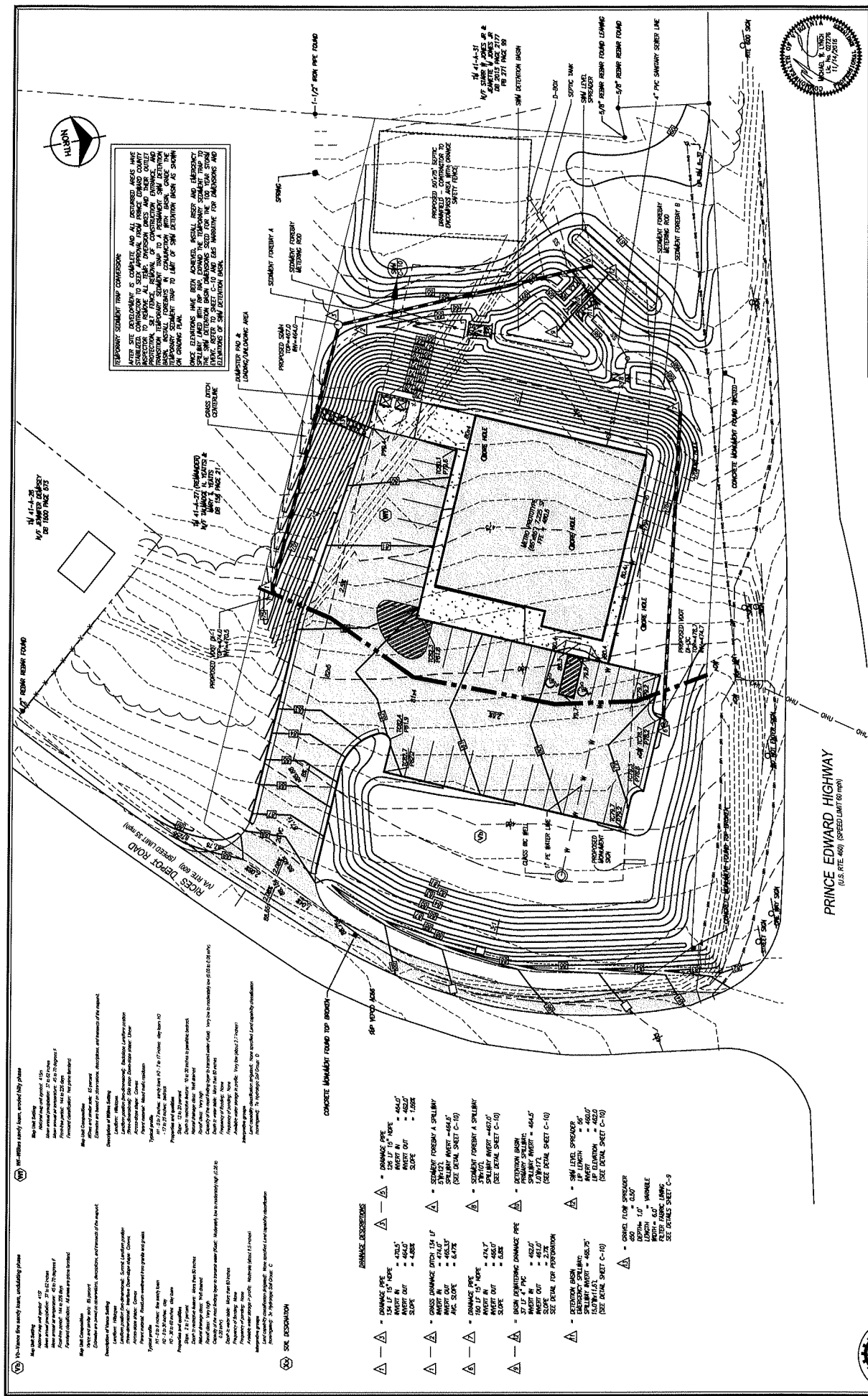
OWNER:
 PAR 3 DEVELOPMENT GROUP, LLC
 2850-B NC 5 HIGHWAY
 WEST END, NC 27376
 ATTN: REBECCA LAGOR
 (910) 944-0881

ENGINEER:
 ENGINEERING CONCEPTS, INC.
 200 WEST 10TH STREET
 FAYETTEVILLE, NC 28404
 ATTN: MICHAEL LYNCH, P.E.
 BENJAMIN FOLSON, E.I.T.
 (910) 944-0881

DATE: NOV. 14, 2016
PROJECT: 16005



Drawn	mjm	SCALE:	COVER SHEET
Designed	ECJ	DATE: NOV. 14, 2016	RICES DEPOT ROAD
Checked	MHL	PROJECT: 16005	DOLLAR GENERAL
Approved	MHL		PRINCE EDWARD COUNTY - VIRGINIA



TEMPORARY SEWAGE TREATMENT CONSIDERATIONS

AFTER SITE DEVELOPMENT IS COMPLETE, AND ALL DISTURBED AREAS HAVE BEEN RESTORED TO ORIGINAL OR BETTER CONDITION, THE CONTRACTOR SHALL PROVIDE A TEMPORARY SEWAGE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING SEWAGE TREATMENT PLANT FROM OVERLOADING. THE CONTRACTOR SHALL PROVIDE A TEMPORARY SEWAGE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING SEWAGE TREATMENT PLANT FROM OVERLOADING. THE CONTRACTOR SHALL PROVIDE A TEMPORARY SEWAGE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING SEWAGE TREATMENT PLANT FROM OVERLOADING.

SEWERAGE

1. ALL SEWERAGE SHALL BE COLLECTED AND TREATED AT THE EXISTING SEWAGE TREATMENT PLANT. THE CONTRACTOR SHALL PROVIDE A TEMPORARY SEWAGE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING SEWAGE TREATMENT PLANT FROM OVERLOADING.

STORMWATER

1. ALL STORMWATER SHALL BE COLLECTED AND TREATED AT THE EXISTING STORMWATER TREATMENT PLANT. THE CONTRACTOR SHALL PROVIDE A TEMPORARY STORMWATER TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING STORMWATER TREATMENT PLANT FROM OVERLOADING.

CONCRETE

1. ALL CONCRETE SHALL BE PLACED AND CURED ACCORDING TO THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONCRETE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING CONCRETE TREATMENT PLANT FROM OVERLOADING.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A TEMPORARY GENERAL TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING GENERAL TREATMENT PLANT FROM OVERLOADING.

CONCRETE MANHOLE RING TOP BROUCH

1. ALL CONCRETE MANHOLE RING TOPS SHALL BE PLACED AND CURED ACCORDING TO THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONCRETE MANHOLE RING TOP BROUCH TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING CONCRETE MANHOLE RING TOP BROUCH FROM OVERLOADING.

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DRAINAGE DESCRIPTIONS

1. ALL DRAINAGE SHALL BE COLLECTED AND TREATED AT THE EXISTING DRAINAGE TREATMENT PLANT. THE CONTRACTOR SHALL PROVIDE A TEMPORARY DRAINAGE TREATMENT SYSTEM TO SERVE THE REMAINING CONSTRUCTION ACTIVITIES AND PROTECT THE EXISTING DRAINAGE TREATMENT PLANT FROM OVERLOADING.

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ENGINEERING CONCEPTS, INC.
 20 S. BOWLING GREEN, SUITE 400
 PRINCETON, VIRGINIA 22131-1204
 PHONE: 703.891.1204
 FAX: 703.891.1204

GRADING & DRAINAGE PLAN
 RICES DEPOT ROAD
 DOLLAR GENERAL
 PRINCE EDWARD COUNTY - VIRGINIA

SCALE: 1"=20'
 DATE: NOV. 14, 2016
 PROJECT: 16005
 SHEET: C-4

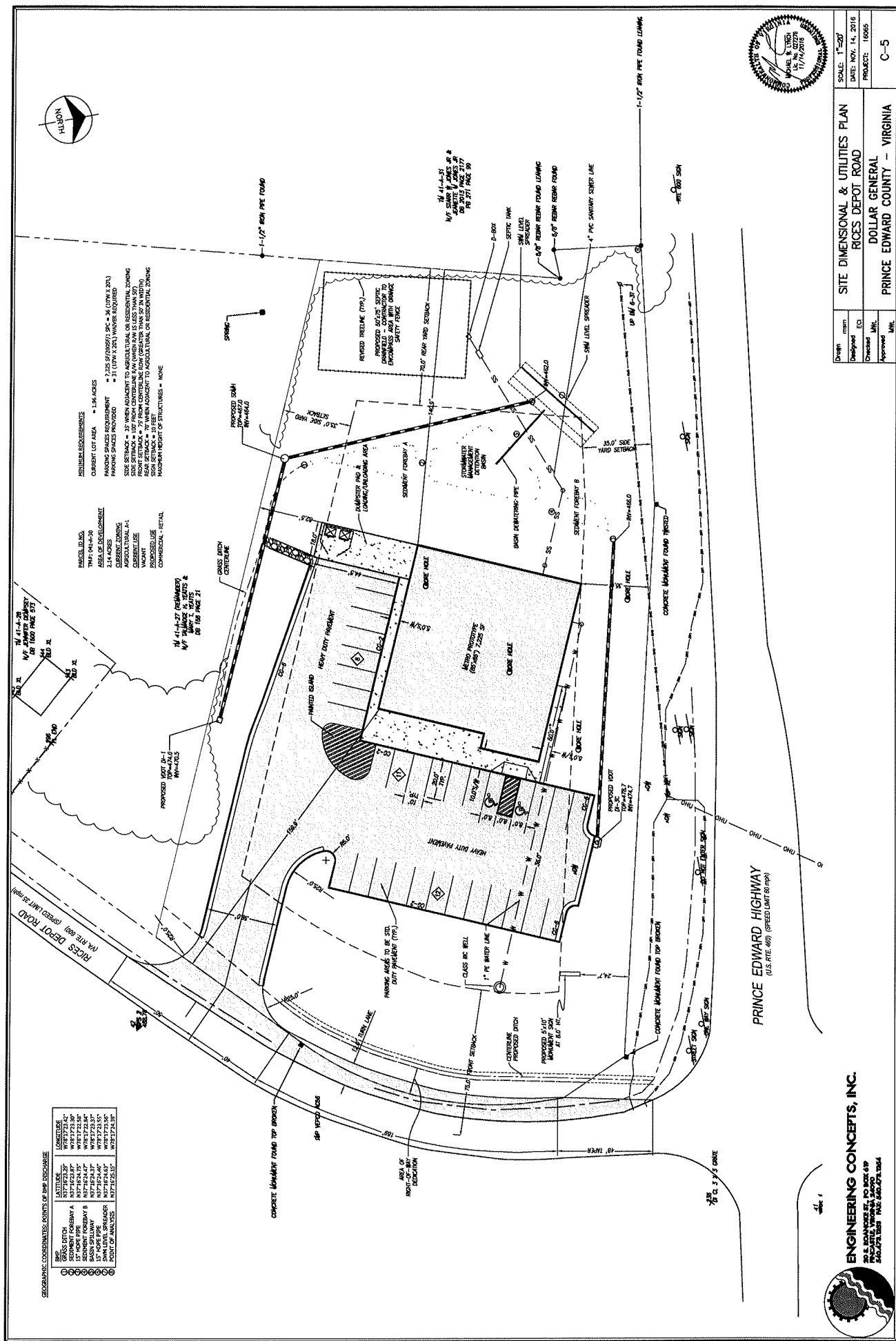
ENGINEERING CONCEPTS, INC.
 20 S. BOWLING GREEN, SUITE 400
 PRINCETON, VIRGINIA 22131-1204
 PHONE: 703.891.1204
 FAX: 703.891.1204



Scale:	1"=50'
Date:	Nov. 14, 2016
Project:	16065
Sheet:	C-5

Drawn:	mm
Designed:	ES
Checked:	MH
Approved:	MH

SITE DIMENSIONAL & UTILITIES PLAN
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA



MINIMUM REQUIREMENTS
 CURENT LOT AREA = 1.56 ACRES
 PARKING SPACES REQUIRED = 2,252 (2,000/20) (SEE 16.2-4-20)
 PARKING SPACES PROVIDED = 31 (100 X 20) (SEE 16.2-4-20)
 SIDE STRIP = 15' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 FRONT STRIP = 15' FROM CONTIGUOUS R/W (WHEN R/W IS LESS THAN 50')
 REAR STRIP = 15' FROM CONTIGUOUS R/W (WHEN R/W IS LESS THAN 50')
 FRONT STRIP = 75' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 REAR STRIP = 75' WHEN ADJACENT TO AGRICULTURAL OR RESIDENTIAL ZONING
 MAXIMUM HEIGHT OF STRUCTURES = NONE

PERMITTED USES
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-1
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-2
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-3
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-4
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-5
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-6
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-7
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-8
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-9
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

PROPOSED LOT 14-10
 TRF: 04-4-03
 AREA OF DEVELOPMENT
 CURRENT ZONING
 CURRENT USE
 MAXIMUM HEIGHT
 MAXIMUM AREA
 COMMERCIAL - RETAIL

ENGINEERING CONCEPTS, INC.
 20 S. BAINBRIDGE ST., PO BOX 659
 PRINCE EDWARD COUNTY, VA 23867-0659

PERMANENT SEEDING MATIURE

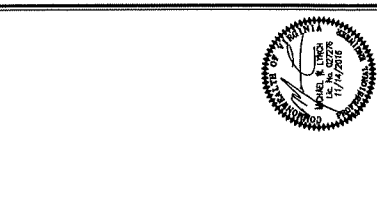
TABLE 2.5.4A
MINIMUM SEEDING RATES

Application	Rate (lb/acre)
Establishment	2.0
Maintenance	1.0

TABLE 2.5.4B
ORGANIC FIBER MATERIALS FOR APPLICATION RATES

Material	Rate (lb/acre)
Straw	10,000
Wood Chips	10,000
Compost	10,000

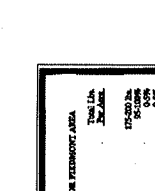
NOTES:
1. When fiber materials are used, they shall be applied at a minimum rate of 10,000 lb/acre.
2. Fiber materials shall be applied in a layer 4-6 inches thick.
3. Fiber materials shall be applied in a layer 4-6 inches thick.
4. Fiber materials shall be applied in a layer 4-6 inches thick.



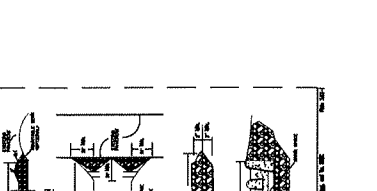
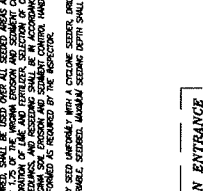
ESC DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

Scale: 1/4" = 1'-0"
Date: Nov. 14, 2016
Project: 16065
Sheet: C-7

PIPE OUTLET CONDITIONS

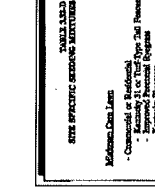


17. Where construction which increases surface runoff or causes erosion is required, the contractor shall be responsible for providing adequate erosion control measures. Erosion control measures shall be installed and maintained until the project is fully stabilized. Erosion control measures shall be installed and maintained until the project is fully stabilized.

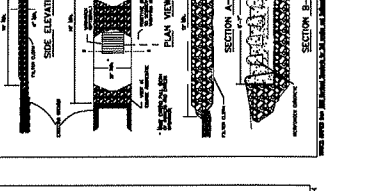
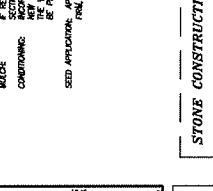


18. The contractor shall be responsible for providing adequate erosion control measures. Erosion control measures shall be installed and maintained until the project is fully stabilized. Erosion control measures shall be installed and maintained until the project is fully stabilized.

TEMPORARY DIVERSION DIKE



19. The contractor shall be responsible for providing adequate erosion control measures. Erosion control measures shall be installed and maintained until the project is fully stabilized. Erosion control measures shall be installed and maintained until the project is fully stabilized.



20. The contractor shall be responsible for providing adequate erosion control measures. Erosion control measures shall be installed and maintained until the project is fully stabilized. Erosion control measures shall be installed and maintained until the project is fully stabilized.

PERMANENT SEEDING MATIURE

TABLE 2.5.4A
MINIMUM SEEDING RATES

Application	Rate (lb/acre)
Establishment	2.0
Maintenance	1.0

TABLE 2.5.4B
ORGANIC FIBER MATERIALS FOR APPLICATION RATES

Material	Rate (lb/acre)
Straw	10,000
Wood Chips	10,000
Compost	10,000

NOTES:
1. When fiber materials are used, they shall be applied at a minimum rate of 10,000 lb/acre.
2. Fiber materials shall be applied in a layer 4-6 inches thick.
3. Fiber materials shall be applied in a layer 4-6 inches thick.
4. Fiber materials shall be applied in a layer 4-6 inches thick.



ESC DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

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Date: Nov. 14, 2016
Project: 16065
Sheet: C-7

PERMANENT SEEDING MATIURE

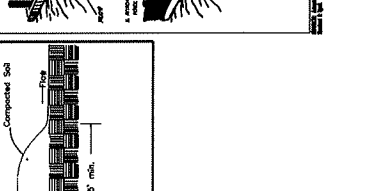
TABLE 2.5.4A
MINIMUM SEEDING RATES

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TABLE 2.5.4B
ORGANIC FIBER MATERIALS FOR APPLICATION RATES

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ESC DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

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Project: 16065
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PERMANENT SEEDING MATIURE

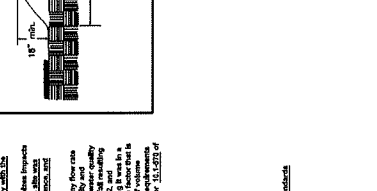
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ORGANIC FIBER MATERIALS FOR APPLICATION RATES

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ESC DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

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PERMANENT SEEDING MATIURE

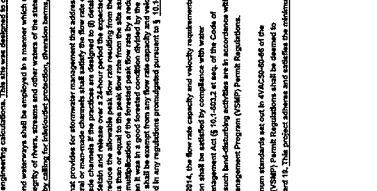
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ESC DETAILS
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PRINCE EDWARD COUNTY - VIRGINIA

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PERMANENT SEEDING MATIURE

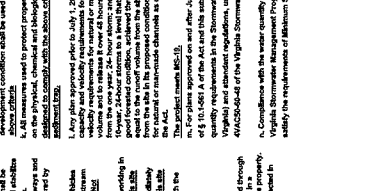
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ESC DETAILS
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DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

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PERMANENT SEEDING MATIURE

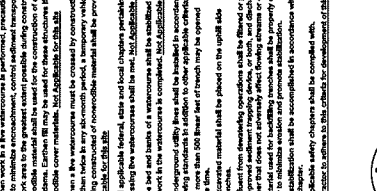
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PRINCE EDWARD COUNTY - VIRGINIA

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PERMANENT SEEDING MATIURE

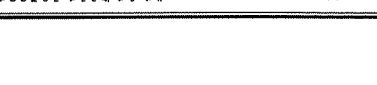
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ESC DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

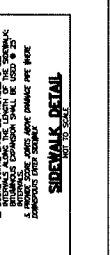
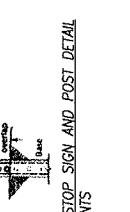
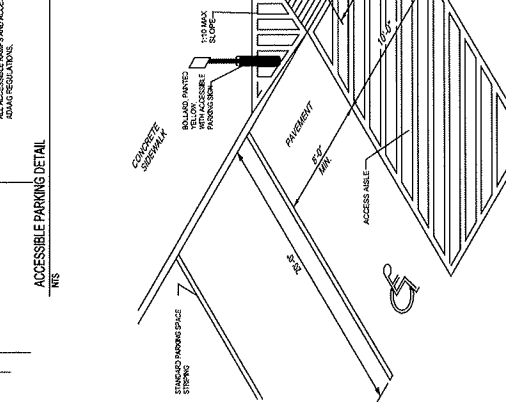
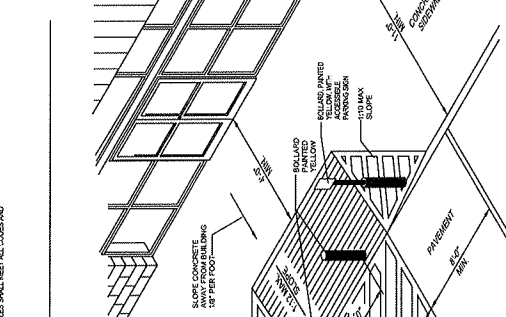
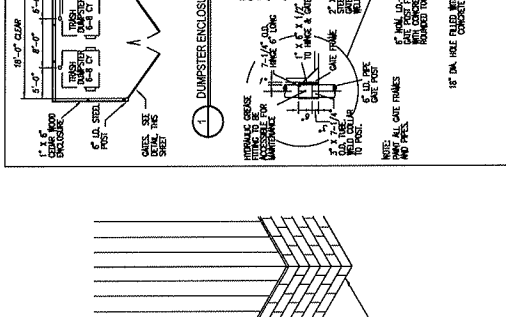
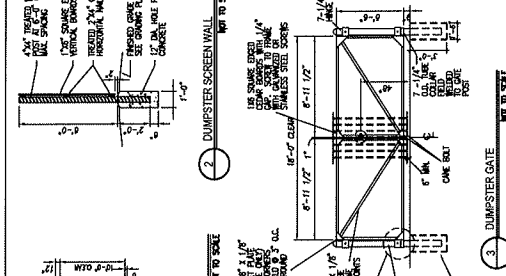
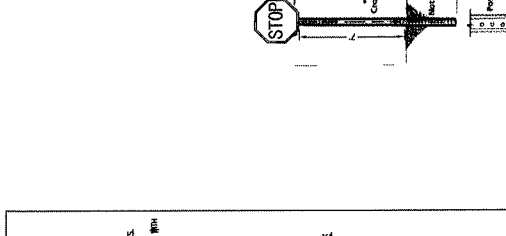
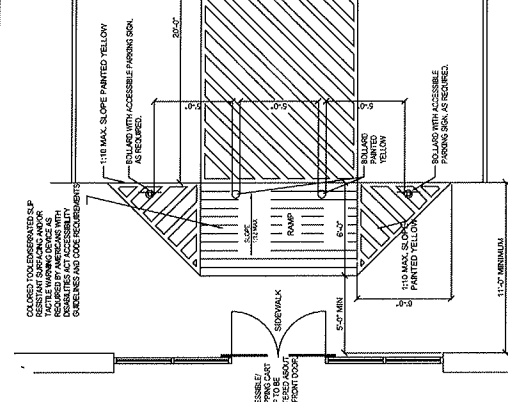
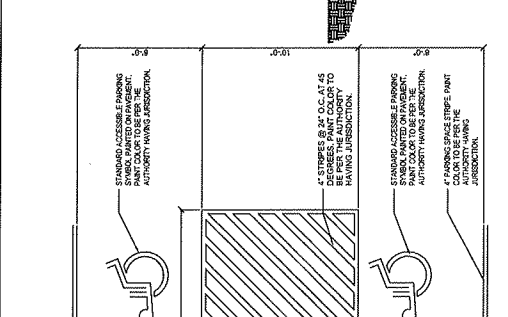
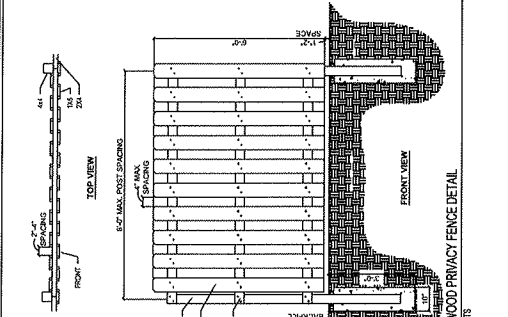
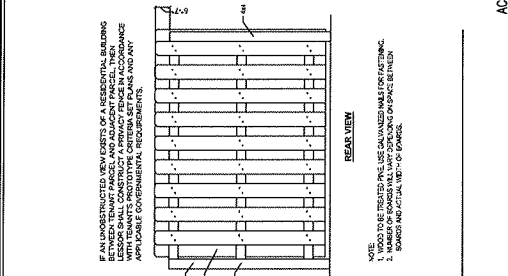
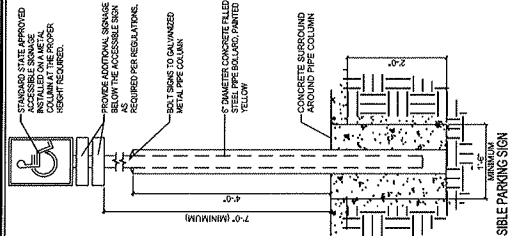
Scale: 1/4" = 1'-0"
Date: Nov. 14, 2016
Project: 16065
Sheet: C-7





Scale:	DATE: NOV. 14, 2016
PROJECT: 16005	
DESIGN: mm	DETAILED
CHECKED: ECI	RICES DETAIL
APPROVED: MJK	DOLLAR GENERAL
	PRINCE EDWARD COUNTY - VIRGINIA

C-8

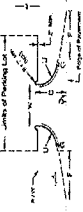


ENGINEERING CONCEPTS, INC.
 20 S. EDWARDS ST., PO BOX 419
 PRINCE EDWARD COUNTY, VIRGINIA 22857
 800-662-2222 FAX: 540-667-1264

Commercial Entrance Designs along Highways with Shoulders

COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDERS

SINGLE TWO-WAY ENTRANCE



SHOULDER TWO-WAY ENTRANCE WITH BRIGHT PAINT LANE AND TOWER



TABLE

ALLOWABLE ENTRANCE WIDTHS

Entrance Width	Designation	Notes
12'-0"	A	Standard
10'-0"	B	Standard
8'-0"	C	Standard
6'-0"	D	Standard
4'-0"	E	Standard
2'-0"	F	Standard

FIGURE 4-9 COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDERS

Note: All entrance design and construction shall accommodate pedestrian and bicycle users of the Highway in accordance with the Commonwealth Transportation Board's Policy for Integrating Bicycle and Pedestrian Accommodations.

Rev. 7/12

1. THE ITEM MAY BE PRECAST OR CAST IN PLACE.

2. CURB SHALL BE 4" HIGH AT FACE.

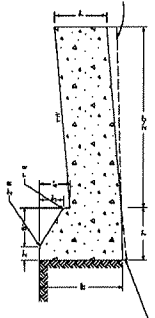
3. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK.

4. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK.

5. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK.

6. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK.

7. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK. CURB SHALL BE 4" HIGH AT FACE AND 6" HIGH AT BACK.



COMBINATION 4" CURB & GUTTER

1. THE ITEM MAY BE PRECAST OR CAST IN PLACE.

2. CURB SHALL BE 6" HIGH AT FACE.

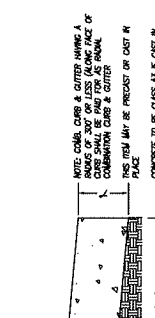
3. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK.

4. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK.

5. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK.

6. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK.

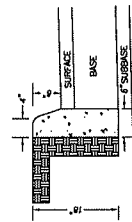
7. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK. CURB SHALL BE 6" HIGH AT FACE AND 8" HIGH AT BACK.



COMBINATION 6" REVERSE CURB & GUTTER

THESE CURBS ARE TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS IN UNGRADED AREAS AND 45 MPH OR LESS IN GRADED AREAS.

VDOT STD. CG-6
N.T.S.



NOTE: CURBS HAVING A HEIGHT OF 300 FT. OF LESS (ALONG WITH 4" CURBS) SHALL BE PRECAST OR CAST IN PLACE. CURBS HAVING A HEIGHT OF MORE THAN 300 FT. SHALL BE PRECAST OR CAST IN PLACE.

THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 1" (10") FROM THE FACE OF CURB TO THE BACK OF CURB.

THE DEPTH OF CURB SHALL BE 4" AT FACE AND 6" AT BACK.

THE DEPTH OF CURB SHALL BE 4" AT FACE AND 6" AT BACK.

THE DEPTH OF CURB SHALL BE 4" AT FACE AND 6" AT BACK.

THE DEPTH OF CURB SHALL BE 4" AT FACE AND 6" AT BACK.

VDOT STD. CG-2
N.T.S.

1. THE ITEM MAY BE PRECAST OR CAST IN PLACE.

2. CURB SHALL BE 24" HIGH AT FACE.

3. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK.

4. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK.

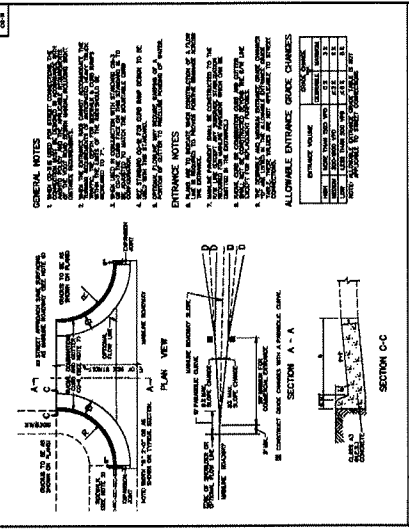
5. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK. CURB SHALL BE 24" HIGH AT FACE AND 24" HIGH AT BACK.

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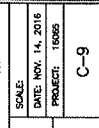
STANDARD DROP INLET

12" x 24" PIPE; MAXIMUM DEPTH (H) = 10"



ALLOWABLE ENTRANCE WIDTHS

Entrance Width	Designation	Notes
12'-0"	A	Standard
10'-0"	B	Standard
8'-0"	C	Standard
6'-0"	D	Standard
4'-0"	E	Standard
2'-0"	F	Standard



METHOD OF TREATMENT - COMBINATION ENTRANCES

Designation	Designated	Checked	Approved
CC-6			
CG-6			
CG-2			

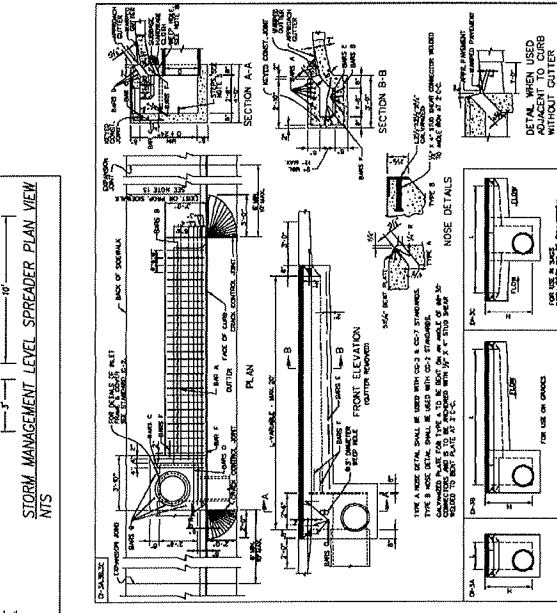
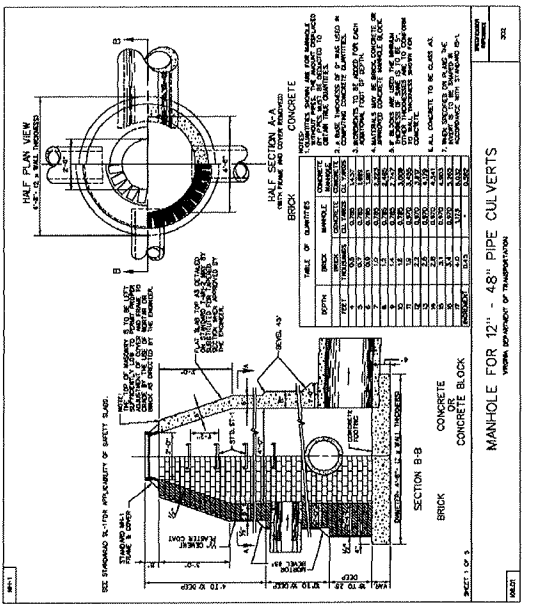
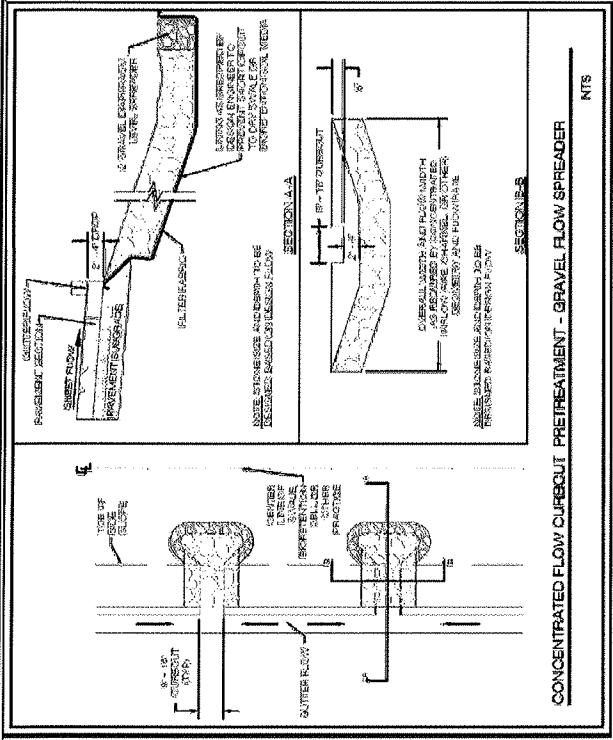
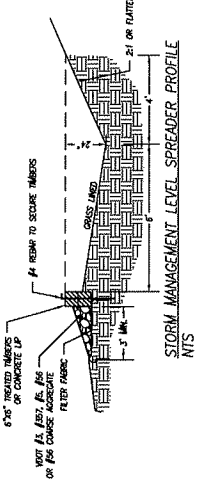
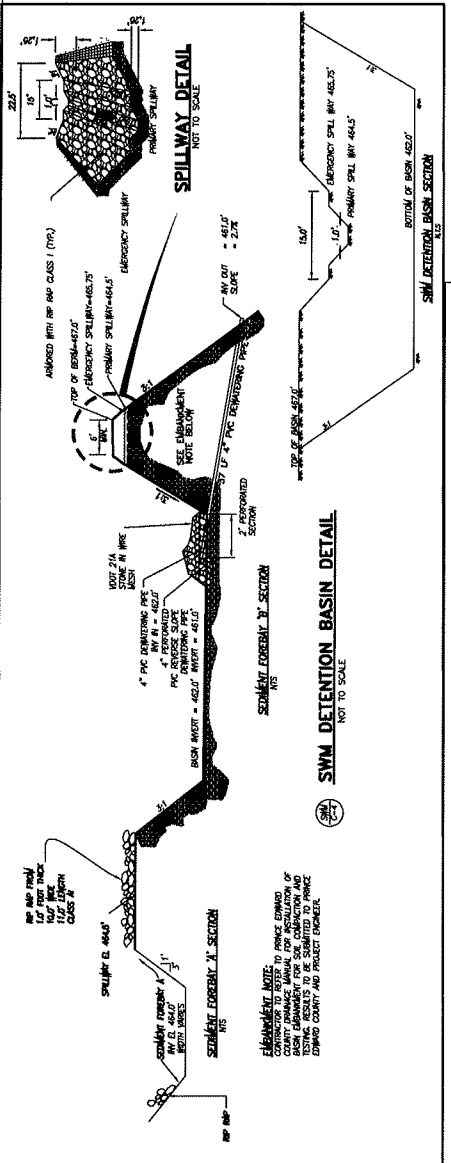
SCALE: DATE: NOV. 14, 2016 PROJECT: 16005

DETAILS
RICES DEPT. ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

C-9



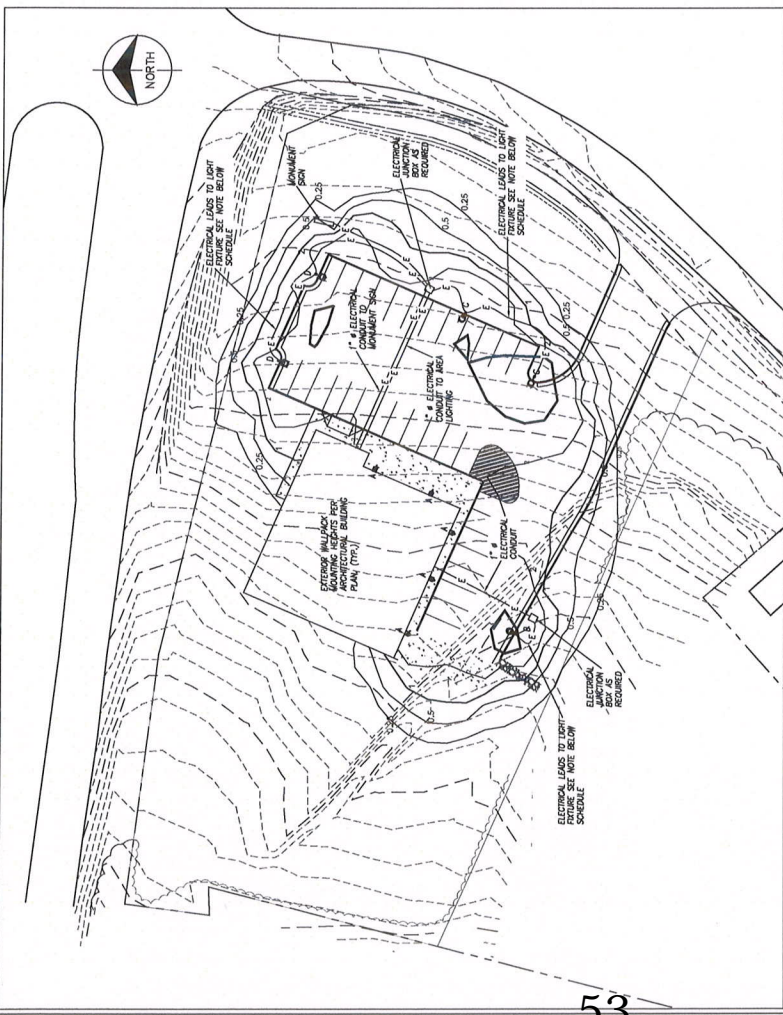
ENGINEERING CONCEPTS, INC.
20 S. BROADWAY, 100 BOX 679
PRINCETON, VIRGINIA 22901
PHONE: 540-733-0000 FAX: 540-733-0004



DATE: NOV. 14, 2016
PROJECT: 16026
C-10

SWM DETAILS
RICES DEPOT ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

ENGINEERING CONCEPTS, INC.
20 S. BROADWAY ST., 2ND FLOOR
FARMINGTON, CT 06030
PHONE: 860.646.6273 FAX: 860.646.6284



LIGHTING CONTOUR PLAN
SCALE: 1" = 30'

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	5	DSWX2 LED 30K 530 175M MVOLT	WALL PACK-NIGHTTIME FRIENDLY BY LITHONIA	(LED)	DSWX2 LED 30K 530 30K 175M MVOLTES	5,337	1.0	54
□	B	1	DSX2 LED 80C 530 30K 175M MVOLT	POLE MOUNTED FIXTURE NIGHTTIME FRIENDLY BY LITHONIA	(LED)	DSX2 LED 80C 530 30K 175M MVOLTES	16,021	1.0	142
□	C	2	DSX2 LED 80C 530 30K 175M MVOLT	POLE MOUNTED FIXTURE NIGHTTIME FRIENDLY BY LITHONIA	(LED)	DSX2 LED 100C 700 50K 175M MVOLTES	25,566	1.0	218
□	D	2	DSX2 LED 80C 530 30K 175M MVOLT	POLE MOUNTED FIXTURE NIGHTTIME FRIENDLY BY LITHONIA	(LED)	DSX2 LED 80C 530 30K 175M MVOLTES	15,877	1.0	142

- NOTES:
1. CONTRACTOR TO VERIFY ALL NECESSARY ASSURANCE OF QUALITY (A.O.Q.) TESTS AND REPORTS (TYP)
 2. ELECTRICAL LEADS TO EACH LIGHT FIXTURE SHALL BE BY LITHONIA CONTRACTOR AS ASSURED (TYP)
 3. CONTRACTOR TO COORDINATE WITH OWNER/ARCHITECT FOR EXACT LOCATIONS FOR SERVICE CONDUITS FROM BUILDING TO ELECTRICAL JUNCTION BOXES. (TYP)
 4. 1" CONDUIT TO BE PVC SCH 40. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION FROM BUILDING. (TYP)

ENGINEERING CONCEPTS, INC.
 84 GARDENWAY STREET
 FARMINGTON, CT 06030
 860.673.1433 FAX 860.673.1244

CONTRACTOR TO REFER TO LUMINAIRE SCHEDULE FOR ORDERING THE DIFFUSER LUMEN ESC DIFFUSERS

D-Series Size 2 LED Area Luminaire

CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS

CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS

CONTRACTOR TO REFER TO LUMINAIRE SCHEDULE FOR ORDERING THE DIFFUSER LUMEN ESC DIFFUSERS

Size 2 LED Wall Luminaire

CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS

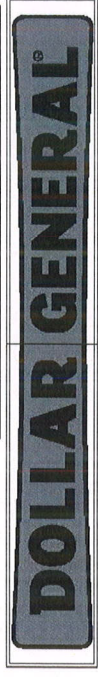
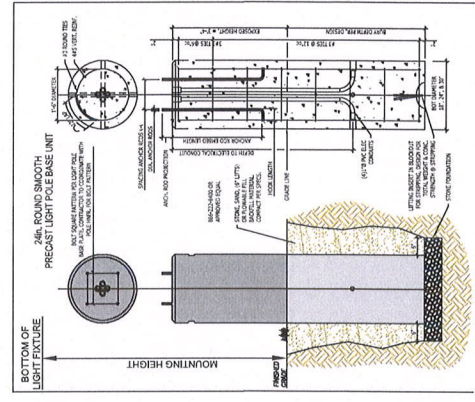
CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS

CONTRACTOR TO REFER TO LUMINAIRE SCHEDULE FOR ORDERING THE DIFFUSER LUMEN ESC DIFFUSERS

Size 2 LED Wall Luminaire

CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS

CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE CONTROL OPTIONS



BUILDING MOUNTED SIGN
 SIGN TO COMPLY WITH PRINCE GEORGE COUNTY SIGN ORDINANCE

DOLLAR GENERAL
 RICES DEPOT ROAD
 LIGHTING PLAN

Scale: As Noted
 1/17/17
 PROJECT: 160055

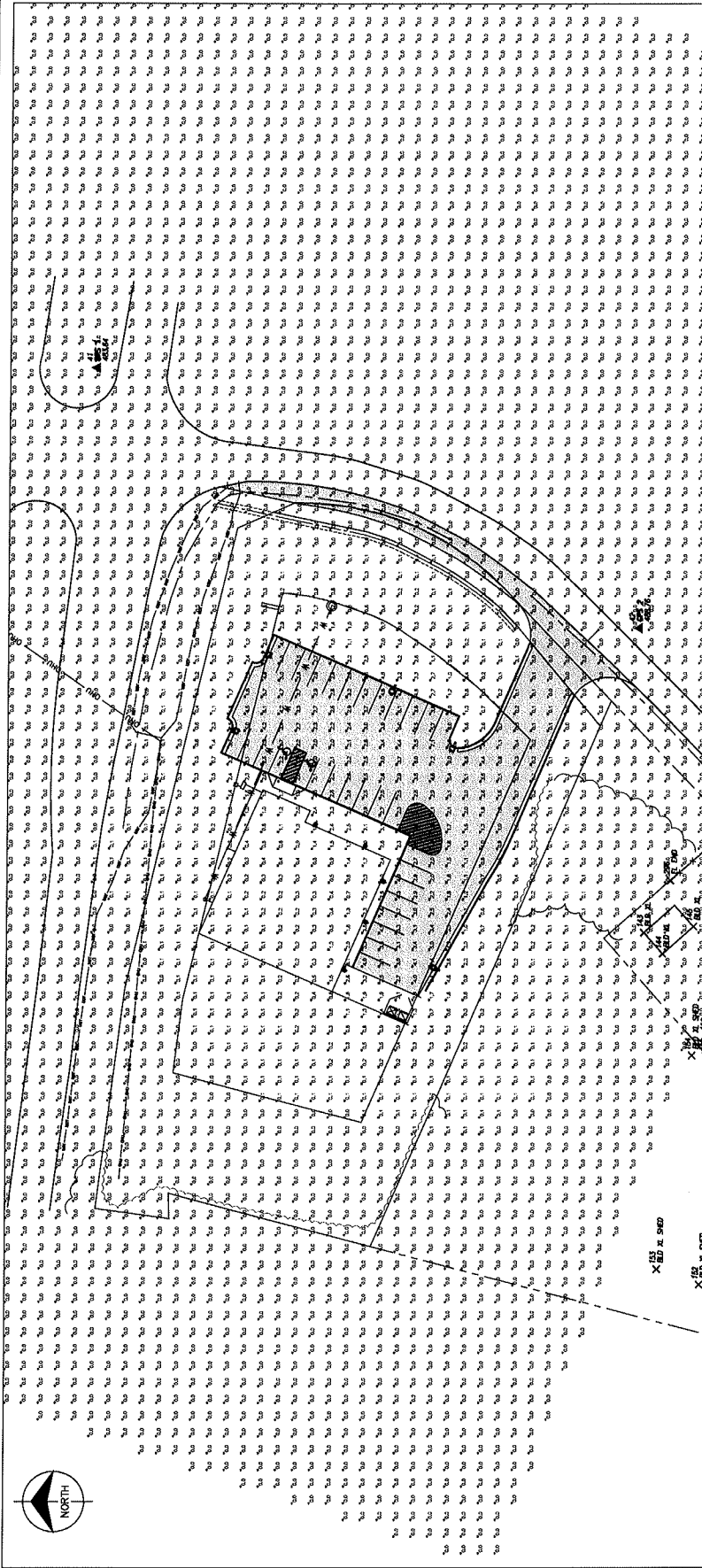
Drawn: MHL
 Designed: MHL
 Checked: MHL
 Approved: MHL



Drawn	mm	SCALE:	DATE: NOV. 14, 2016
Designed	EC	PROJECT:	16605
Checked	MH		
Approved	MLT		

PHOTOMETRIC PLAN
RICES DEPT. ROAD
DOLLAR GENERAL
PRINCE EDWARD COUNTY - VIRGINIA

C-14



LISTING PHOTOMETRIC PLAN
SCALE: 1" = 30'

X 125
X 125

X 125
X 125



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