



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: June 17, 2014
Item No.: 2
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: MINUTES

Summary:

Meeting minutes are attached for your review and approval.

Attachments:

Minutes of May 20, 2014 at 7:30 p.m.

Recommendation:

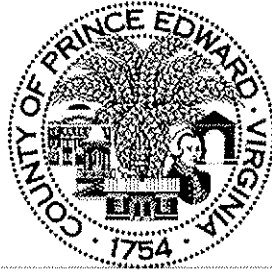
Approve attached minutes.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____



**Prince Edward County Planning Commission
Meeting Minutes
May 20, 2014
7:30 pm**

Members Present: William Porterfield, Chairman Chris Mason, Vice Chairman
Donald Gilliam Jack Leatherwood
W. Parker Terry John Townsend
Cannon Watson

Absent: Robert "Bobby" Jones, Preston L. Hunt, Mark Jenkins

Staff Present: Wade Bartlett, County Administrator

The May 20, 2014 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

Approval of Minutes: April 15, 2014:

Chairman Porterfield requested any changes or corrections made known; one correction was necessary. Chairman Porterfield then declared the April 15, 2014 meeting minutes approved with corrections.

Amendment to Zoning Ordinance – Signs

Chairman Porterfield led a comparison between different districts and the sign requirements. Commissioner Townsend distributed a matrix he developed listing the sign regulations in each zoning district. Discussion regarding political signs and current regulations governing their placement followed.

A recommendation was made to amend the Temporary Signs definition to "*Temporary signs such as event signs or political election signs must be removed within 15 days of the event or election.*" Discussion followed. Mr. Bartlett advised that State Code will be reviewed to ascertain inclusion of the item. Commissioner Terry requested an amendment restricting

Commissioner Terry made a motion to add the following sentence to Section 3-104.18(d): "That political election signs cannot be erected any earlier than 30 days before the event or election." The motion carried:

Aye: Donald Gilliam
Clifford Jack Leatherwood
Chris Mason
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: W. W. Porterfield

Absent: Preston C. Hunt
Mark Jenkins
Robert M. Jones

Mr. Bartlett reminded the Commissioners the Board of Supervisors had concerns about limiting height and size of signs along four-lane highways such as Route 360 and Route 460, even in A1 and A2 zones. Discussion followed and no changes were recommended.

Chairman Porterfield stated the item will not be included if the County Attorney determines it cannot be included; the Commissioners agreed.

Discussion followed on the differences between regulations regarding square footage specified for signs in the Agricultural Conservation District and the Agricultural Residential District. Mr. Bartlett stated in an Agricultural Conservation District, the setting is more pastoral and fewer businesses are permitted in A1 than in A2. More restrictions are placed on businesses in A1. Discussion followed. It was also determined that "Projecting signs" should be made uniform in Sections 3-104.5 and 3.104.7 to "24 square feet."

Commissioner Mason questioned Section 3-104.1 8(b) regarding protection of a citizen wishing to have a flag in his front yard with his name or a picture on it, in which he is not in a development; he questioned whether the phrase "or other similar entity" covers single family homes. He also questioned "flagpoles must conform to the location and height in the district in which they are located." Chairman Porterfield stated development is "any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; and drilling operations." Discussion followed.

A grammatical correction to Section 3-104.7 was suggested, to read "This district is intended to be the location of most new residential development in the County. *Agriculture*, forestry and related uses are also allowed within A2 Districts." The Commissioners concurred.

A grammatical correction was suggested in the regulation that "no more than six feet higher than the business building *to which it relates*" in Sections 3-104.7 and 3-104.15. The Commissioners concurred.

Chairman Porterfield made a motion to adopt the amended language as developed for the Sign Ordinance Amendment to the Zoning Ordinance and advertise a public hearing for the June 2014 meeting, with one contingent phrase which will be addressed by the County Attorney for its legality; the motion carried:

Aye: Donald Gilliam
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Absent: Preston C. Hunt
Mark Jenkins
Robert M. Jones

Review of Board of Supervisors Actions

Mr. Bartlett stated that Southside Electric has requested a Special Use Permit to put a tower in one of their substations on Loman Road. There will be no site work. The site plan was approved; this will come before the Planning Commission in June. Southside Electric owns 16 acres.

Mr. Bartlett added that Verizon recently came in but the site plan has not yet been received. They wish to put up a cell tower on Raymond Chinault's property by the Debtors Prison. It is proposed to be 175' tall. They may not be ready for presentation to the Planning Commission by June.

Mr. Bartlett stated no Planning Commission issues have come before the Board of Supervisors.

Chairman Porterfield questioned the status of the quarry; Mr. Bartlett said DMME required Luck Stone to sink one more test well approximately a month ago. Once the results are received, they will hold their public hearing. Unless there is a technical reason not to place it, DMME will have no reason to not allow the construction to begin. Luck Stone will remove the over-burden and will bring in a portable quarry operation and will have it up and running quickly. The highway entrance will be installed quickly. It will most likely be in operation by this fall or later. There will be 25 jobs created at this site.

Old Business

(None)

New Business

(None)

Chairman Porterfield declared the meeting adjourned at 8:35 p.m.

Next Meeting: June 17, 2014 at 7:30 p.m.



County of Prince Edward
 Planning Commission
 Agenda Summary

Meeting Date: June 17, 2014
Item No.: 3
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: PUBLIC HEARING - SIGN ORDINANCE

Summary:

Whether the setting is a commercial area, residential zone, agricultural region or highway corridor signs can play a large role in determining the appearance and attractiveness of a community. While signs are a form of expression protected by the Free Speech Clause of the Constitution, they pose distinctive problems that are subject to municipality's control. Signs take up space and may obstruct views, distract motorist, displace alternative uses for land and pose other problems that legitimately call for regulation. To control or limit such negative impacts local governments may regulate physical characteristics of signs. The existing Zoning Ordinance when adopted had very limited information or regulations concerning signage. As the County has developed the Planning Commission has debated amending the Zoning Ordinance to provide more guidance and controls over signage.

The result if this discussion has been the drafting of a new section in the County's Zoning Ordinance. The new section is Sec 3-104 and refers to signs and the placement of signs.

The amendment to the Zoning Ordinance attempts to:

1. List the type of signs which are allowed by right in the various zoning districts and the type which would be allowed after obtaining a special use permit.
2. Place restrictions on the height, and size of various signs.
3. Control the use of neon and illuminated signs.
4. Place controls on temporary signs.

Attachments:

1. Public Hearing Notice
2. Proposed amendment 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 amendment.

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



May 21, 2014

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, May 23, 2014 and Friday, May 30, 2014.



Notice of Public Hearing

The Prince Edward County Planning Commission will hold two the following public hearings on Tuesday, June 17, 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 the Planning Commission making recommendations to the Board of Supervisors on the following:

- (1) Request by Southside Electric Cooperative for a Special Use Permit to construct a wireless substation communication tower (140' in height) which will replace an existing 76' Monopole located at 789 Loman Rd. The tower will be located approximately eight tenths of a mile East of Hwy 15 on the North side of Loman Rd on parcels owned by Southside Electric Cooperative, identified as Tax Map Parcel 92-A-9 and 92-A-10. This is an A1 Zoning District.
- (2) Proposal to Amend the County Zoning Ordinance by adding Section 3-104 "Signs and Sign Placement." The purpose of the amendment is to develop policies and procedures to help reduce signage visual clutter, protect existing character of a community, enhance community identity and minimize negative effects of unregulated display of signs. The proposed amendment places controls on the location, type, size and height of signs in the zoning districts.

A complete copy of the Special Use Permit application and the proposed amendment to the zoning ordinance is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county webpage 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.

By Order of the Board of Supervisors
Of Prince Edward County, Virginia

ARTICLE III USE AND DESIGN STANDARDS

SEC. 3-104 SIGNS AND SIGN PLACEMENT

In general it is expected that an identifying sign will be associated with any commercial activity, and such signs are a permitted use within the design standards indicated in this section. Some types of signs require more detailed specification, and those are indicated as requiring a special-use permit. These regulations apply to all signs and their appurtenances that are visible from the outside of buildings. No sign shall be permitted which is not accessory to the business conducted on the property. In addition, public service noncommercial signs and markers such as highway signs and historical markers, and the flags of the United States and the Commonwealth of Virginia, are necessary or desirable in numerous locations, and the placement of those is not regulated by this section. Specific terms used in this section are defined in Section 6-100.

Sec. 3-104.1 Sign Placement and General Provisions

1. No sign may be placed within the right -of-way of a highway or street, other than duly authorized governmental signs.
2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.
3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
4. All signs shall be maintained in good condition at all times. The pedestal of any sign may not be wood unless it is clad with vinyl or metal, painted, or stained.
5. No sign shall be painted on or attached to any trees, rocks, fence posts, utility poles, or similar structures or objects.
6. The light from any illuminated sign shall be so directed, shaded, or shielded that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor interfere with the safe vision of operators of moving vehicles. Light shall not be permitted to shine or reflect on or into any residential structure.
7. Storefront windows: no more than 25% of the glass area may be covered by signs. (This is recommended by emergency response personnel to provide sight into building.)
8. Temporary signs are permitted in all districts as follows:
 - (a) Temporary signs warning of construction, excavation, or other hazard, for as long as the hazard shall exist;
 - (b) The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that the number of

flags is no more than three (3). Flagpoles must conform to the location and height requirements of the district in which they are located;

(c) Signs in the nature of seasonal decorations, clearly associated with a national, local, or religious holiday;

(d) Temporary signs such as event signs or political election signs must be removed within 15 days of the event or election.

9. Any business closing operations must remove its signs within 12 months.

Sec. 3-104.5 Signs: Agricultural Conservation District

The Agricultural Conservation District encourages agriculture, forestry, very low density residential development, and related uses. It is not desirable to erect numerous signs in the pastoral setting provided in the Agricultural Conservation District.

For any commercial or civic-use activity by right or by special-use permit in the Agricultural Conservation District, sign uses are as in Sec. 3-104.1 above and as follows:

Permitted--

1. No more than two of the following may be used for a single business location
2. Monument signs not exceeding 4 feet in height and 24 sf in size, not more than one per business operation.
3. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
4. Projecting signs not exceeding 24 square feet, not more than one per business operation.
5. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.

Special use--

1. Illuminated signs.
2. Banner signs.
3. Animated, electronic, or air-filled signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 12 feet. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.7 Signs: Agricultural Residential District

This district is intended to be the location of most new residential development in the County. Agriculture, forestry and related uses are also allowed within A2 Districts.

For any commercial or civic-use activity by right or by special-use permit in the Agricultural Residential District, sign uses are:

Permitted—No more than two of the following may be used for a single business location:

1. Monument signs not exceeding 4 feet in height and 32 SF in area, not more than one per business operation. Monument signs which are integrated into a brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
2. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 24 square feet, not more than one per business operation.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Pole signs. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.9 Signs: Other Residential Districts (R1, R2, R3)

No commercial uses are permitted in these districts (Gasoline Station and Convenience Store by special-use permit [SUP] only); accordingly, no commercial signs are allowed except by SUP and will be reviewed as part of the site plan for construction. However, civic-use signs such as those for community organizations, schools, or churches may be placed under the same conditions as those for the Agricultural Residential District in Sec. 3-103.2.

Large residential signs may be permitted at the main entrances to a subdivision, planned unit or multi-family development. One sign may be permitted on either side of the entrance if such sign

is on private property. Signs shall not exceed 50 sqft in area. Sign should be an identification sign only, limited to the name of development on site.

Sec. 3-104.11 Signs: General Commercial District

For any commercial or civic-use activity by right or by special-use permit in the General Commercial District, sign uses are as permitted in Sec. 3-104.1 above and as follows:

Permitted – No more than two of the following may be used for a single business location.

1. Monument signs not exceeding 4 feet in height and 32 sqft in area, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet;
2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 40 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the sign's bottom no more than 8 feet from the ground, not more than one per business operation. Signs exceeding 16' in height or the height of the building, whichever is less, require a Special Use Permit.
5. Directory signs may be utilized by a commercial complex subject to the same size requirements as monument or pole signs with each occupant being entitled to one directory panel.

Special use–

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 16 feet or the height of the building, whichever is less. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.13 Signs: General Industrial District

For any commercial or civic-use activity by right or by special-use permit in the General Industrial District, sign uses are as permitted in Sec. 3-104.1 above and as follows:

Permitted – No more than two of the following may be used for a single business location.

1. Monument signs not exceeding 4 feet in height and 32 sqft in area, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
2. Storefront signs not exceeding 6 feet in height and 144 sqft in area, not more than one per business operation.
3. Projecting signs not exceeding 60 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation. Pole signs may not exceed a height of 16 feet except by Special Use Permit. No pole sign may have an overall height more than 6 feet higher than the building to which it relates.

Special use–

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 16 feet. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.15 Signs: College Residential District

No commercial activity is permitted in the College Residential District, but acceptable sign uses for the college or other civic-use activity are:

Permitted–

1. Monument signs not exceeding 4 feet in height and 64 sqft in area.
2. Pole signs not exceeding 40 square feet placed with the bottom no more than 4 feet from the ground.

3. Athletic scoreboards.

Special use--

1. Illuminated signs.

2. Banner signs.

3. Animated or electronic signs.

4. Outdoor neon signs.

5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the college building to which it relates.