

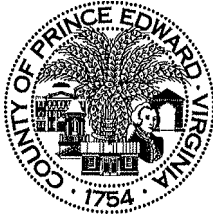


**PRINCE EDWARD COUNTY
PLANNING COMMISSION**

December 19, 2017

A G E N D A

1. Chairman will call the December meeting to order.
2. Approval of Meeting Minutes
3. Public Hearing - Proposed Zoning Amendment
4. Public Hearing: Special Use Permit - Abner King
5. Public Hearing: Special Use Permit - Turning Point Energy
6. Old Business
7. New Business



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: December 19, 2017
Item No.: 2
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Approval of Minutes

Summary:

Approval of Meeting Minutes – October 24, 2017

Attachments: Meeting Minutes

Recommendation:

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____

given a few hours or a few days, dependent upon where the livestock is or the circumstances for the animals being out, such as natural disaster. He said all the circumstances were not written into the code to allow for discretion.

New Business

Mr. Bartlett said there have been a lot of businesses come to the County during the last two months to inquire about opening in Prince Edward County, and there may be a special use permit application presented at the next Planning Commission meeting on Plum Creek Road.

Chairman Townsend then asked if there is anything coming through Prince Edward County regarding the pipeline. Mr. Bartlett said the Board will have to sign a Memorandum of Agreement (MOA) with DEQ about stormwater; General Assembly stated that local governments do not have the authority to control the erosion, sediment control and stormwater of the pipeline. Mr. Bartlett said a number of counties have already adopted it; Prince Edward County will likely address that issue in November. Mr. Bartlett added that there are only about five miles of Prince Edward County that are affected.

Commissioner Hunt questioned the news of a Hardees coming into the town; Mr. Bartlett stated it is planned to be between Benchmark and the old Shoney's. Mr. Bartlett added the two new hotels should open soon. Mr. Bartlett said he met with a representative from the State Department concerning the FASTC Project in Fort Pickett; they are gathering data on all the surrounding counties because it will employ 400 full-time and anywhere from 1,600 students at any one time, and those students have to find housing in the open market, not on base. This will impact all the surrounding counties and is expected to open in about a year and a half. The biggest impact will be on Blackstone.

Chairman Townsend made a motion to adjourn the meeting at 7:13 p.m.; the motion carried:

Aye:	Donald Gilliam Preston L. 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		

Next Meeting: November 21, 2017



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

Meeting Date: December 19, 2017
Item No.: 3
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Proposed Zoning Amendments

Summary:

Prince Edward County staff was contacted recently regarding the process to establish an operation of building sheds/storage buildings for wholesale in the A1, Agricultural Conservation zoning district. After reviewing the current zoning ordinance there is a provision to allow "Sawmills and Woodyard operations" by Special Use Permit. By definition it allows the use of land for the storage of harvested timber and/or sawing of the timber into lumber products.

Staff suggests that the Planning Commission add a classification of "Custom Manufacturing" as a use allowed by Special Use Permit in the following zoning district:

A1, Agricultural Conservation 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.

The current zoning ordinance provides a definition of Custom Manufacturing as "Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses".

Attachments:

- 1. Public Hearing Notice

Recommendations:

The Planning Commission will wish to hold a public hearing and render a decision concerning the proposed amendments to the zoning ordinance.

Motion _____	Mason _____	Hunt _____	Jones _____
Second _____	Townsend _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



December 4, 2017

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, December 8, 2017, and Friday, December 15, 2017

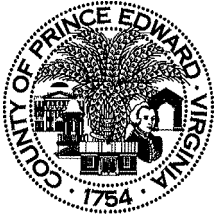


Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, December 19, 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. Amend the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District by Special Use Permit.
2. Request by Abner King for a Special Use Permit to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-20. This is an A1, Agricultural Conservation District.
3. Request by Turning Point Energy for a Special Use Permit to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road and Llama Road on properties identified as Tax Map Parcels 044-A-83 and 043-A-36. 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.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: December 19, 2017
Item No.: 4
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Abner King

Summary:

The County has received a special use permit application from Abner King to permit a Custom Manufacturing operation within an existing building located at 653 Plum Creek Road on Tax Map Parcel 008-A-20 owned by Abner and Rebecca King. The property is zoned AI, Agricultural Conservation, and this zoning classification permits Custom Manufacturing by Special Use Permit.

The property is approximately 55 acres, no exterior improvements are planned and the location has ample parking on site. Mr. King will be custom manufacturing storage sheds/buildings for a third party vendor and operate within an existing 2,400 square foot building and may employ up to six people.

Attachments:

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

Recommendations:

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

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



December 4, 2017

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, December 8, 2017, and Friday, December 15, 2017



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, December 19, 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. Amend the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District by Special Use Permit.
2. Request by Abner King for a Special Use Permit to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-20. This is an A1, Agricultural Conservation District.
3. Request by Turning Point Energy for a Special Use Permit to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road and Llama Road on properties identified as Tax Map Parcels 044-A-83 and 043-A-36. 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 A1
MAGISTERIAL DISTRICT _____
DATE SUBMITTED 10-31-17

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: Abner S. King
Applicant's Address: 94-A North Ronks Rd, Ronks PA. 17572
Applicant's Telephone Number: (717) 687-5601

Present Land Use: 20 acres woods, rest meadow

Legal Description of Property with Deed Book and Page No. or Instrument No. ~~7600-70~~

A-1 Zoned. Deed Book 1600 Page NO 70
653 Plum Creek Rd, Prospect VA 23960

Tax Map # 008-A-200 Acreage: 55

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) There will be little amount of noise, some nailers and saws and some quiet running engines.

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

Height of Principal Building (s): Feet APPROX. 27' Stories 1

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.

Abner S. King 10-24-17
Signature of Property Owner(s) Date

Rebecca B. King 10-24-17
Signature of Property Owner(s) Date

Signature of Property Owner(s) _____ Date _____

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee \$300.00 Fee Received by [Signature] Date 10/31/17

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

Prince Edward County
Special Use Permit

Applicant: Abner King

Date: November 7, 2017

Schedule B

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

Parcel ID	Owner	Address	Note
08-A-40	Sunnyside, Inc	885 Chinguapin Road Prospect, VA 23960	
08-A-21 08-A-22	William & Johanna Shular	329 Plum Creek Road Prospect, VA 23960	
08-A-19	Reginald Eggleston	899 Plum Creek Road Prospect, VA 23960	
08-A-17 08-A-18	John & Melanie Young	2182 Harris Creek Road Prospect, VA 23960	
08-A-6	Gail Mercer C/O Paulette Trent	66 S Eagle Road, APT B16 Haverton, PA 19083	
07-A-58	Kenneth & Betty Brisentine	390 Chinguapin Road Prospect, VA 23960	
08-A-6	Gail Mercer	Gail Mercer C/O Paulette Trent 66 S Eagle Road, Apt B16 Haverton, PA 19083	
08-A-25	Robert & Ruth Middlebrooks	293 Dogwood Trail Kitty Hawk, NC 27949	

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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

December 5, 2017

RE: Special Use Permit Application at 653 Plum Creek Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, December 19, 2017 at 7:00 p.m. to consider a Special Use Permit Application by Abner King. 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.

Request by Abner King to operate a Custom Manufacturing operation within an existing building located at 653 Plum Creek Road. Mr. King is proposing to build storage buildings/sheds for wholesale and

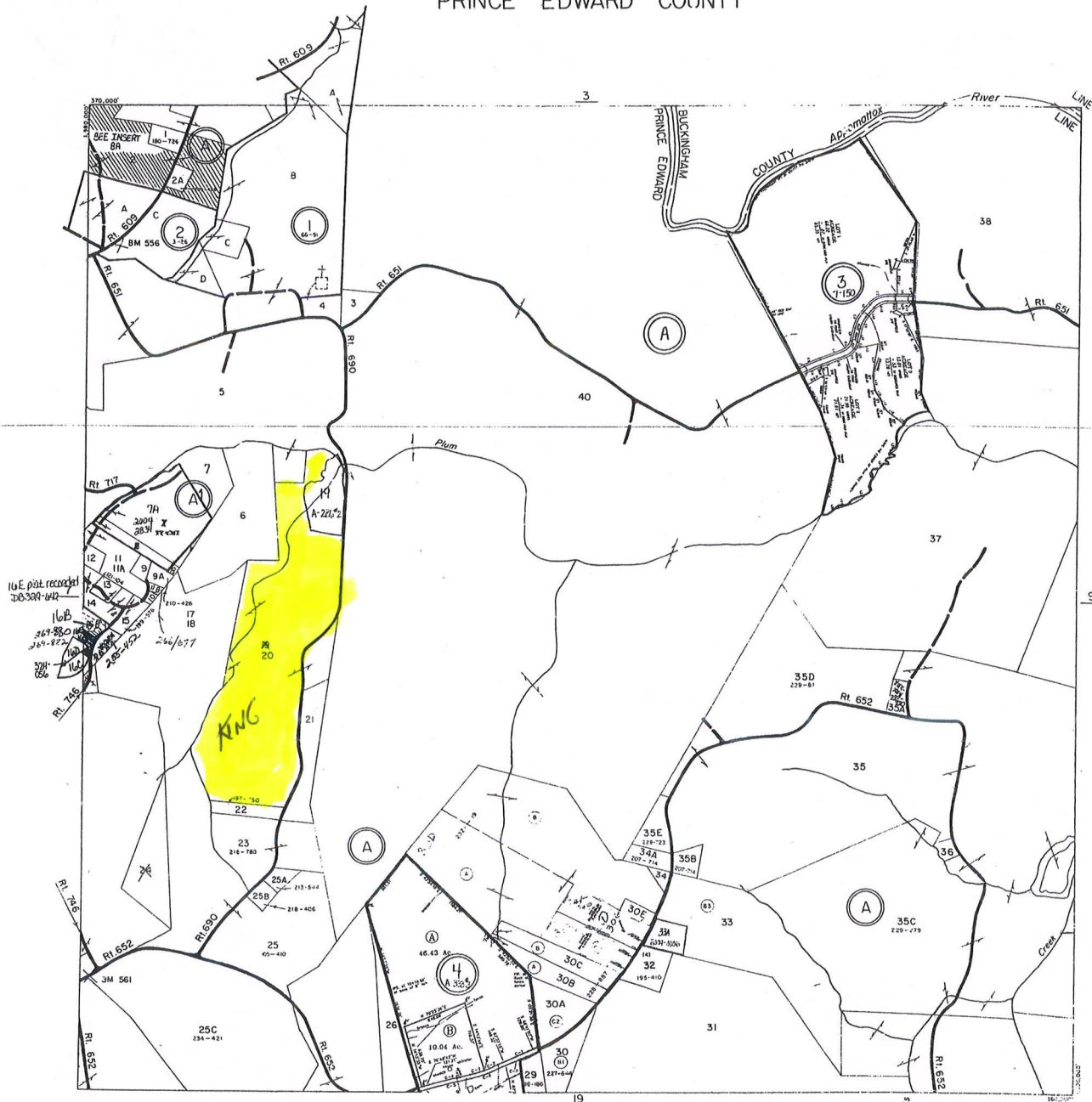
The property is located on Tax Map Parcel 008-A-20 owned by Abner and Rebecca King. This is an A1, Agricultural Conservation District and the use is allowed by Special Use Permit.

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



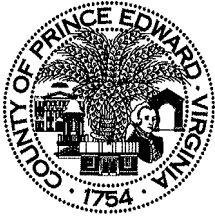
SCALE IN FEET
0 500 1000 1500 2000
0 200 400 600 800

PROSPECT DISTRICT

Harris SECTION 8)
INSERT

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

REMARKS: THIS MAP WAS PREPARED BY THE SURVEYING DIVISION OF THE DEPARTMENT OF PUBLIC SAFETY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: December 19, 2017
Item No.: 5
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Turning Point Energy

Summary:

The County has received a special use permit application to permit the operation of a Solar Electrical Generation Facility located on Good Hope Road on Tax Map Parcels 044-A-83 owned by Linda Chaplain and Tax Map Parcel 043-A-36 owned by Frances Mary Reeve.

The properties total approximately 236.98 acres, The proposed facility will utilize approximately 137.29 acres and be buffered by a 20'undisturbed perimeter buffer.

The applicant stated that the proposed facility will be a passive development that will not be seen nor heard and will not impact adjacent properties. The facility will not generate noise, light, dust, odor, fumes, or vibrations. Water quality will be addressed according to Virginia Stormwater Management Permit requirements and be accessed via a single driveway on Good Hope Road and not generate a significant amount of traffic.

The property is presently zoned A1, Agricultural Conservation, and this zoning classification permits a Major Utility by Special Use Permit.

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 Adjoining Owners

Recommendations:

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

Motion _____ Mason _____ Hunt _____ Jones _____
Second _____ Townsend _____ Gilliam _____ Watson _____
Prengaman _____ Jenkins _____ Leatherwood _____ Peery _____



December 4, 2017

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, December 8, 2017, and Friday, December 15, 2017



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, December 19, 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. Amend the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District by Special Use Permit.
2. Request by Abner King for a Special Use Permit to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-20. This is an A1, Agricultural Conservation District.
3. Request by Turning Point Energy for a Special Use Permit to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road and Llama Road on properties identified as Tax Map Parcels 044-A-83 and 043-A-36. 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 _____
MAGISTERIAL DISTRICT _____
DATE SUBMITTED _____

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Turning Point Energy
Applicant's Address: 999 18th St., Suite 300, Denver, CO 80202
Applicant's Telephone Number: (970) 379 - 3937

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
Deed Book 325, Page 15 and Deed Book 335, Page 157

Tax Map # 043 A 36 and 044 A 83 Acreage : 237 acres

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Please see the attached narrative statement.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Please see the attached statement of general compatibility.

Height of Principal Building (s): Feet Approx. 8 feet Stories N/A

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.

Adam M. Bl October 24, 2017
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.

Linda S. Chapman October 20 2017
Signature of Property Owner(s) Date

Signature of Property Owner(s) Date

Prince Edward County

Special Use Permit

Applicant: Turing Point Energy
999 18th Street, Suite 300
Denver, CO 80202

Date: November 7, 2017

Schedule B

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

Parcel ID	Owner	Address	Note
044-A-80B 43-A-33	George & Penny Welch	115 Merriman Shop Road Pamplin, VA 23958	
044-A-81 44-A-80C 44A-81A 44-7-20 44-7-23	Virginia Welch	681 Good Hope Road Pamplin, VA 23958	
058-A-1	Judith Shelton c/o David Franklin	9332 Highway 212 Marshall, NC 28753	
043-A-34	Robert & Laura McClenny	4638 Forest Chapel Road Pamplin, VA 23958	
058-A-2	Harry Wells	655 Heights School Road Pamplin, VA 23958	
58-4-1	Paul and Michelle Foster	3805 Heights School Road Pamplin, VA 23955	
57-3-2 57-3-3	Craig Mohr	53 Llama Road Pamplin, Va 23958	
57-1-A	Peggy Jean Gobble	PO Box 1325 Pamplin, VA 23958	
43-A-35	Gary and Connie Jamerson	931 Deer Road Pamplin, VA 23958	
57-A-3	Justin Dean Mottley	PO Box 1217 Pamplin, VA 23958	

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COUNTY ADMINISTRATOR
W.W. BARTLETT

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FARMVILLE, VA 23901

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

WBARTLETT@CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

December 5, 2017

RE: Special Use Permit Application on Good Hope Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, December 19, 2017 at 7:00 p.m. to consider a Special Use Permit Application by Turning Point Energy. 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 Turning Point Energy is to allow the construction of a Solar Electrical Generation Facility, consisting of approximately 137.29 acres on Tax Map Parcels 044-A-83 owned by Linda Chaplain and Tax Map Parcel 043-A-36 owned by Frances Mary Reeve. The property is presently zoned A1, Agricultural Conservation District, and this zoning classification permits a Major Utility 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

