



PRINCE EDWARD COUNTY
PLANNING COMMISSION

February 18, 2014

AGENDA

- 7:30 p.m.
1. The Chairman will call the February meeting to order.
 2. January 21, 2014 Agenda – See Attached
 3. **PUBLIC HEARING: Amendments to Prince Edward County’s Comprehensive Plan.** *The Commission will receive citizen input prior to considering amendments to the County Comprehensive Plan, as required by Section 15.2-2230 of the Code of Virginia. Amendments include grammatical corrections, changes to Chapter IV to update demographic data, and changes to Chapter V regarding transportation.* 11
 4. **PUBLIC HEARING: Amendments to County’s Zoning Ordinance.** *The Commission will receive citizen input prior to considering amendments to the County’s Zoning Ordinance. Amendments include: adding additional uses in most zoning districts that are allowed uses, requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District; and amending Section 4-300.11 to allow pervious paving materials as a special condition for off- street parking.* 4
 5. **PUBLIC HEARING: Special Use Permit – Dr. Stephenson & Elesia Bynum.** *The Commission will receive citizen input prior to considering a request for a special use permit to erect a radio tower measuring approximately 72 feet on Tax Map Parcel 68-A-13 located at 132 Bynum Lane, Rice, VA.* 90
 6. Review of Board of Supervisor’s Actions, contained in January Agenda
 7. Old Business
 8. Information and Discussion Items

Next Meeting: March 18, 2014 at 7:30 p.m.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: February 18, 2014
Item No.: ^W
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: AMENDMENT OF COMPREHENSIVE PLAN

Summary:

Per Section 15.2-2230 the Prince Edward County Comprehensive Plan is to be reviewed every five years. The Board of Supervisors requested the Commonwealth Regional Council (CRC) assist in performing this review in September 2011. Over the last two and one-half years the CRC and Planning Commission have reviewed the Comprehensive Plan.

Amendments to the existing plan include:

1. Grammatical corrections to all chapters.
2. Chapter IV – Demographic Analysis - was updated to reflect the data of the 2010 Census.
3. Chapter V – Community Facilities and Services – was expanded to meet new mandates imposed by the 2012 General Assembly. These mandates include the expansion of information concerning transportation resources, the six-year improvement plan, and the Long-Range transportation Plan.

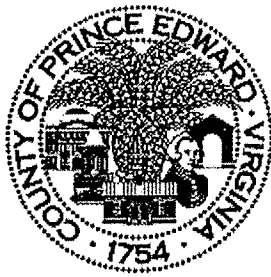
Attachments:

1. Public Hearing Notice
2. Proposed Amendments to the Prince Edward County Comprehensive Plan

Recommendation:

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

Motion _____	Porterfield _____	Hunt _____	Jones _____
Second _____	Mason _____	Gilliam _____	Watson _____
	Townsend _____	Leatherwood _____	Terry _____



COUNTY OF PRINCE EDWARD, VIRGINIA

January 29, 2014

Please run the following in the Friday, January 31, 2014 and Friday, February 7, 2014 editions of *The Farmville Herald*:



PUBLIC HEARING NOTICE

The Prince Edward County Planning Commission will hold two (2) Public Hearings on **Tuesday, February 18, 2014 at 7:30 p.m.** in the Board Room located on the 3rd Floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to making a recommendation to the Board of Supervisors on the following:

(1) Amendments to County Comprehensive Plan

Amendments to the Prince Edward County Comprehensive Plan, as required by Section 15.2-2230 of the *Code of Virginia*, are proposed to all of the chapters of the Plan to correct grammatical structure. Additionally, in Chapter IV – the Demographics Analysis was updated to reflect the data of the 2010 Census and in Chapter V – Community Facilities and Services is being expanded significantly to meet new requirements imposed by the 2012 General Assembly, which include the expansion of information concerning transportation resources, the Six-Year Improvement Plan and the Long-Range Transportation Plan.

(2) Amendments to County Zoning Ordinance

Proposed amendments include: adding additional uses in most of the zoning districts that are allowed either “by-right” or with a Special Use Permit; requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District; and amending Section 4-300.11 to allow pervious paving materials as a special condition for off-street parking.

The proposed amendments of the County Comprehensive Plan and the County Zoning Ordinance are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA and on the Prince Edward County website: 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.

By Order of the Planning Commission
County of Prince Edward, Virginia

2013 Comprehensive Plan Draft-Corrections

Cover: updated with new members' names

p. 5 change "superintendant" to "superintendent"

p.21 Review Table 5 and paragraph above it for Population Projections. Percentages and years revised

p.24 Table 9 reformatted. Boldface key rows? Indentation made on subgroups.

p.25 Table 10 reformatted. Boldface key rows? Indentation made on subgroups.

p.28 change "decrease" to "decreased"

p.33 "the County have seen a 28%"

p.37 Last sentence of second paragraph deleted.

p.45 effect changed to affect

p.71 References to Map 2 changed to Map XIV.

p.72 T capitalize for Town of Farmville and Town of Pamplin

p.74 delete space between "Hampden-" and Sydney

p.75 change "laser disc television" to "DVD"

p.78 change "(2) lower" to "(2) Consider lowering"

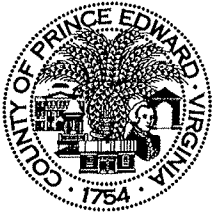
p.81 "/" between and or

p. 103 Obj #5 rewording suggested; not enough info to change

p. 105 "Adopt and enforce...vehicle ordinance"; not enough info to change

p. 106 "Amend the County's...neighborhood developments."; not enough info to change

p. 106 "Adopt local conditional zoning authority"; not enough info to change



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: February 18, 2014
Item No.: 4
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: AMENDMENT OF ZONING ORDINANCE

Summary:

The existing Zoning Ordinance has been inexistence for over six years with only minimum changes. The Planning Commission has reviewed the existing Ordinance and is proposing changes that will result in a document that will more closely reflect the uses desired by the citizens of Prince Edward County.

The amendments include:

1. Adding additional uses in most of the zoning districts that are allowed either "by-right" or with a special use permit.
2. Requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District.
3. Amending Section 4-300.11 to allow pervious paving materials as a condition for off-street parking.

Attachments:

1. Public Hearing Notice
2. Proposed Amendments to the Prince Edward County Zoning Ordinance

Recommendation:

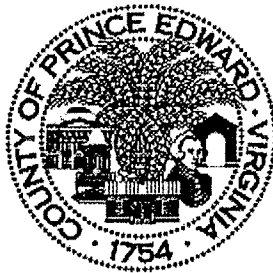
The Planning Commission will wish to hold the public hearing and render a decision concerning the proposed amendments.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

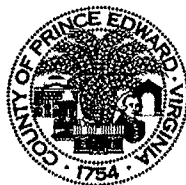
Jones _____
Watson _____
Terry _____



COUNTY OF PRINCE EDWARD, VIRGINIA

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(1) Amendments to County Comprehensive Plan

Amendments to the Prince Edward County Comprehensive Plan, as required by Section 15.2-2230 of the *Code of Virginia*, are proposed to all of the chapters of the Plan to correct grammatical structure. Additionally, in Chapter IV – the Demographics Analysis was updated to reflect the data of the 2010 Census and in Chapter V – Community Facilities and Services is being expanded significantly to meet new requirements imposed by the 2012 General Assembly, which include the expansion of information concerning transportation resources, the Six-Year Improvement Plan and the Long-Range Transportation Plan.

(2) Amendments to County Zoning Ordinance

Proposed amendments include: adding additional uses in most of the zoning districts that are allowed either “by-right” or with a Special Use Permit; requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District; and amending Section 4-300.11 to allow pervious paving materials as a special condition for off-street parking.

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By Order of the Planning Commission
County of Prince Edward, Virginia

Proposed Amendments to the Zoning Ordinance:

I. Amendments to uses allowed 'by-right' or allowed by a special use permit

Agriculture Conservation - AI

Add the following uses '**by-right**':

Garden Center (commercial)

Add the following uses '**by-right**' with Use & Design Standards:

Clubs (civic)

Add the following Uses by '**Special Use Permit**':

Assisted Care Residence (civic- should it be residential?)

Correction Facilities (civic)

Life Care Facility (civic)

Nursing Home (civic)

Automobile Rental/ Leasing (commercial)

Flea Market (commercial)

Scrap & Salvage Services (Industrial)

Aviation Facilities (Miscellaneous)

Add the following Uses by '**Special Use Permit**' with Use & Design Standards:

Auto Dealership, Used (commercial)

Uses which require further discussion to determine whether to include in the AI district and in which category above to include them:

Truck Yard (commercial)

Agriculture Residential- A2

Add the following uses '**by-right**':

Add the following Uses by '**Special Use**

Permit': Automobile Rental/ Leasing

(Commercial) Hotel/ Motel/ Motor Lodge

(Commercial)

Scrap & Salvage Services (Industrial)

Restaurant (Commercial)

Low Density Residential- R1

There are presently no R1 districts in the county.

Add the following Uses by '**Special Use Permit**':

Assisted Care Residence (Residential)

General Residential- R2

R2 is found inside the 460-Bypass.

Add the following Uses by 'Special Use Permit':
Assisted Care Residence (Residential)

Medium Density Residential- R3

Presently the only R3 district is the parcel where the Worsham School Lofts is located. It is the only zoning district which permits Multi-family Dwelling use.

Add the following Uses by 'Special Use Permit':
Assisted Care Residence (Residential) **General**

Commercial- CI

Add the following Uses by 'Special Use Permit':
Scrap & salvage Services (Industrial Use type)

College Residential- CR

Add the following Uses by 'Special Use Permit' with Use & Design Standards:
Multi-family Dwelling (residential use type)

Village Center - VC

Add the following uses 'by-right':

- Farm Stand (Agricultural)
- Family Day Care Home (residential/civic / commercial)
- Post Office (civic)
- Agricultural Services (Commercial Use)
- Assembly Hall (commercial)
- Funeral Services (commercial)
- Garden Center (commercial)
- Studio, Fine Arts (commercial)

Add the following uses 'by-right' with Use & Design Standards:

- Accessory Apartment (residential)
- Bed & Breakfast (commercial)

Add the following Uses by 'Special Use Permit':

- Two Family Dwelling "Duplex" (residential)
- Assisted Care Residence (residential)
- Communication Services (commercial) (radio, tv, recording studios, etc)
- Flea Market (commercial)
- Hotel/Motel/Motor Lodge (commercial)
- Laundry (commercial)
- Veterinary Hospital / Clinic (commercial)

Add the following Uses by 'Special Use Permit' with Use & Design Standards:

- Multi-family Dwelling (residential)
- Townhouse (residential)
- Outdoor Gathering (commercial)

II. Amendments to USE TYPE by CATEGORY

Move "Family Day Care Home" out of Residential Use Type and into Civic Use or Commercial Use.

Move "Assisted Care Residence" out of Civic Use Type and into "Residential Use Type".

III. Amendments to setback requirements

Amend Section 2-100.5, B, 2 Minimum Setback Requirements – Accessory Structures to read:

Front Yard: 75'

Side Yard: 5'

Rear Yard 5'

Amend Section 2-200.5, B, 2 Minimum Setback Requirements – Accessory Structures to read:

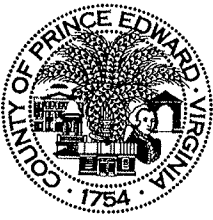
Front Yard: 75'

Side Yard: 5'

Rear Yard 5'

IV. Amend Section 4-300.11 to add item 3 to read:

3. Gravel or other pervious paving materials maybe considered as a special condition.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: February 18, 2014
Item No.: 5
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SPECIAL USE PERMIT – Dr. Stephenson & Elsa Bynum

Summary:

The County has received a special use permit application for the construction of a radio tower to be erected on Tax Parcel 68-A-13 owned by Dr. Stephenson and Elsa Bynum.

The tower will be approximately 72 feet above ground level. This will be a guyed tower with three guys. The tower will be a lattice type tower. The tower will be used to transmit signal from a radio station operated as a home occupation on the same site in the existing residential dwelling. Home Occupations are allowed by right in the zoning district, Agricultural Conservation (A-1).

The site plan is contained on a plat that is too large to copy. The document can be viewed at the County Administrators office.

Attachments:

1. Public Hearing Notice
2. Special Use Permit Application
3. List of adjoining property owners notified of Special Use Application
4. Sample letter sent to adjoining property owners
5. FCC Construction Permit
6. Plat of Tax Parcel

Recommendation:

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

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____