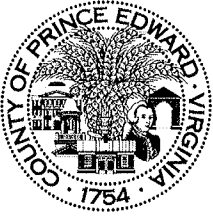


PRINCE EDWARD COUNTY
PLANNING COMMISSION
August 19, 2014

AGENDA

- 7:30 p.m.
1. The Chairman will call the August 19, 2014 meeting to order.
 2. Approval of Minutes: July 15, 2014 at 7:30 p.m. 1
 3. **Special Use Permit – Charles M. Neathery.** *The Commission held a public hearing on this special use request at the July 15, 2014 meeting. Mr. Neathery desires 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. After the public hearing the Commission tabled the request. The Commission desires to see a more detailed site plan showing areas delineated for parking and buffers with the proposed hours of operation* 8
 4. Review of Board of Supervisors Actions
 5. Old Business
 6. New Business

Next Meeting: September 16, 2014 at 7:30 p.m.



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

Meeting Date: August 19, 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 July 15, 2014 at 7:30 p.m.

Recommendation:

Approve attached minutes.

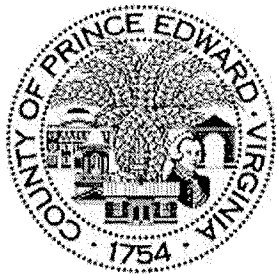
Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____





**Prince Edward County Planning Commission
Meeting Minutes
July 15, 2014
7:30 pm**

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

Absent: Jack Leatherwood, John Townsend

Staff Present: Wade Bartlett, County Administrator

The July 15, 2014 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

Approval of Minutes: June 17, 2014:

Chairman Porterfield requested any changes or corrections made known; being none, he declared the June 17, 2014 meeting minutes approved as circulated.

Public Hearing – Special Use Permit – Southside Electric Cooperative

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a 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 Road. The tower will be located approximately eight-tenths of a mile East of Highway 15 on the North side of Loman Road on parcels owned by Southside Electric Cooperative, and is identified as Tax Map Parcel 92-A-9 and 92-A-10. This is an A-1 Zoning District.

Chairman Porterfield opened the public hearing.

Mike Bender, Director of Engineering with Southside Electric Cooperative, shared a PowerPoint presentation on the Briery Substation and reviewed the specifications of the proposed tower and its location. He said the new microwave tower will replace a 3-G tower; microwave is much more reliable and secure. He added there is capacity for the County's Emergency Services as well. They anticipate getting all permits by the third quarter of this year and build by the fourth quarter.

Mr. Bartlett said there were no negative comments received regarding this Special Use Permit.

Discussion followed regarding the location of the tower; Mr. Bender stated the substation is one-third mile off the road and is completely wooded.

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

Commissioner Jones made a motion, seconded by Commissioner Watson, to approve the Special Use Permit for Southside Electric Cooperative to build their tower and recommend favorably to the Board of Supervisors the Special Use Permit as described in the site plan; the motion carried:

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

Public Hearing – Special Use Permit – Charles M. Neathery

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a 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 Road in Rice, Virginia. This is a Recreational Use which is permitted in the A-1 Agricultural Residential District by Special Use Permit.

Chairman Porterfield opened the public hearing.

Amanda Jackson, Burkeville, stated the activity on the premises is not paintball; they have guns and yell and run through the woods, shooting. She stated her parents' property adjoins the Neathery property.

Mr. Bartlett stated they are most likely airsoft guns. Ms. Jackson stated the air pellets are not soft, they hurt when they hit you.

Commissioner Jones stated Mr. Neathery is not present; the neighbor has concerns about previous activity there and the Commission needs to hear more about these activities and about what Mr. Neathery proposes.

Tim Dodson, Lockett District, stated he owns adjoining property. Mr. Neathery set up their site approximately a month and a half ago, and put a gate across their right-of-way, a shared driveway. Mr. Dodson said that he was contacted by Mr. Neathery's family requesting access to Mr. Dodson's land; Mr. Dodson told them no. That evening there were approximately 15 people around his farmhouse who stated there was an "air assault"; they attempted to wave him off and not let him approach. Mr. Dodson stated they had gone through his hayfield, cut ruts in his land and broke windows in the house and broke the

front door on the house. He said they tore up the fences, and he owns horses and is concerned for their safety. Mr. Dodson added his kids and grandkids are often on the property and he is concerned for their safety as well.

Vice-Chairman Mason questioned if the right-of-way is the driveway for the Dodsons. Mr. Dodson said it's his right of way on Mr. Neathery's land, and goes three-eighths to a half mile to his 120 acres. It cuts Mr. Neathery's land in half; he has 58 acres of which 20 are open field. Mr. Dodson again stated he doesn't want this close to his horses. Ms. Jackson stated they are race horses and are insured. Mr. Dodson said he doesn't mind the game but there has to be a boundary of where they can shoot.

Commissioner Jones stated there isn't enough information regarding the Neathery's intent of operation; Chairman Porterfield added no site plan was submitted and the topic will need to wait. Discussion followed regarding boundaries and safety issues.

Chairman Porterfield closed the public hearing.

Commissioner Watson made a motion to table this issue until next month or until Mr. Neathery can attend a meeting; the motion carried:

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

Chairman Porterfield directed the Dodson's to report if activity is on-going.

Public Hearing – Special Use Permit – Stanley A. Lyles

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a 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.

Chairman Porterfield opened the public hearing.

Stanley Lyles stated he wishes to add bathrooms and shower houses to the site to allow for primitive tents and pop-up campers. He said he would like to have six additional camp sites.

Chairman Porterfield asked if Mr. Lyles will use the existing buffers on the east and south sides. Mr. Lyles stated those and the large earthen mound blocks the view from the existing sites. Discussion followed. Vice-Chairman Mason stated a few of the trees appear to have died and asked Mr. Lyles to see that those are replaced in the near future.

Mr. Bartlett announced there has been no negative communication regarding this issue, and he has received support from campers from Virginia and a few out of state campers.

Mr. Lyles stated his plans include two rest-houses, two showers, and an area to clean fish. He said he has been working with Paul Freed. He currently has 18 sites. The existing septic is large enough to handle the additional load.

Vice-Chairman Mason questioned the use of "ring-fires." Mr. Lyles stated they may be used only on the gravel and the campers must bring their own.

Chairman Porterfield said the RVs are all-inclusive, and questioned how Mr. Lyles will regulate to make sure the tent campers are only building fires in those areas, and when he would like to have this complete. Mr. Lyles stated he patrols the area frequently. Mrs. Lyles stated they have been in business for a few years and there have been no issues, all campers follow the existing rules; he added there have been multiple requests for pop-up campers to be allowed at that location. Mr. Lyles stated he would like to have these changes in place for the fall fishing and hunting seasons.

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

Chairman Porterfield made a motion to recommend approval of Mr. Lyles' Special Use Request to the Board of Supervisors, subject to the rules of the Briery Creek Lake R.V. Park as provided; the motion carried:

Aye: Donald Gilliam
Preston C. Hunt
Mark Jenkins
Robert M. Jones
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
Cannon Watson

Nay: (None)

Absent: Clifford Jack Leatherwood, John Townsend, III

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 11:00 p.m. to 7:00 a.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 tents 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.

Review of Board of Supervisors Actions

Mr. Bartlett reported the Board of Supervisors voted to approve the amendment to the County Zoning Ordinance pertaining to the inclusion of the section on Signs.

Mr. Bartlett said the Board appointed Dr. Peter Gur to the School Board.

Mr. Bartlett stated the Board Chairman appointed a committee to research the feasibility of paying for a tap on any natural gas line that may be placed in Prince Edward County. Dominion Virginia Power has contacted the County; the line will go through the northeast corner of the County. Dominion will allow a tap; the company with the head franchise rights for natural gas is Columbia Gas. Mr. Bartlett stated the Committee will talk with representatives from Longwood University and Hampden Sydney College to see if they wish to have representation on the committee.

Mr. Bartlett then reported the Board has agreed to take part in a feasibility study to determine the benefit, if any, of a regional reassessment office.

Mr. Bartlett announced that earlier that afternoon, Mr. Calvin Gray was selected to fill the vacancy on the Board of Supervisors due to the passing of Howard "Pete" Campbell until the special election which will be held on November 4, 2014.

Old Business

Vice-Chairman Mason questioned the action to be taken in the event Mr. Neathery and/or his family continue with the military simulation activities as a business prior to the next meeting. Following some discussion, it was determined that for the Neatherys to do so would violate the noise ordinance and possible trespass. It would need to be reported to the Administrator and the Sheriff. Chairman Porterfield stated more information is necessary. Mr. Bartlett added that Mr. Neathery lives in Dinwiddie; his son or grandson live nearby.

New Business

(None)

Chairman Porterfield declared the meeting adjourned at 8:13p.m.

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



County of Prince Edward
 Planning Commission
 Agenda Summary

Meeting Date: August 19, 2014
Item No.: 3
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SPECIAL USE PERMIT – Charles M. Neathery

Summary:

A public hearing was held on July 15, 2014 on this request. Due to questions from adjoining land owners the Commission tabled action on the request. The County 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 hours 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. The Commission requested a more detailed site plan, hours of operation and a buffer plan. Attached are responses received. Parking is to be provided on the property close to Sandy River Road, the hours of operation will be on weekends from 8:00 a.m. till dusk and on weekdays only by appointment also from 8:00 a.m. till dusk. The Neathery's requests the existing natural buffer serve as the buffer. Additionally, staff recommends 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
5. Site Plan
6. Google earth map of the area

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 _____

J



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 Permlt.
- 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: 2816 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 &

*hours of operation is weekends 8:00 am. - til dusk
 (b) week day by appointment only, only groups
 operations 8:00 am - Til dusk*

**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	

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) 392-6683 FAX

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

COUNTY OF PRINCE EDWARD, VIRGINIA

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.

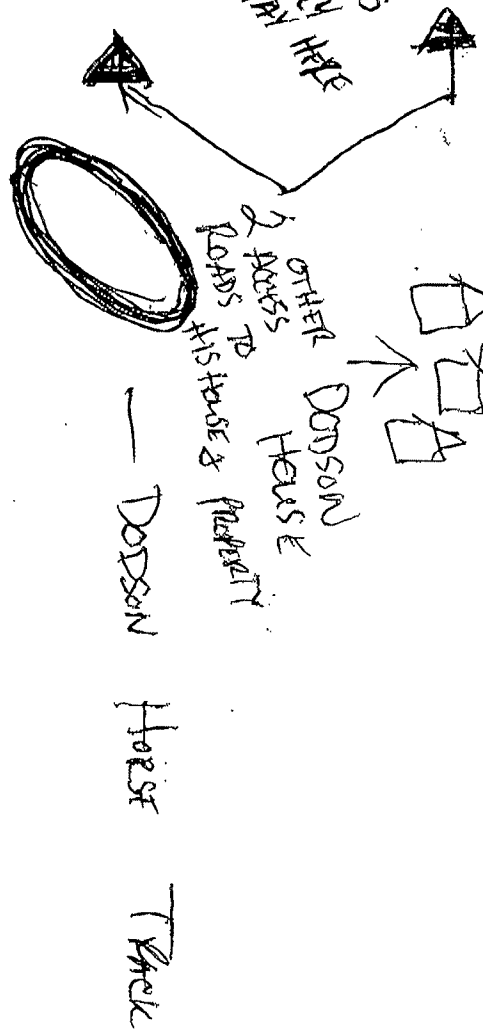
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county webpage at www.co.prince-edward.va.us. If you have any questions about 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


12

4722 Sandy River Rd, Burkeville, VA

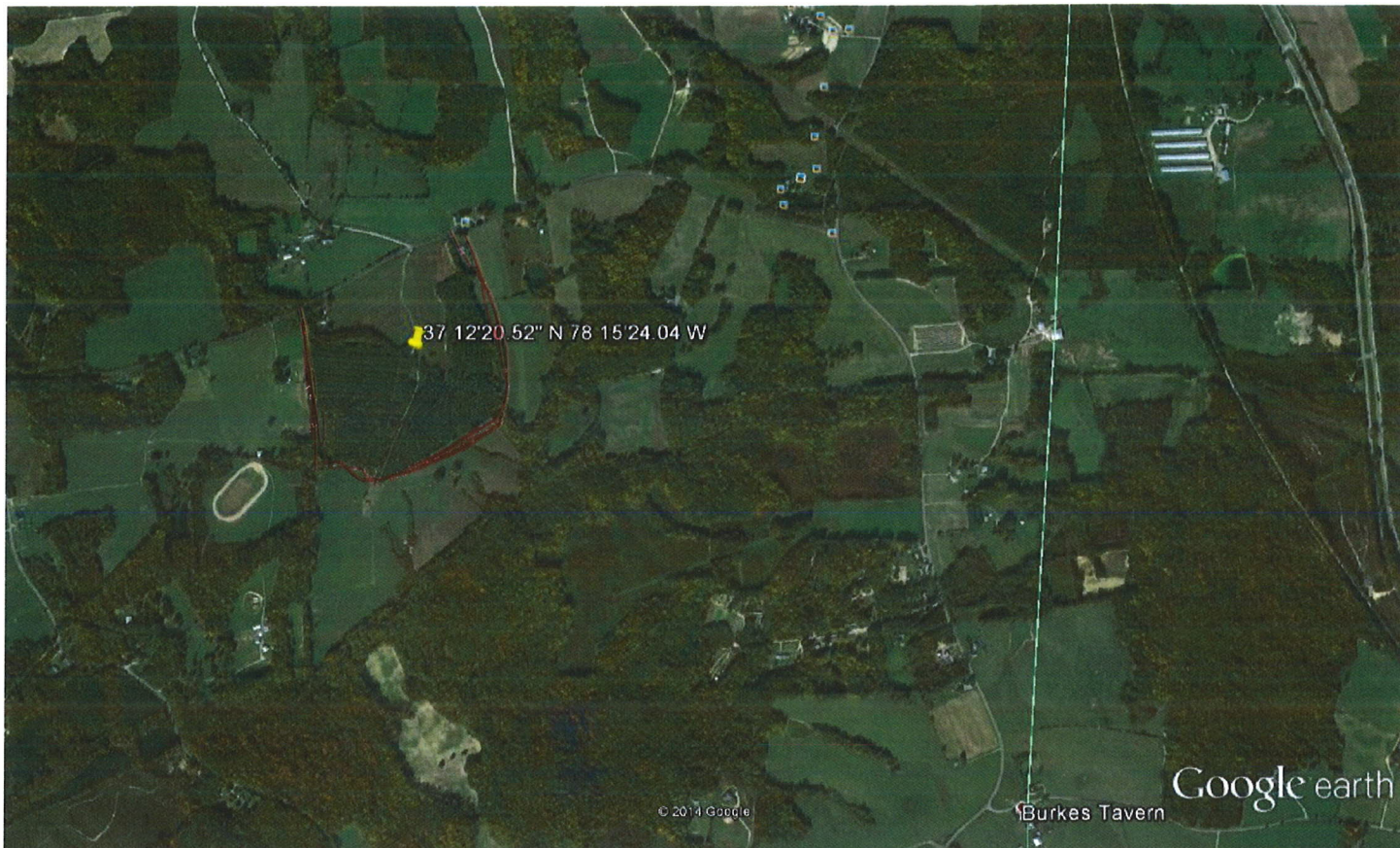


XXXXX - 30' BUFFER SURROUNDING PROPERTY

 - PARKING

 - EXISTING BUILDINGS (PLYWOOD)

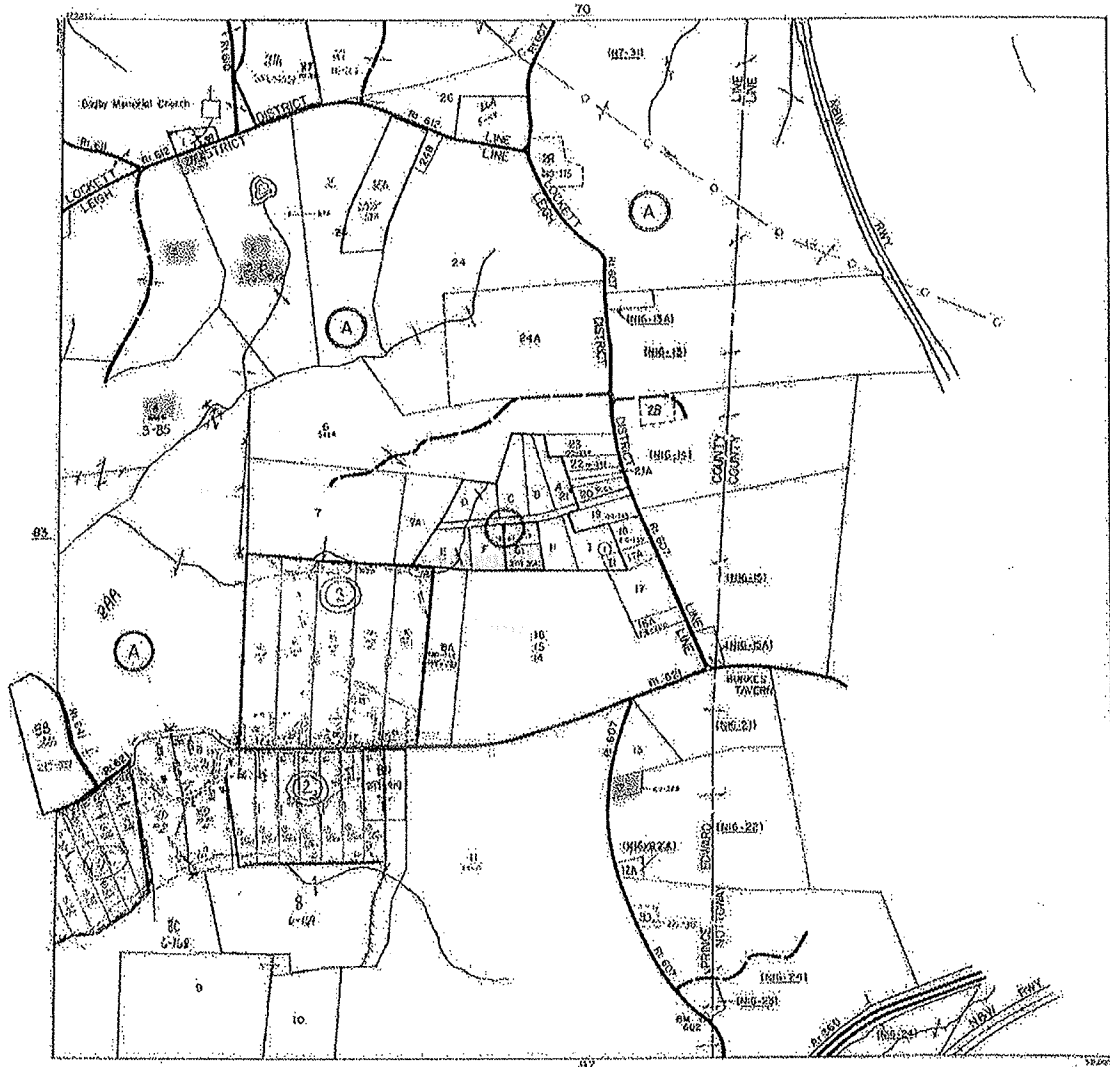
OOO - HAY BAILS



Google earth



PRINCE EDWARD COUNTY



LOCKETT LEGAL DISTRICT

SECTION 84
INSERT

REVISED DEC. 1, 1988

15