



**PRINCE EDWARD COUNTY
PLANNING COMMISSION**

June 20, 2017

A G E N D A

1. Chairman will call the June meeting to order.
2. Approval of the Minutes: March 21, 2017
3. Public Hearing: Zoning Ordinance Amendment
4. Request for a Conservation Easement



**Prince Edward County Planning Commission
Meeting Minutes
March 21, 2017
7:00 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
 Donald Gilliam Preston L. Hunt
 Mark Jenkins Robert "Bobby" Jones
 Clifford Jack Leatherwood John "Jack" W. Peery, Jr.
 John Pregelman Cannon Watson

Staff Present: Rob Fowler, Planning & Zoning Director

Chairman Townsend called the March 21, 2017 meeting to order at 7:00 p.m.

Approval of Minutes: February 21, 2017

Commissioner Jones made a motion, seconded by Commissioner Pregelman, to approve the meeting minutes from February 21, 2017, as presented; the motion carried:

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

In Re: Public Hearing – Special Use Permit – The Bridge Church

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 The Bridge Church to operate a Day Care Center located at 45 Simpson Road on property identified as Tax Map 021-A-10C. This is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, March 10, 2017 and Friday, March 17, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler stated the County has received a Special Use Permit application to permit the operation of a Day Care Center providing care for up to 49 children and staff, located at 45 Simpson Road, Tax Map Parcel 021-A-10C, owned by Grace Chapel Ministries.

Mr. Fowler stated the proposed facility will be operated by The Bridge Church, licensed and inspected by the Virginia Department of Social Services. The hours of operation will be Monday through Friday, from 6:30 a.m. to 7:00 p.m. Fridays will be reserved for parent conferences by appointment. The property is located in an A1, Agricultural Conservation District and the use is allowed by Special Use Permit.

Mr. Fowler stated both the Building Official and VDOT have been out to inspect and found no issues; there was no opposition to this proposal.

Jeramie Dawson, Executive Pastor with The Bridge Church, stated there are other campuses in Powhatan and Cana, and there are two daycare establishments, one at the church location and one on Dorsett Road. He said no modifications or improvements were needed. He said fire extinguishers and "Exit" signs on the doors if there are more than 49 students, and more requirements.

Commissioner Prengaman asked how many will be on staff. Kendra Dawson, Director, stated there will be one staff person per room that is open, which will be five staff and teachers; in addition there will be a director and any part time staff needed. At maximum, there will be approximately 10-15 teachers.

Pastor Dawson stated they would also like to have a before- and after-school program. He said the extended hours, from 6:30 a.m. to 7:00 p.m. are due to the people having longer distances to travel for their jobs.

Chairman Townsend stated that in the Zoning Ordinance, "All day care centers shall comply with the Minimum Standards for Day Care Centers established by the Virginia Department of Social Services," and questioned if they do hold a license; Pastor Dawson said they do have a license.

Chairman Townsend reviewed the Zoning Ordinance regarding parking: "Parking areas and access driveways at all day care centers shall be designed to allow for the easy and safe drop off and pick up of center attendees. No day care center shall be allowed that causes congestion, or the disruption of traffic flow on adjacent or nearby streets." He stated he visited the site and there is plenty of parking.

Commissioner Leatherwood asked if there will be buses for the students. Pastor Dawson stated the parents will bring their children to the site; there may be a van for the before and after-school programs.

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 Peery, to approve recommendation to the Board of Supervisors regarding a request for Special Use Permit by The Bridge Church to operate a Day Care Center located at 45 Simpson Road on property identified as Tax Map 021-A-10C, with the state regulations and as outlined in the Zoning Ordinance; the motion carried:

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

Prior to the beginning of the Public Hearing for the Special Use Permit application made by Angela Whittaker, Commissioner Mason excused himself and left the room due to a Conflict of Interest.

In Re: Public Hearing – Special Use Permit – Angela Whittaker, Private Educational Facility

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 Angela Whittaker for a Special Use Permit to operate a Private Educational Facility located on Tax Map Parcel 027-A-B and 041-A-1. This is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Friday, March 10, 2017 and

Friday, March 17, 2017 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Fowler stated the County has received a Special Use Permit application to permit the operation of a Private Educational Facility for up to thirty (30) children located at 1751 Lockett Road, on Tax Map Parcel 027-A-8 and 041-A-1, owned by Jamestown Presbyterian Church.

Mr. Fowler stated the proposed facility will offer full-time and part-time enrollment options for 9- to 15-year-old students. The school will operate Monday through Friday from 7:30 a.m. to 5:00 p.m. The school will utilize outdoor learning and community service projects as a foundation for curriculum development and transportation will be provided by the parents. The property is located in an A1, Agricultural Conservation District and the use is allowed by Special Use Permit. He said the Building Official has inspected and found it to be satisfactory; there are no concerns from VDOT.

Mr. Fowler stated originally this was to be brought to the Planning Commission in January; all issues that were present have been resolved and they have received approval from the Presbyterian Council. He stated there was some concern from adjacent property owners regarding control of the children, but there has been no opposition to the request.

Chairman Townsend opened the public hearing.

Angela Whittaker stated there has been no change since the original application was made other than the addition of an after-school program that might push the closing time to 5:30 p.m. She stated the vision is to create educational option for parents to allow part home-schooling and programs that are child-centered and community service oriented.

Chairman Townsend asked if licensing is required. Ms. Whittaker stated there is no licensing as it is private but after five years the school can be accredited by the Virginia Independent School Association. She added that while it is not a requirement to have licensed instructors, all will be licensed. She said they do offer full-time enrollment and provide a full-time education.

Commissioner Peery asked how many students are anticipated. Ms. Whittaker said they will be comfortably able to have 30 full-time students. She said there are some part-time students that may raise the number.

Commissioner Jones questioned the length of the school year. Ms. Whittaker stated it will be in operation from August through May, with programs during the summer months. She said there will be two full-time teachers and one part-time teacher; the afterschool program will have a part-time teacher.

Chairman Townsend questioned the ages of the students. Ms. Whittaker stated the students could enroll in public school, be homeschooled or find another private school. She said they will adhere to the Virginia Standards of Learning, the same as public school.

Commissioner Pregelman asked if they expect to open this fall; Ms. Whittaker answered in the affirmative.

Commissioner Leatherwood asked if they have any other educational facilities in operation; Ms. Whittaker said they do not.

Chairman Townsend questioned if this is successful, might this be a springboard to additional facilities. Ms. Whittaker stated one of the things that has developed with Jamestown Presbyterian Church will benefit from the school being there, using the building and helping to bring awareness back to their church, and hopefully rebuilding that congregation; it may expand to other churches to revitalize those also. She said what they wish to do is support the community.

Beverly Hines stated she presented a letter from the Presbytery that gives full support for this endeavor as an outreach and a revitalization. She said the church is down to five members and the thought of having children involved with the church is uplifting. She explained the Session, the governing body of the Presbyterian Church, investigated this educational facility thoroughly. She said a main concern is to be part of the community; they held a meeting in Rice with approximately 30 people in attendance. There was a lot of interest and overwhelming support. She said they are

excited about the Full Circle school and already have people on the grounds again. She added they are partnering with the church with utilities and upkeep.

Sondra Garnett stated Ms. Whittaker is a friend and colleague; she expressed her support for the school Ms. Whittaker is an amazing educator who wants each individual student to be successful and learn. The school will be an asset to the community and will provide parents another alternative to choose for educational their children.

Marilyn Osborne expressed her support for the school and agreed with everything that has been previously stated.

Charles Wells stated he owns property across from the church and proposed school and is in full support.

Alison Crews stated she homeschools her child and expressed her support of the school. She said she looks forward to the opportunities that it can offer children and the community. She said others in the community that could not attend the meeting are in support of the school.

David Buckalew stated he is in agreement with all the previous speakers. He said Ms. Whittaker has been lauded by state and the nation for what she does in the classroom and brings expertise to those children. He said the location of the church is on a straightaway with easy egress with no traffic issues.

John Ramsey said he and his wife combine homeschooling with traditional schooling for their two children and are thrilled with what Ms. Whittaker is proposing. He said she is proposing the connection of the children with the outside community to help them realize the world outside the walls of the building is just as important as the worksheets, if not more. He said she has his full support.

Phyllis Rende stated her daughter is currently in public school and is having some difficulty fitting in the traditional boxes. She said she is excited to be a part of this new school with deep learning and not just rote-taking tests.

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

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve recommendation to the Board of Supervisors regarding a request for Special Use Permit to permit the operation of a Private Educational Facility for up to thirty (30) children located at 1751 Lockett Road, on Tax Map Parcel 027-A-8 and 041-A-1, owned by Jamestown Presbyterian Church.

Chairman Townsend asked about the part-time and full-time students. Ms. Whittaker said there are morning and afternoon options for parents that wish their children to attend part-time.

Commissioner Pregelman said it is a positive that all educators are licensed even though it is not required.

Chairman Townsend stated that if they wish to expand or add a sign, they will need to return for approval.

Chairman Townsend then called for the vote on Commissioner Jones' motion, to approve recommendation to the Board of Supervisors regarding the request for a Special Use Permit by Angela Whittaker to permit the operation of a Private Educational Facility for up to thirty (30) children located at 1751 Lockett Road, on Tax Map Parcel 027-A-8 and 041-A-1, owned by Jamestown Presbyterian Church; the motion carried:

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

Chairman Townsend said this issue will be taken up at the April meeting of the Board of Supervisors.

Old Business

Mr. Fowler stated the Board of Supervisors held its public hearing for Par 3 Development Group, LLC, and approved the Special Use Permit to allow the Dollar General.

New Business

Commissioner Jones stated the Board of Supervisors declare a Conflict of Interest at the beginning of each meeting and said it might be beneficial for the Planning Commission to do that also.

Commissioner Jones then said there had been some confusion regarding the action of the Planning Commission regarding the Par 3 Development Group public hearing, adding the Commission should have gone ahead to make another motion to either recommend or not recommend to the Board. He said that in the future, they should make some type of motion.

Chairman Townsend stated he brought that up. He said if the Board of Supervisors has a failed motion, the issue is over. In their capacity, they are not making a recommendation, it is the legislative body making a decision. He said the Planning Commission is charged with making recommendations for or against, and the last meeting ended without a recommendation either way. He said Staff said there was no recommendation and contacted attorneys and VACo for their interpretation. He said if they have a failed motion in favor of an issue, they should then make a motion to not recommend the issue.

Chairman Townsend stated petitions should be presented prior to the scheduled meetings; he said receiving a petition two minutes before the meeting with no one to speak for it was confusing.

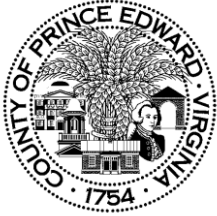
Commissioner Watson stated if someone wishes to have an issue passed, there should be someone to speak more eloquently for the issue before the Commission.

Chairman Townsend made a motion and adopted by the following vote:

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

the meeting was adjourned at 7:34 p.m.

Next Meeting: TBA



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: June 20, 2017
Item No.: 3
Department: Planning Commission
Staff Contact: Rob Fowler
Issue: Zoning Amendment

Summary:

The County has received a request to amend the Zoning Ordinance to permit Indoor Commercial Sports and Recreation as a Commercial Use in the Agricultural Conservation (A1) District by Special Use Permit.

Currently the Agricultural Conservation (A1) and the Agricultural Residential (A2) Districts permit Commercial Outdoor Sports and Recreation facilities by Special Use Permit. Staff suggests amending the current ordinance to allow Indoor Commercial Sports and Recreation by Special Use Permit in both zoning districts and amend the definition to the following:

Indoor/Outdoor Commercial Sports and Recreation-Predominantly participant uses conducted in open, enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, racquetball courts, baseball, softball, basketball, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.

Attachments:

1. Public Hearing Notice
2. Ordinance

Recommendations:

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

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



June 2, 2017

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, June 9, and Friday, June 16, 2017



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, June 20, 2017 commencing 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. Amend the Zoning Ordinance to allow Indoor Commercial Sports and Recreation Facilities in the A1, Agricultural Conservation and A2 Agricultural Residential Districts by Special Use Permit.

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.

Article II, Section 2-100.3 (B) 2 (County Zoning Ordinance)

B) The following uses are permitted by special use permit 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 Standard.

1. Agricultural Use Types

(None)

2. Residential Use Types

Family Day Care Home *

3. Civic Use Types

Educational Facilities, College/University
Educational Facilities, Primary/Secondary

4. Office Use Types

Financial Institutions
General Offices

5. Commercial Use Types

Auto Repair Services - Minor
Campgrounds
Commercial **Indoor**/Outdoor Sports and Recreation
Construction Sales and Services
Convenience Stores Day
Care Center * Gasoline
Stations Golf Course
Hotel/Motel/Motor Lodge
Kennel, Commercial Restaurant
Sawmill and Woodyard
Retail Sales

6. Industrial Use Types

Article II, Section 2-200.3 (B) (County Zoning Ordinance)

(B) The following uses are permitted by special use permit in the A2 Agricultural Residential 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

(None)

2. Residential Use Types

Family Day Care Home *
Single Family Dwelling, Attached
Townhouse *

3. Civic Use Types

Assisted Care Residence
Clubs
Correction Facilities
Cultural Services
Halfway House Life
Care Facility Nursing
Home

4. Office Use Types

Financial Institutions
General Offices

5. Commercial Use Types

Automobile Repair Services - Minor
Campgrounds
Commercial **Indoor**/Outdoor Sports and Recreation
Construction Sales and Services
Convenience Store Day Care
Center * Equipment Sales and
Rental Flea Market
Funeral Services

Garden Center
Gasoline Station Golf
Course
Kennel, Commercial