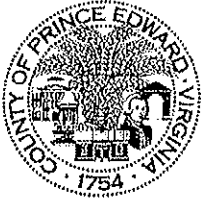


PRINCE EDWARD COUNTY
PLANNING COMMISSION
July 15, 2014

AGENDA

- 7:30 p.m.
1. The Chairman will call the July 15, 2014 meeting to order.
 2. Approval of Minutes: June 17, 2014 at 7:30 p.m. 1
 3. **PUBLIC HEARING: Special Use Permit – Southside Electric Cooperative.** *The Commission will receive citizen input prior to considering a request for a Special Use Permit to construct a wireless substation communication tower of 140' in height. This tower 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.* 5
 4. **PUBLIC HEARING: Special Use Permit – Charles M. Neathery.** *The Commission will receive citizen input prior to considering a request for a Special Use Permit by Mr. Neathery to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel 84-A-3, located at 4722 Sandy River rd. in Rice. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.* 15
 5. **PUBLIC HEARING: Special Use Permit – Stanley A. Lyles.** *The Commission will receive citizen input prior to considering a request for a Special Use Permit by Mr. Lyles to expand the Briery Creek Lake Getaway R.V. Park. The expansion will be the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. Additionally, two bathrooms and two shower houses will be installed. The expansion will occur on Tax Map Parcel 091-A-23A. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.* 21
 6. Review of Board of Supervisors Actions
 7. Old Business
 8. New Business

Next Meeting: August 19, 2014 at 7:30 p.m.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: July 15, 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 June 17, 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
June 17, 2014
7:30 pm

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

Absent: William Porterfield, Chairman

Staff Present: Wade Bartlett, County Administrator

The June 17, 2014 meeting was called to order at 7:30 p.m. by Vice-Chairman Mason.

Approval of Minutes: May 20, 2014:

Vice-Chairman Mason requested any changes or corrections made known; two corrections were necessary. Vice-Chairman Mason then declared the May 20, 2014 meeting minutes approved with corrections.

Public Hearing - Amendment to Zoning Ordinance - Signs

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering recommendation to the Board of Supervisors regarding proposed amendments to the County's Zoning Ordinance. The amendment adds 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.

Vice-Chairman Mason opened the public hearing.

There being no one wishing to speak, Vice-Chairman Mason closed the public hearing.

Commissioner Terry questioned his previous request concerning 3-104.18, but that is not included, along with 3-104.16 or 3-104.17. Discussion followed. Vice-Chairman Mason questioned the numbering; Mr. Bartlett stated using odd numbers allows for expansion in the document in the future and that some are intentionally left blank for that purpose. Mr. Bartlett said "Left blank intentionally" could be entered with the even-numbered section numbers, if the Commissioners would prefer.

Commissioner Watson made a motion, seconded by Commissioner Leatherwood, to accept the amendment as corrected and to recommend the amendment to the Board of Supervisors. The motion carried:

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

Review of Board of Supervisors Actions

Mr. Bartlett reported the Vice-Chairman can announce that the public hearing on the Southside Electric tower originally scheduled for this meeting will be held July 15th, the two advertisements would not have to be placed again, but that it has been rescheduled.

Mr. Bartlett stated the Board of Supervisors has passed a budget and both Planning positions have been fully funded.

Mr. Bartlett stated the Erosion and Sediment Control program in conjunction with the Town of Farmville has been working well and the Town elected to be part of the Stormwater Ordinance. The Town has two employees that can do the Erosion and Sediment Control and those employees are going through the Stormwater classes to become certified on that.

Mr. Bartlett then reported the Board of Supervisors has voted the County will run its own Stormwater Management Program. An RFP has been issued in the Region; three engineering firms were selected to do a plan review which includes Stormwater calculations and the County is waiting to see what they will charge. He said this will be a big change for the County and he expects complaints from citizens. Maintenance will need to be done on the larger stormwater ponds every five years; it is an on-going issue for mainly commercial development but also single family homes are going to have to follow it. Mr. Bartlett said the General Assembly has changed the law during this last session to make regulations for single family homes less onerous. Mainly the yards will serve as the clearinghouse for the stormwater; there may need to be a swell in the yard to slow down the movement of the stormwater. It is dependent upon how much is disturbed and how much impervious surface it will have. A property over an acre of land will have more regulations; this is a statewide program.

Mr. Bartlett reported the work being done on Route 15 South should be completed within the next two weeks; the top coat was placed today.

Old Business

Vice-Chairman Mason questioned the progress regarding the proposed Southside Electric cell tower. Mr. Bartlett stated the site plans are complete for the tower on their existing substation. The company owns 16 acres and there are not many neighbors. The proposed tower will be 140 feet tall.

A representative from Southside Electric stated the transmission line will be at a higher elevation than the tower and that it cannot be seen from the road. He stated the first public hearing for the substation had been held in 2009. There was no opposition at that time.

New Business

(None)

Vice-Chairman Mason declared the meeting adjourned at 7:46 p.m.

Next Meeting: July 15, 2014 at 7:30 p.m.

DRAFT



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

Meeting Date: July 15, 2014
Item No.: 3
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SPECIAL USE PERMIT – Southside Electric Cooperative

Summary:

The County has received a special use permit application for the construction of a wireless communication tower on Tax Map Parcel 92-A-9A further identified as 789 Loman Rd. The parcels are owned by Southside Electric and comprise a total of 16.69 acres. The tower will be located inside the grounds of an existing substation. It is a lattice type tower measuring 139.7 feet in height with a base 16.25' wide. At the top, but not extending above the top of the tower will be a six foot disk shaped antenna.

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. Site Plan
6. Various documents showing tower configuration and the site.

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 _____



June 30, 2014

Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, July 2, 2014 and Wednesday, July 9, 2014.



Notice of Public Hearing

The Prince Edward County Planning Commission will hold the three following public hearings on Tuesday, July 15, 2014 at 7:30 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 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) Request by Charles M. Neathery for a Special Use Permit to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel 84-A-3, located at 4722 Sandy River rd. in Rice. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.
- 3) Request by Stanley A. Lyles for a Special Use Permit to expand the Briery Creek Lake Getaway R.V. Park. The expansion will be the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. Additionally, two bathrooms and two shower houses will be installed. The expansion will occur on Tax Map Parcel 091-A-23A.

A complete copy of 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 webpage at www.co.prince-edward.va.us. If 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
Of Prince Edward County, Virginia

COMMENTS: _____

PERMIT/APPLICATION NO. _____
ZONING DISTRICT A-1
MAGISTERIAL DISTRICT _____
DATE SUBMITTED Mar 24, 2014

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: Southside Electric Cooperative
Applicant's Address: 2000 West Virginia Ave / Gramer, VA
Applicant's Telephone Number: (830) 645-3290

Present Land Use: SEC Substation Site

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
Instrument # 201001629

Tax Map # TM92-A9 and 10 Acreage: 16.69 +/-

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.); (Attach additional sheet if necessary.) no effect except top of tower may be visible (see attached)

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

Height of Principal Building (s): Feet 140 feet Stories _____

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] 3/24/14
Signature of Applicant (if not property owner) Date
Michael R. Bender, Director of Engineering, Southside Electric Cooperative

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.

[Signature] 3/24/14
Signature of Property Owner(s) Date

Michael R. Bender
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 W. Bantlett Date Mar 24, 2014

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

**Prince Edward County
Special Use Permit**

Applicant: Southside Electric Cooperative
2000 West Virginia Ave.
Crewe, VA

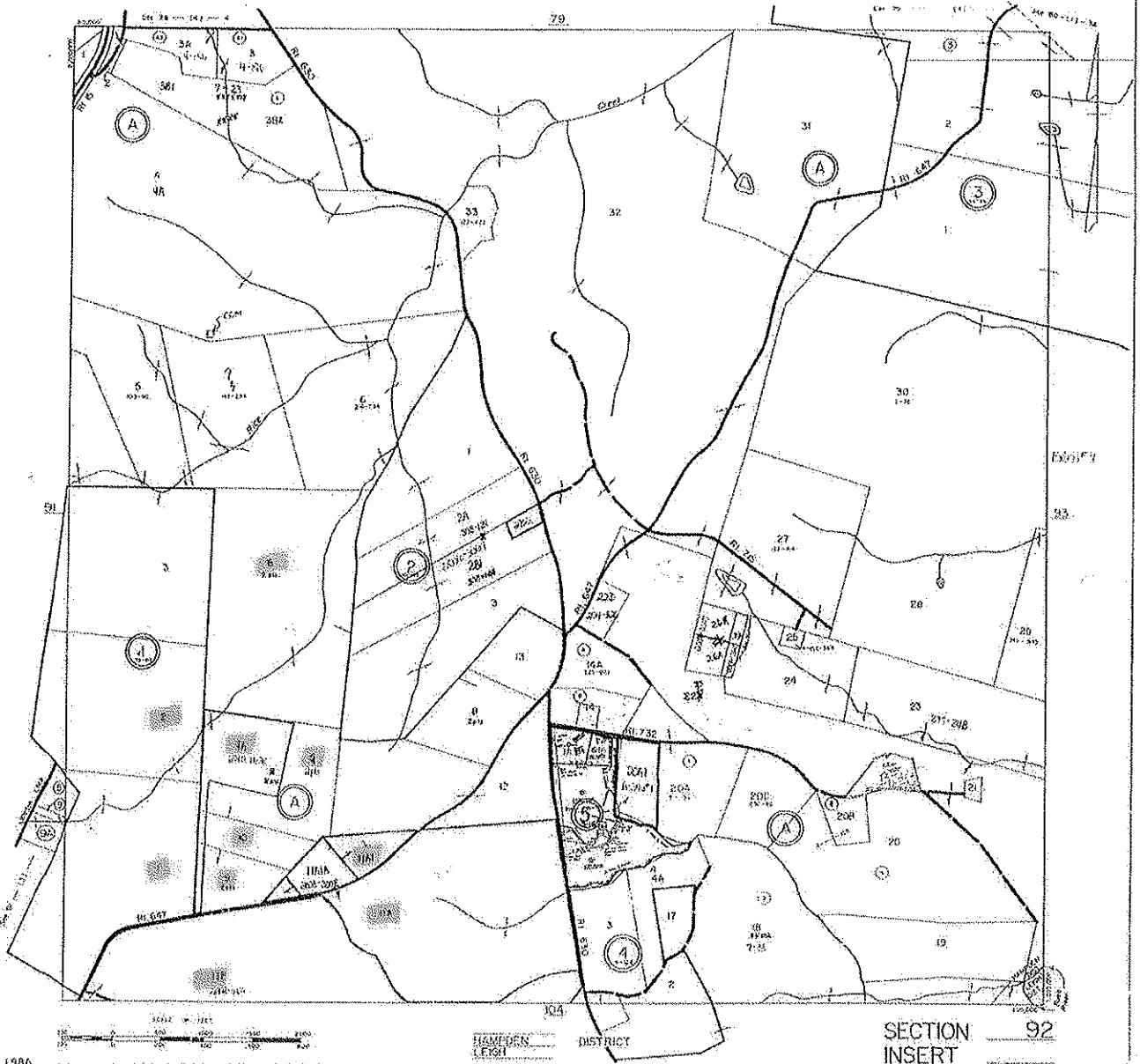
Date: June 20, 2014

Schedule B

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

Parcel ID	Owner	Address	Note
92-A-9A	SEC	P.O. Box 7 Burkeville, VA 23922	SUP Applicant
92-1-1&2	Doug Lambert	5630 Autumn Leaf Dr. North Chesterfield, VA 23234	
92-A-8	Prince Edward, LLC	11720 Bundle Rd. Chesterfield, VA 23838	
92-A-9&10	James Hood Capps	P.O. Box 3872 Kinston, NC 28502	
92-A-11A	Joe Irving, ET AL	6413 Abilene Rd. Farmville, VA 23901	
92-A-11A1	Jermaine & Lisa Harris	1050 Loman Rd. Meherrin, VA 23954	
92-A-11B	Malcolm Bailey	606 Bailey Rd. Keysville, VA 23947	

PRINCE EDWARD COUNTY



205E0-DEC.31, 1986

BOARD OF SUPERVISORS

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CHARLES W. MCKAY
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JERRY R. TOWNSEND
JAMES R. WILCK



COUNTY OF PRINCE EDWARD, VIRGINIA

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
WWW.CO.PRINCE-EDWARD.VA.US

June 20, 2014

RE: Special Use Permit Application at 789 Loman Rd.

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, July 15, 2013 at 7:30 p.m. to consider the Special Use Permit Application by Southside Electric Cooperative (SEC). 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.

This Special Use Permit application is a request to construct a wireless substation communications tower (140' in height) which will replace an existing 76' Monopole on the property identified as Tax Map Parcel 92-A-9 & 92-A-10, located approximately eight tenths of a mile East of Hwy 15 on the North side of Loman Rd. The tower will be located in an existing SEC substation. This is a Commercial Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.

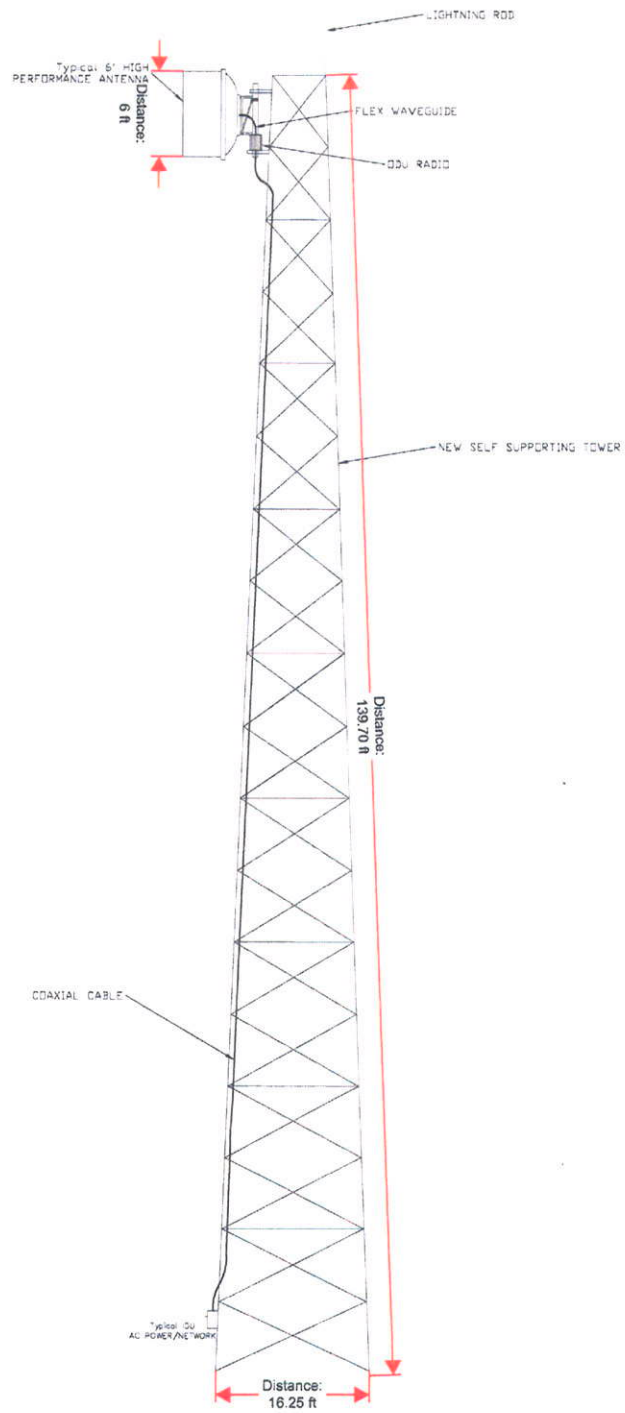
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county webpage at www.co.prince-edward.va.us. If you have any questions about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

Respectfully,

W.W. Bartlett
County Administrator
Zoning Administrator

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS
MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING AND ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.



PRELIMINARY-NOT FOR CONSTRUCTION

SELF SUPPORTING TOWER

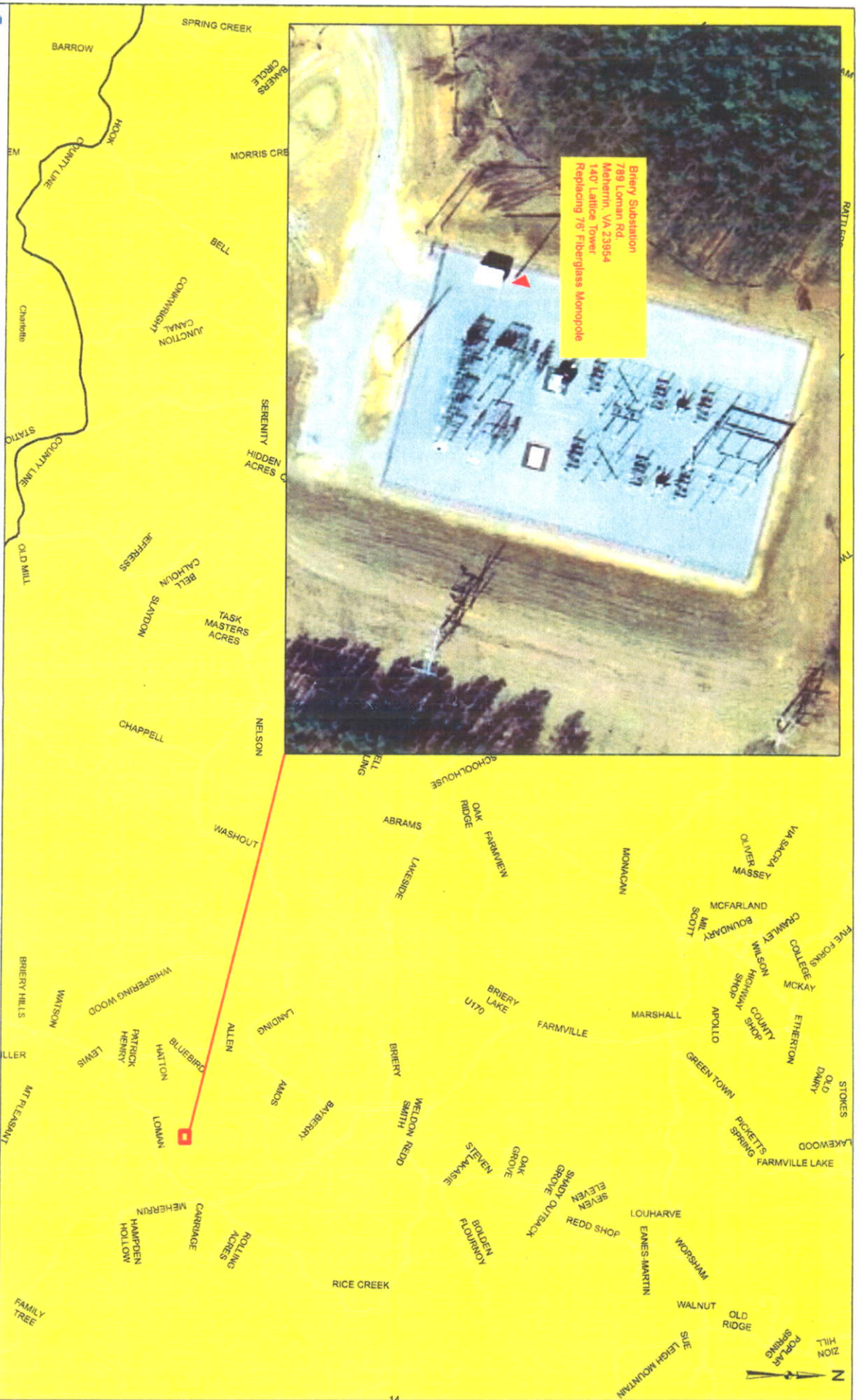
Power System Engineering, Inc. www.powersystem.com 1332 W. Mainway Martinsburg, VA 25715 Tel: 800.223.2882		SOUTHSIDE ELECTRIC COOPERATIVE TOWER CONFIGURATION	
CDR: Joe Wynn EIT: Larry Skriver	DATE: 02/6/2014	SCALE: 1/8" = 1'-0" SHEET: 002 Tower 1	PROJECT NO: VA0271407 DRAWING NO: 2



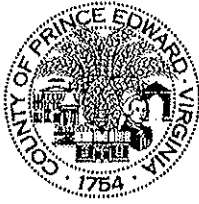
Binery Substation
788 Loman Rd
Melherrin, VA 23064
140' Lattice Tower
Replacing 78' Fiberglass Monopole

Southside Electric Cooperative

Briery Substation Proposed Lattice 140' Tower



Briery Substation
789 Loman Rd
Meherin, VA 23954
140' Lattice Tower
Replacing 78' Fiberglass Monopole



County of Prince Edward
 Planning Commission
 Agenda Summary

Meeting Date: July 15, 2014
Item No.: 4
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SPECIAL USE PERMIT – Charles M. Neathery

Summary:

The County has received a special use permit application for the operation of a military simulation complex on Tax Map Parcel 84-A-3 owned by Charles M. Neathery. The parcel contains 58.5 acres and is further identified as 4722 Sandy River Rd. During the house of operation paintball and airsoft guns will be discharged with participants yelling and possibly using whistles during the actual military operation.

No buildings or structures will be erected. There will be minimal disruption to the existing vegetation which will serve as the buffer for the adjoining land owners.

Impact should be minor with a slight increase in noise and traffic during the hours of operation. No hours of operations were included in the application. Staff recommendation is that the hours of operation be limited to 7:00 a.m. to 8:00 p.m. Additionally, it is recommended a maximum of 50 participants be allowed at one time and that no lights be installed to allow night time use.

This is a Recreational Use which is allowed in the A1, Agricultural Residential District by Special Use Permit.

The documents 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

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 _____



June 30, 2014

Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, July 2, 2014 and Wednesday, July 9, 2014.



Notice of Public Hearing

The Prince Edward County Planning Commission will hold the three following public hearings on Tuesday, July 15, 2014 at 7:30 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 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) Request by Charles M. Neathery for a Special Use Permit to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel 84-A-3, located at 4722 Sandy River rd. in Rice. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.
- 3) Request by Stanley A. Lyles for a Special Use Permit to expand the Briery Creek Lake Getaway R.V. Park. The expansion will be the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. Additionally, two bathrooms and two shower houses will be installed. The expansion will occur on Tax Map Parcel 091-A-23A.

A complete copy of 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 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 Planning Commission
Of Prince Edward County, Virginia

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: CHARLES M. NEATHERY
 Applicant's Address: 2316 PINE GROVE PLACE N. DINWIDDIE 23803
 Applicant's Telephone Number: (804) 638-0579

Present Land Use: FARM / TIMBER

Legal Description of Property with Deed Book and Page No. or Instrument No. 2011/24 - 59 1/2 acre in Leigh Magisterial District, bounded at 4722 Sandy River Rd.

Tax Map # 84-A-3 Acreage: 59 1/2

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Requested use is military simulation with the use of paint ball guns and airsoft guns. Impact will be minimal mainly, traffic, and on occasion verbal noise.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) The use is allowed by special use permit in the A-1 zone

Height of Principal Building (s): Feet N/A Stories _____

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.

Charles M. Neathery 5-29-14
 Signature of Property Owner(s) _____ Date _____

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 see attached 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 &

**Prince Edward County
Special Use Permit**

Applicant: Charles M. Neathery
23116 Pine Grove Place
N. Dinwiddie, VA 23803

Date: June 20, 2014

Schedule B

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

Parcel ID	Owner	Address	Note
84-A-3	Charles Neathery	4722 Sandy River Rd. Burkeville, VA 23922	SUP Applicant
84-A-2	Roy C. Jenkins	P.O. Box 218 Burkeville, VA 23922	
84-A-2A	Wilson Frederick Cook	4794 Sandy River Rd. Burkeville, VA 23922	
84-A-2B	John & Barbara Wine	4892 Sandy River Rd. Burkeville, VA 23922	
84-A-4	Timothy Dotson	566 Williams Rd. Burkeville, VA 23922	
84-A-12	George & Shirley Osborne	4546 Sandy River Rd. Burkeville, VA 23922	

PRINCE EDWARD COUNTY



REVISED DEC. 21, 1985

LEGEND
LOCKETT DISTRICT

SECTION 84
INSERT

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PATTIE COOPER-JONES
VICE-CHAIR

HOWARD M. CAMPBELL
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CHARLES W. MCKAY
C. ROBERT TIMMONS, JR.
JERRY R. TOWNSEND
JAMES R. WILCK



COUNTY OF PRINCE EDWARD, VIRGINIA

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
WWW.CO.PRINCE-EDWARD.VA.US

June 20, 2014

RE: Special Use Permit Application at 4722 Sandy River Rd.

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, July 15, 2013 at 7:30 p.m. to consider the Special Use Permit Application by Charles M. Neathery. 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.

This Special Use Permit application is a request to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel 84-A-3, located at 4722 Sandy River Rd. in Rice. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District 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 webpage 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 wbartlett@co.prince-edward.va.us.

Respectfully,

W.W. Bartlett
County Administrator
Zoning Administrator

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS
MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING AND ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: July 15, 2014
Item No.: 5
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SPECIAL USE PERMIT – Stanley A. Lyles

Summary:

The County has received a special use permit application requesting the expansion of the Briery Creek Lake Getaway RV Park on land owned by Mr. Stanley Lyles and identified as tax map parcel 91-A-23A. The property encompasses 11.97 acres of land. The expansion will allow the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. In addition two bathrooms and two shower houses will be installed.

The original Special Use Permit allowing the operation of the RV Park was approved by the Prince Edward County Board of Supervisors on October 14, 2008. A copy of the minutes showing the approval and conditions is attached.

This is a Recreational Use which is allowed in the A1, Agricultural Residential District by Special Use Permit.

The documents can be viewed at the County Administrators office.

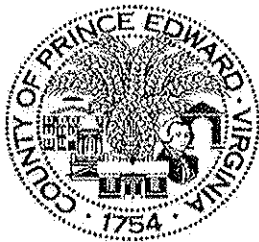
Attachments:

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. Plat of Tax Parcel
6. Original Site Plan
7. October 14, 2008 Board minutes approving Mr. Lyles Special Use Permit

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 _____



June 30, 2014

Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, July 2, 2014 and Wednesday, July 9, 2014.



Notice of Public Hearing

The Prince Edward County Planning Commission will hold the three following public hearings on Tuesday, July 15, 2014 at 7:30 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 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) Request by Charles M. Neathery for a Special Use Permit to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel 84-A-3, located at 4722 Sandy River rd. in Rice. This is a Recreational Use which is permitted in the (A1) Agricultural Residential District by Special Use Permit.
- 3) Request by Stanley A. Lyles for a Special Use Permit to expand the Briery Creek Lake Getaway R.V. Park. The expansion will be the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. Additionally, two bathrooms and two shower houses will be installed. The expansion will occur on Tax Map Parcel 091-A-23A.

A complete copy of 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 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 Planning Commission
Of Prince Edward County, Virginia

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: Stanley A. Lyles
Applicant's Address: 10823 Farmville Rd Farmville, Va. 23901
Applicant's Telephone Number: (434) 223-7663

Present Land Use: R.V. Park

Legal Description of Property with Deed Book and Page No. or Instrument No. 11.97 acres - Same as before. DB 99 pg. 560 Plat Enclosed

Tax Map # _____ Acreage: 11.97

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Attachment enclosed.

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

Height of Principal Building (s): Feet _____ Stories _____

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.

Stanley A. Lyles 6-18-14
Signature of Property Owner(s) Date

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 W. B. Bartlett Date June 27, 2014

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 302
Farmville, VA 23901

**Prince Edward County
Special Use Permit**

Applicant: Stanley Lyles
10823 Farmville Rd
Farmville, VA 23901

Date: July 1, 2014

Schedule B

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

Parcel ID	Owner	Address	Note
91-A-23A	Stanley Lyles	10823 Farmville Rd Farmville, VA 23901	SUP Applicant
91-A-18	Raymond & Osa Sue Dowdy	53 Landing Rd Farmville, VA 23901	
91-A-22	Charina Allen-Beasley ETAL	2713 Porto Bianco Lane League City, TX 77573	
91-A-14	Edward & Opal Ball	1015 Empire Drive SW Abingdon, VA 24210	
91-9-3	Ada Allen Whitehead ET AL	PO Box 361 Keysville, VA 23947	

Stanley Lyles

10823 Farmville Road

Farmville, VA 23901

June 18, 2014

Prince Edward Co. Planning Commission

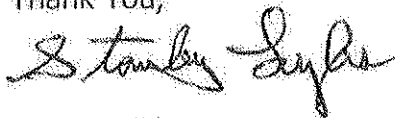
Farmville, VA 23901

To Whom It May Concern:

This is a request to the Prince Edward County Planning Commission for tents and pop-up campers to be allowed to tent and park at the existing eighteen sites at Briery Creek Lake Getaway R.V. Park and the addition of four to six primitive campsites at the same location. The plan will show where the four to six primitive campsites will be located. Also, bathrooms and shower houses will be installed according to the Prince Edward County Health Department's codes and regulations.

Thanks for your attention to this matter. Your consideration to this request will be greatly appreciated. If you have questions, you may reach me at 434-223-7663.

Thank You,



Stanley Lyles

Attachment to Narrative Statement

All of the above effects should be very minimal to the adjacent properties. Trees have been planted along the main road (701) and trees hide the other adjacent properties. Also, the park is hidden and sound proof by a mound of dirt that was also built along the main road (701). The park is actually below road level and hidden by the mound of dirt, which makes the R.V's, tents, or pop-ups not visible from the main road (701).

Compatibility Statement Attachment

It has no general compatibility with adjacent properties, but it is compatible with Briery Creek Lake that is about one mile down the road that provides fishing and hunting for the public. Also, there is Twin Lakes State Park and Sandy River, that provides fishing and hunting for the public and is about ten to fifteen minutes away.

RULES AND REGULATIONS FOR TENTS AND POP-UP CAMPERS

Welcome to Briery Creek Lake R.V. Park

This is written notice to serve as added information to our guests regarding our requirements. This notice outlines rules, regulations and codes of conduct to which you agree to abide by during your stay with us. The park reserves the right to refuse service to anyone or have any guest removed for violations of the following rules.

- Quiet time will be from 11:00p.m. to 7:00a.m.
- There will only be one tent per site.
- All tents and tent sites must be kept neat and free of clutter.
- There is a limitation of a 30 day maximum stay. Users and their personal property must vacate the premises for 72 hours between stays.
- There will be a maximum of four to six people per site.
- No altering of the site is allowed without permission of the manager.
- All tenters and pop-up campers will respect adjacent sites.
- All tents left open and unattended for 48 hours will be taken down by management.
- Sites must be free of storage containers, household items, tools, refrigerators, or anything not normally associated with regular camping. Briery Creek Lake R.V. Park is NOT responsible for theft.
- Pets are welcome. The following restrictions apply:
 - Pets must be under control of owner at all times.
 - If your pet barks or otherwise makes noise when left alone, make arrangements for your pet while you are away.
 - Pet droppings are the responsibility of the owner, which includes **All** parts of Briery Creek Lake Park property.
 - Pets shall not be walked on other sites at any time.
 - Clean up bags must be visible when walking your dog.
- The speed limit on Briery Creek Lake R.V. Park property is 6mph. We wish to have a safe property and insist that you keep your speed at the designated speed while you are on park property.
- All individuals riding bikes or mechanized devices including, but not limited to scooters, mopeds, etc., must wear a safety helmet while riding on Briery Creek Lake R.V. Park property. No riding of such items after dark is permitted.

- Only two passenger vehicles may be parked at your site.
- Only registered users are allowed to use a site. Visitors to your site must notify management.
- Destructive, malicious, inappropriate, boisterous, rowdy behavior will not be tolerated in the park or the surrounding area.
- Trash pickup is Monday and Friday at noon. Trash must be properly bagged and placed in the dumpster located on the property. Trash is not to be placed out at night. Any trash accumulated during the day must be taken to the dumpster located on the property. DO NOT dump any food on site for any reason!
- All park rules and regulations must be followed at all times and sites must be kept neat, clean, uncluttered, and free of litter, including cigarette butts!!
- Do Not park or Drive on grass sites. This includes motorcycles. Vehicles parked on grass sites will be towed away at owner's expense. THIS IS YOUR WARNING!
- Do Not park vehicles in roadways where other vehicles have to travel. Vehicles parked in roadways will be towed away at owner's expense. THIS IS YOUR WARNING!
- Follow directional signs to get to your site.
- There will be a \$35.00 service charge on all returned checks.
- No Refunds for early departures.
- Do Not let water run at night to prevent freezing or water will be turned off!
- Ring fires can be made in gravel of your site or grass, as long as it's in a container so it will not harm grass.
- You must use main entrance to enter and exit the park with your pop-up camper.
- Check out time is 12:00 Noon on your departure date.
- Additional parking area is available by trash dumpster for your extra vehicles and for your guests.

**FOR YOUR SAFETY AND THE SAFETY OF OTHERS,
IT IS REQUIRED THAT ALL GUESTS OBSERVE THE
RULES. BRIERY CREEK LAKE RV SITES RESERVES
THE RIGHT TO REFUSE SERVICE TO ANYONE OR
HAVE ANY PERSON ON SITE REMOVED FOR
VIOLATIONS OF THE RULES.**

Emergency phone: 911

Non-Emergency phone: 434-392-8101

Briery Creek Lake RV Site Management: 434-223-7663 or 434-390-6838

Signature of Guest: _____

Date: _____

BOARD OF SUPERVISORS

HOWARD F. SIMPSON
CHAIRMAN

PATTIE COOPER-JONES
VICE-CHAIR

HOWARD M. CAMPBELL
ROBERT M. JONES
CHARLES W. MCKAY
C. ROBERT TIMMONS, JR.
JERRY R. TOWNSEND
JAMES R. WILCK



COUNTY ADMINISTRATOR
W.W. BARTLETT

POST OFFICE BOX 382
FARMVILLE, VA 23901

(434) 392-8837 VOICE
(434) 392-6863 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US
WWW.CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

June 30, 2014

RE: Special Use Permit Application at I63 Getaway Lane.


To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, July 15, 2013 at 7:30 p.m. to consider the Special Use Permit Application by Stanley Lyles Sr. 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.

This Special Use Permit application is a request to expand the Briery Creek Lake Getaway R.V. Park. The expansion will be the addition of up to six primitive campsites which will allow the use of tents and pop-up campers. Additionally, two bathrooms and two shower houses will be installed on the property identified as Tax Map Parcel 91-A-23A. This is a Commercial Use which is permitted in the (AI) Agricultural Residential District by Special Use Permit.

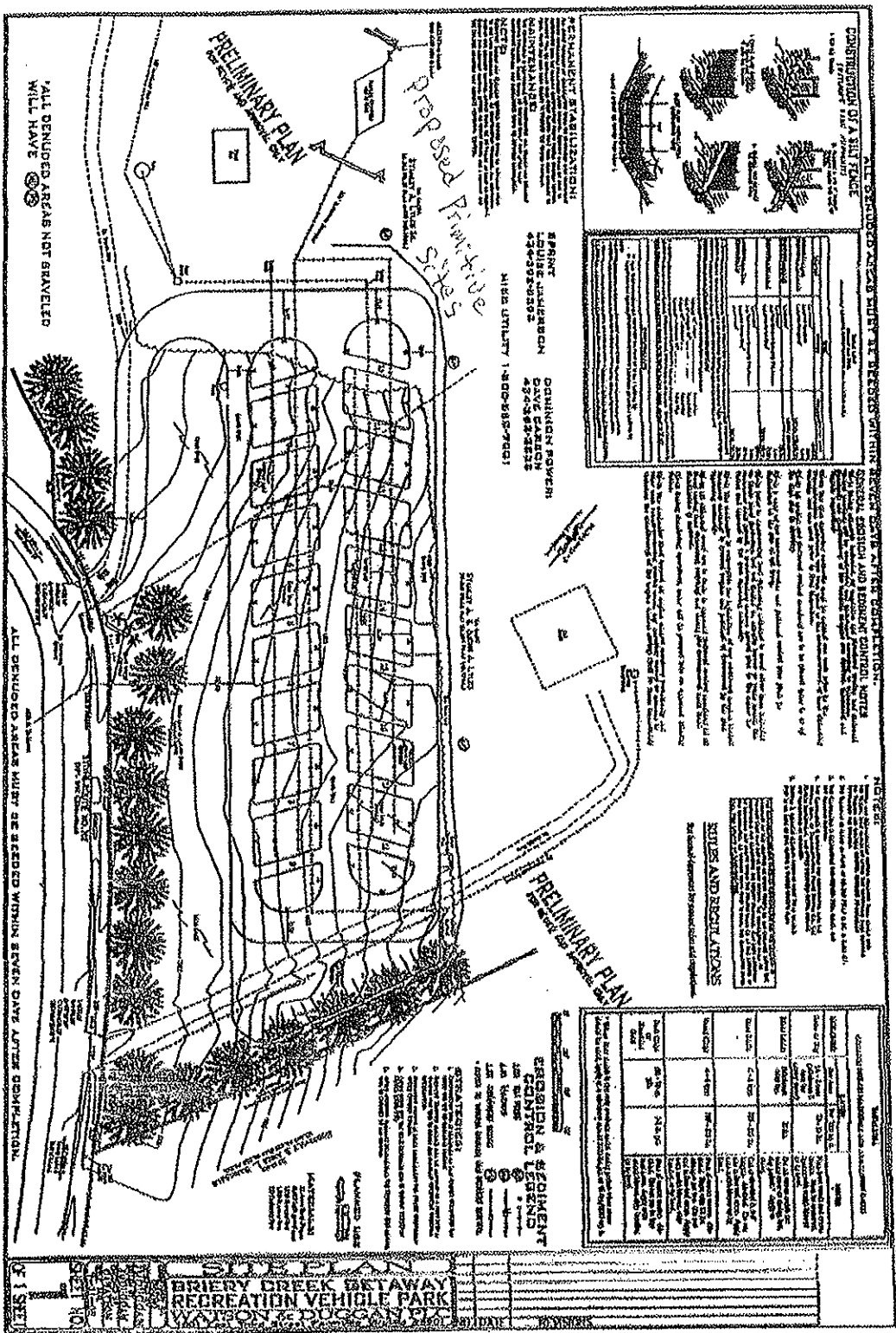
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county webpage at www.co.prince-edward.va.us. If you have any questions about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

Respectfully,


W.W. Bartlett
County Administrator
Zoning Administrator

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS
MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING AND ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.



ALL DENuded AREAS NOT GRAVELED
WILL HAVE

ALL DENuded AREAS MUST BE RESEED WITHIN SEVEN DAYS AFTER COMPLETION.



Item	Description	Quantity	Unit
1
2
3
4
5
6
7
8
9
10

EROSION STABILIZATION
 MAINTENANCE
 CONTRACTOR
 ADDRESS
 PHONE

EROSION CONTROL LEGEND
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

NOTES
 1. ...
 2. ...
 3. ...
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UTILITIES AND SPECIAL NOTES
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

Item	Description	Quantity	Unit
1
2
3
4
5
6
7
8
9
10

10-14-2008

<u>Candidate</u>	<u>Vote</u>
Brian Eugene Lee	Lacy B. Ward
Bradi L. Moore	(none)
Henry Shelton	(none)
Wayne G. Terry	Sally W. Gilfillan
Ernest L. Toney, Sr.	William G. Fore, Jr. Robert M. Jones Charles W. McKay James C. Moore Howard F. Simpson Mattie P. Wiley

Mr. Ernest L. Toney, Sr., was appointed to the Prince Edward County Planning Commission for the remaining term to expire December 31, 2009.

In Re: Special Use Request: Stanley Lyles – 18 Unit RV Park

Chairman Fore said that a public hearing had been held at the July 8, 2008 Board meeting on a special use request from Stanley Lyles to operate an 18-unit RV park on property he owns at the intersection of Landing Road and Lyles Lane near Briery Creek Lake. The Planning Commission had sent the request to the Board without a recommendation due to a tie vote. The Board voted to send the request back to the Planning Commission for further study. Since that time, the applicant submitted additional information and the Planning Commission reviewed the request at their September 16, 2008 meeting. The Planning Commission recommended approval of the request with a list of conditions.

Supervisor Jones said Mr. Brian Lee, a resident on Landing Road directly across from the proposed park, asked that no RVs parked would be owned by Mr. Lyles. Mr. Lyles agreed to add that to the list of conditions.

Discussion followed on the correct terminology to be used so as to avoid misinterpretation in the future; the Board concurred on “users and their property” to define the RV owners that would use the RV park.

Mr. Moore made a motion to approve the special use request of Stanley Lyles for the 18-unit RV park with the stipulations and conditions presented, and the correction of Item 7, "guest" changed to "user and property." The motion carried:

Aye:	William G. Fore, Jr. Sally W. Gilfillan Robert M. Jones Charles W. McKay James C. Moore Howard F. Simpson Lacy B. Ward Mattie P. Wiley	Nay: None
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Conditions -- 18-Unit RV Park

1. Site plan to be followed as submitted.
2. Rules and Regulations to be followed as submitted.
3. All RVs will be required to have functioning self-contained bathroom facilities and will be serviced by the sewage system as approved by the Prince Edward County Health Department.
4. Dumpsters for trash pickup will be maintained under a contract with F. W. Arena or another comparable service provider. Such services will be used as frequently as needed, depending on the season.
5. Screening via Cypress trees (or other comparable evergreen foliage) for the property along Landing Road (Rt. 701) will be done pursuant to the requirements of Prince Edward County. Trees must be a minimum of 6' tall at time of planting.
6. There will be no high intensity lighting on the property; however, low intensity marking lights for each individual site is required.
7. Users and their personal property must vacate the premises for a minimum of 72 hours between stays.
8. Signage at entrance to park must list cell phone number or available contact number of property owner.
9. No RV's owned by Mr. Lyles are permitted on site.

Briery Creek Lake RV Sites -- Rules & Regulations

Welcome to Briery Creek Lake RV Sites:

This is written to serve as added information to our guests regarding our requirements. The sheet outlines rules, regulations and codes of conduct to which you agree to abide by during your stay with us. The park reserves the right to refuse service to anyone or have any guest removed for violations of the following rules.

1. ALL RV SITE RULES AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES AND SITES MUST BE KEPT NEAT, CLEAN, UNCLUTTERED AND FREE OF LITTER INCLUDING CIGARETTE BUTTS.

2. Quiet time will be from 11:00 p.m. to 7:00 a.m.
3. There is a strict limitation of a 30 day maximum stay.
4. Sites must be free of storage containers, household items, tools, refrigerators or anything not normally associated with regular camping. Briery Creek Lake RV Sites is not responsible for theft.
5. Guests are not to add any items to their site that would give the appearance of a full time home. Additionally, no altering of the site is allowed without the permission of the manager.
6. All table coverings, patio mats, rugs, awning lights or decorations must be kept neat to maintain Briery Creek Lake RV Site standards.
7. No clothes lines will be strung outside.
8. Trash pick-up is Monday and Friday at noon. Trash must be properly bagged and placed in the dumpsters located on the property. Trash is not to be placed out at night. Any trash accumulated during the day must be taken to the dumpster located on the property. Do not dump any food outside any site for any reason.
9. No washing of rigs or automobiles on Briery Creek Lake RV Site property. Commercial dry wash may be used.
10. All individuals riding bikes or mechanized devices including, but not limited to, scooters, mopeds, etc. must wear a safety helmet while riding on Briery Creek Lake RV Site property. No riding of such items after dark is permitted.
11. All RVs must be kept road ready and able to evacuate, under their own power, on short notice.
12. Pets are welcome. The following restrictions apply:
 - a. Pets shall not be tied outside unattended and must be under control of owner at all times. If your pet barks or otherwise makes noise when left alone, make arrangements for your pet while you are away. No dog pens (portable or permanent) are allowed on Briery Creek Lake RV Site property. Pet droppings are the responsibility of the owner, which includes ALL parts of Briery Creek Lake RV Site property. Pets should not be walked on other sites at any time. Clean up bags must be visible when walking your dog.
13. The Speed Limit on Briery Creek Lake RV Site property is 6 mph. We wish to have a safe property and insist that you keep your speed at the designated speed limit while you are on Briery Creek Lake RV Site property.
14. Only two passenger vehicles may be parked at your site.
15. Only registered guests are allowed to use a site. Visitors to your site must notify management.
16. Destructive, malicious, inappropriate, boisterous, rowdy behavior will not be tolerated in the campground or the surrounding area.
17. **FOR YOUR SAFETY AND THE SAFETY OF OTHERS, IT IS REQUIRED THAT ALL GUESTS OBSERVE THE RULES. BRIERY CREEK LAKE RV SITES RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE OR HAVE ANY PERSON ON SITE REMOVED FOR VIOLATIONS OF THE RULES.**

The official site plan will be housed in the County Administrator's Office.

In Re: Animal Shelter Renovations

Mr. Bartlett said bids have been received for the needed improvements to the County Animal Pound. He said much of the construction can be completed in-house by county staff; however, the County did receive three bids from contractors on footers and block work, as follows:

