



PRINCE EDWARD COUNTY  
PLANNING COMMISSION

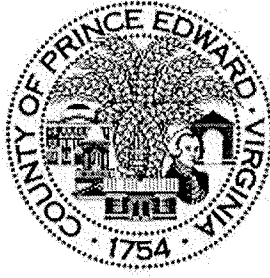
October 21, 2014

AGENDA

- 7:30 p.m.
1. The Chairman will call the October 21, 2014 meeting to order.
  2. Approval of Minutes: September 16, 2014 at 7:30 p.m. 1
  3. **Rezoning – High Bridge Realty.** *The Commission will receive citizen input prior to considering a request to rezone from Agricultural Conservation, A-1 to Agricultural Residential, A-2 a 50 acre portion of Tax Map Parcel 21-A-83B owned by Leon G. Hudson and Lynette H. Pope. The parcel is located on Highway 460 East immediately East of the Appomattox-Prince Edward Presbyterian Church. The purpose is to permit the construction and operation of an Asphalt Plant and Concrete Plant.* 5
  4. **Special Use Permit – High Bridge Realty.** *The Commission will receive citizen input prior to considering a request for a Special Use Permit to allow the construction and operation of an Asphalt Plant and Concrete Plant on a 50 acre portion of Tax Map Parcel 21-A-83B owned by Leon G. Hudson and Lynette H. Pope. The parcel is located on Highway 460 East immediately East of the Appomattox-Prince Edward Presbyterian Church.* 15
  5. Review of Board of Supervisors Actions
  6. Old Business
  7. New Business

Next Meeting: TBD





**Prince Edward County Planning Commission  
Meeting Minutes  
September 16, 2014  
7:30 pm**

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

Staff Present: Wade Bartlett, County Administrator

The September 16, 2014 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

**Approval of Minutes: August 19, 2014:**

Chairman Porterfield requested any changes or corrections made known; being none, he declared the August 19, 2014 meeting minutes approved as circulated.

**Public Hearing – Special Use Permit – Verizon Wireless, Telecommunications Tower**

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request by Verizon Wireless for a Special Use Permit to construct a wireless telecommunications tower (195' in height). The tower will be located approximately 1,000' west of Highway 360 in the Twin Lakes area near 69 M&O Ranch Drive on Tax Map Parcel #96-A-8, owned by James and Flossie Moore. This is an A-1 Zoning District.

Chairman Porterfield opened the public hearing.

Laurie Scheller, an attorney representing Verizon, stated she and Jeff Holland, Verizon agent, were present to answer any questions.

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

**Public Hearing – Special Use Permit – Verizon Wireless, Telecommunications Tower**

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request by Verizon Wireless for a Special Use Permit to construct a wireless telecommunications tower (175’ in height). The tower will be located approximately 800’ west of U.S. Route 15 in the Worsham area on a parcel owned by Nancy Chernault, identified as Tax Map Parcel #64-A-46 and located near 6480 Farmville Road. This is an A-1 Zoning District.

Ms. Scheller stated Verizon researched for potential effects on archeological, environmental, historical or tribal resources; their staff investigated the possibility of sight issues from the Old Jail and Worsham Clerk’s Office and found that the 199’ height was barely visible and was not visible at 175’ so chose the lower height at which to install the tower. Representatives from Hampden-Sydney were also contacted and there were no objections regarding this tower.

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

Commissioner Jones made a motion to recommend both Special Use Permits from Verizon for the cellular towers to the Board of Supervisors for approval on the basis presented for each tower; the motion carried:

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

**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. This is a Recreational Use which is permitted in the Agricultural Residential (A1) District by Special Use Permit.

Chairman Porterfield opened the public hearing.

Sharon Dotson, Lockett District, stated there had been positive negotiations between her family and the Neatherys, but was concerned because the map in the packet is inaccurate. She stated her 14 horses have access to all 117 acres of their property and that discussion between the two parties regarding the right of way determined it would be moved from the center of the property if the operation was lucrative. Discussion followed regarding the buffers.

Commissioner Jones stated he received several telephone calls from other neighbors regarding concerns; members of Bagby Memorial Baptist Church and Freddy Cook seem to take issue with the term “military” and are concerned that the pellets can go 300’. Wilson Cook, Sr. telephoned him and is concerned about people camping there overnight.

Charles Neathery's grandson stated that in talking with the Dodsons, they agreed upon a 50' buffer and moving the right of way if lucrative. Marshals would be in place to stop action if the Dodsons telephone or they are seen approaching the right of way.

Commissioner Jones questioned the hours of operation, especially on Sunday mornings, and requested further information about plans for camping. Mr. Neathery stated the hours would be 8:00 a.m. until dusk and camping isn't planned except for "missions" where people may wish to pitch a tent near their vehicle. Discussion followed regarding the property being zoned for "camping" and it is not on the Special Use application.

Commissioner Jones added the other neighbors may wish the same 50' buffer. Mr. Neathery stated the intent is to install a 6' - 8' PVC privacy fence along Freddy Cook's line and Sandy River Road. He added he is not opposed to starting the games later on Sundays to accommodate the church services.

Commissioner Mason stated not all are aware of the noise with airsoft guns, adding the noise from the players would most likely be louder. Mr. Neathery presented each Commissioner with an airsoft pellet to demonstrate their size and stated they disintegrate in 47 days.

Mr. Will Nash, Bagby Memorial Baptist Church, presented photos from the church property to show proximity to the Neathery's property. He added that in addition to the Sunday services, weddings and funerals also take place at the church, and the church cemetery is adjacent to the church. Discussion followed.

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

Commissioner Watson said this process is time consuming, but progress will be torpedoed immediately if problems arise.

After some discussion, Chairman Porterfield made a motion to approve recommendation of the Special Use Permit to the Board of Supervisors with the following conditions:

- 50' mature wooded buffer along the back and sides
- 8' privacy fence constructed along Mr. Cook's property and Sandy River Road
- Hours of operation: 8:00 a.m. – dusk, Monday through Saturday, games conclude at dusk.  
12:00 Noon – dusk, Sunday, games conclude at dusk.
- Immediate access must be provided by shutting down operations when Dotsons need passage through the property on the right-of-way
- Parking and camping only in parking area behind fence
- Adequate porta-johns and sanitary facilities will be provided

Aye: Donald Gilliam  
Preston C. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Chris Mason  
W. W. Porterfield  
W. Parker Terry, Jr.  
Cannon Watson

Nay: Robert M. Jones  
John Townsend, III

**Review of Board of Supervisors Actions**

Mr. Bartlett reported the Board of Supervisors held a public information session with Dominion Power regarding the natural gas pipeline; approximately 55 people attended, mostly residents of Rice. He said VDOT is beginning work on Back Hampden-Sydney Road, and stated the reassessment field work is complete and notices are expected to be sent out mid-October.

Mr. Bartlett then said advertisement will be made as four Planning Commission members' terms expire on December 31. He stated an advertisement will also be made for the Director of Planning and Community Development as the person hired last month declined the position. The process will begin again; previous applicants must re-apply.

Mr. Bartlett said the Board lifted the ban on the Prince Edward County sewer pump station at The Manor. He reported the Legislative Luncheon will be held Thursday, October 23 at Settle Hall; the Board, Town Council, Hampden-Sydney College and Longwood University representatives will be in attendance.

**Old Business**

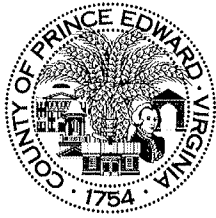
(None)

**New Business**

Mr. Bartlett reported a gentleman has been in touch regarding his interest in the purchase of 100 acres in the Meherrin area, off Route 360, to put in an underground "Preppers" area. He stated it consists of putting 'storage containers' underground for sleeping and storage of food, water and will contain chemical toilets for preparedness and survival. Mr. Bartlett stated research is needed regarding zoning regulations and other requirements. Discussion followed.

Chairman Porterfield declared the meeting adjourned at 8:30 p.m.

**Next Meeting:           October 21, 2014 at 7:30 p.m.**



County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:**           **October 21, 2014**  
**Item No.:**               **3**  
**Department:**           **Planning Commission**  
**Staff Contact:**       **W.W. Bartlett**  
**Issue:**                 **Rezoning Request – High Bridge Realty, LLC**

---

**Summary:**

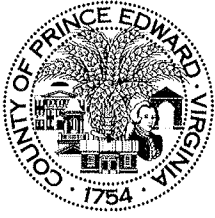
The County has received a request from High Bridge Realty, LLC to rezone a portion of Tax Map Parcel 21-A-83B from Agricultural Conservation, A-1 to Agricultural Residential, A-2. Approximately 50 acres of the 156.57 acre tract is proposed to be divided from the existing Tax Map and be rezoned. The purpose is to allow an existing business to relocate and allow the siting of a new business – asphalt plant - to the county. In addition High Bridge Realty’s site plans for the property include the construction of 2 smaller pads (4.3 and 2.32 acres) both with no proposed uses at this time but would allow the location of additional businesses in the future. Any future uses not allowed by right in the proposed zone of A-2 would require a Special Use Permit (SUP) with the corresponding advertising and public hearings.

As stated above the proposed rezoning would allow an existing business, concrete plant, to relocate from a location that is poorly suited to house such an activity. The current location is predominately residential/commercial and is adjacent to the High Bridge Trail State Park and the Historic Farmville Train Station. The operation of the plant is not conducive to the character of the surrounding properties and does not represent the highest and best use of the site. Traffic entering and exiting the plant must cross over the High Bridge Trail and sight distances are poor for the concrete trucks to enter onto Third Street. Both items are safety hazards that would be resolved with the relocation.

The location requested to be rezoned is adjacent to Highway 460 East immediately to the East of the Appomattox-Prince Edward Presbyterian Church. The site is within 2 miles of Highway 460 and Highway 15. Intersections of major transportation arteries are desirable locations for the placement of businesses. The location of several commercial and manufacturing operations to include intensive agricultural activities in the vicinity of this location attest to that desirability. The location will be in close proximity of the proposed Luck Stone Quarry and is within 2 miles of the intersection of Highway 460 and Highway 15.

The staff report attached to the SUP agenda item provides additional information about this project. The site plan and grading plans attached to the SUP provide additional information. The request is consistent with the County’s Comprehensive Plan. According to the Comprehensive Plan, the Route 460 corridor west of Farmville is a commercial corridor. The Comprehensive Plan states the retention and growth of existing County businesses and the location of new business in the County

Motion \_\_\_\_\_           Porterfield \_\_\_\_\_           Hunt \_\_\_\_\_           Jones \_\_\_\_\_  
Second \_\_\_\_\_           Mason \_\_\_\_\_           Gilliam \_\_\_\_\_           Watson \_\_\_\_\_  
  Townsend \_\_\_\_\_           Leatherwood \_\_\_\_\_           Terry \_\_\_\_\_



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

is a primary objective to help achieve the goal of stabilizing, balancing and strengthening the economy of Prince Edward County. Another objective to help achieve that goal is to diversify the economic base of the County. This rezoning and the proposed SUP will assist the County in achieving that goal.

**Attachments:**

1. Public Hearing Notice
2. Request for Rezoning, two pages
3. List of Adjoining property owners notified of Special Use Application
4. Sample letter sent to adjoining property owners
5. Map of Tax Parcel 21-A-83B

**Recommendation:**

The Planning Commission will wish to hold the public hearing and render a decision concerning the request for rezoning. County Staff recommends the Planning Commission approve making a recommendation to the Board of Supervisors the rezoning request be approved.

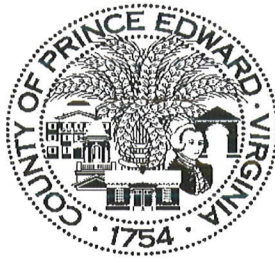
Motion \_\_\_\_\_  
Second \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_





October 6, 2014

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, October 8, 2014 and Wednesday, October 15, 2014.**

---



### **Notice of Public Hearing**

The Prince Edward County Planning Commission will hold the two following public hearings on Tuesday, October 21, 2014 at 7:30 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> 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 High Bridge Realty, LLC to rezone from A-1, Agricultural Conservation, to A-2 Agricultural Residential a 50 acre parcel currently part of Tax Map # 21-A-83B which totals 156.57 acres owned by Leon G. Hudson and Lynette H. Pope. The purpose is to permit a concrete plant and an asphalt plant (by special use permit) to locate on the property.
2. Request by High Bridge Realty, LLC for a Special Use Permit to construct and operate a concrete plant and an asphalt plant on a 50 acre parcel currently part of Tax Map # 21-A-83B which totals 156.57 acres owned by Leon G. Hudson and Lynette H. Pope.

Complete copies of the Rezoning and Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county webpage at [www.co.prince-edward.va.us](http://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

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # 1/2014  
 Date Submitted 10/2/14  
 Magisterial District Project

PLEASE PRINT OR TYPE

County of Prince Edward

PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT

I, WE HIGH BRIDGE REalty LLC  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
 Modifying the Zoning District Classification of the following described property from the A-1  
 District(s), to the A-2 District.

Location / Legal Description of Property: Deed Book / Page No. 222/82 or Instrument No. 201300148  
 Tax Map # 21-A-83B Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.  
50 ACRES OF TIMBERLAND (PART OF HUDSON FARM)

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.  
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: LEON GARRICK HUDSON L. Garrick Hudson  
 Address: 1311 TULLOCH Rd. Farmville, VA 10/02/2014  
Farmville, VA 23901 Phone: 737-342-3353 Date  
252-367-0819 E-mail: \_\_\_\_\_  
 Owner(s) of Property  
 Name: LYNETTE H. POPE \_\_\_\_\_  
 Address: 1013 GENEVA AVE \_\_\_\_\_  
CHENAS & POPE, VA 23323 Phone: 757-487-7527 E-mail: \_\_\_\_\_

Schedule A  
 Describe the requested amendment to the Zoning Ordinance, (OR). Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.  
The rezoning would allow the relocation of an industrial activity from an area that over time has transitioned to a commercial/residential zone, identified as such in the County's comp. Plan, would decrease industrial traffic, noise and dust generation in the existing zone and locate it in a more suitable location.

Schedule B  
 Contiguous property owner(s) to be affected by this proposed change.

Name	Address
<u>DAVID K. ROBINSON J. SIMPSON</u>	<u>P.O. Box M, Farmville, VA 23901</u>
<u>LEON HUDSON &amp; LYNETTE POPE</u>	<u>306 MAOUE</u>
<u>TRUSTEES OF APPROPRIATE - PRINCE EDWARD PRESBYTERIAN CHURCH</u>	<u>198 Church Rd. Farmville, VA 23901</u>

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

Application Fee Re-zoning Permit \$300  
 Application Fee Zoning Amendment \$300  
 Application Fee Received By WJ Burdett Date 10/7/14  
 Cash  Check  # 175686

The above permit 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 Building & Zoning  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Metropolitan District \_\_\_\_\_

PLEASE PRINT OR TYPE

County of Prince Edward  
 PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT

I, WE HIGH BRIDGE REALTY LLC  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
 Modifying the Zoning District Classification of the following described property from the \_\_\_\_\_ District, District(s), to the A-2 District. A-1

Location / Legal Description of Property: Deed Book / Page No. 222/82 or Instrument No. 201300148  
 Tax Map # 31-0-315 Subdivision, if applicable \_\_\_\_\_

If screens, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.

20 Acres of Timberland (Part of Hudson Farm)

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.  
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: LARRY GARRICK HUDSON Signature \_\_\_\_\_  
 Address: 1211 THREE RD. FARMVILLE VA Date \_\_\_\_\_  
FARMVILLE VA 23901 Phone: 540-363-7303 E-mail: \_\_\_\_\_  
 Owner(s) of Property  
 Name: LAWRENCE H. POPE Signature Lawrence H. Pope  
 Address: 1017 GENEVA AVE Date 10/7/14  
CHESAPEAKE, VA 23343 Phone: 757-497-7527 E-mail: \_\_\_\_\_

Schedule A  
 Describe the requested amendment to the Zoning Ordinance. (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.  
The request would allow the relocation of an industrial activity from an area that over time has transitioned to a commercial/industrial zone, identified as such in the County's Comp. Plan, which would decrease industrial traffic, noise and dust generation in the vicinity. Home and locate it in a more suitable location.

Schedule B  
 Contiguous property owner(s) to be affected by this proposed change.  
 Name Address  
DAVID ROBERT SIMPSON P.O. BOX M, FARMVILLE VA 23901  
1200 WILSON ST. FARMVILLE VA 23901  
TRAVIS GIBBS 1702 WILSON ST. FARMVILLE VA 23901  
FRANKIE BROWN 1702 WILSON ST. FARMVILLE VA 23901  
CHUCK

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

Application Fee Re-zoning Permit \$300 Application Fee Received By \_\_\_\_\_ Date \_\_\_\_\_  
 Application Fee Zoning Amendment \$300 Cash  Check  # \_\_\_\_\_

The above permit application charges are non-refundable, 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 Building & Zoning  
 P. O. Box 252  
 Farmville, VA 23901  
 (434) 302-8037

## Prince Edward County Special Use Permit

Applicant: High Bridge Realty, LLC  
P.O. Box 12627  
Roanoke, VA 24027

Date: October 16, 2014

### Schedule B

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

<b>Parcel ID</b>	<b>Owner</b>	<b>Address</b>	<b>Note</b>
021-A-69 021-A-115 021-A-73	L. Garrick Hudson, Et Al	1311 Tuggle Road Farmville, VA 23901	
021-A-26	Appomattox PE Presbyterian Church	198 Church Road Prospect, VA 23960	
021-A-9B	David & Robyn Simpson	PO Box M Farmville, VA 23901	
021-A-83J	David K & Robyn J Simpson	1369 Simpson Road Prospect, VA 23960	
021-A-83I 021-A-83	Earl C. Mottley	157 Tony Drive Concord, VA 24538	
021-A-115A	Leon Garrick Hudson & Angela Hall	1311 Tuggle Road Farmville, VA 23901	
021-A-75	Robert C. Stephens, Jr.	711 Snapps Mill Road Spout Spring, VA 24593	
021-A-76 021-A-77A 021-A-77	Latonya Allen Payne, Et Al	989 Tuggle Road Farmville, VA 23901	
021-A-80	Viola V. Jackson	1109 Tuggle Road Farmville, VA 23901	
021-A-81	Anna G. Miller	1133 Tuggle Road Farmville, VA 23901	
021-A-82	Maude Welton	1153 Tuggle Road Farmville, VA 23901	
021-A-79	Zandra Smith Moore-El, Et Al	3441 East 139th Street Cleveland, OH 44120	
021-5-1	Tamara S. Fulton C/O Evelyn Scott	5301 South Dakota Avenue, NE Washington DC 20011	
021-A-113	Joyce A. Hurff, Et Al	5704 57th Way West Palm Beach, FL 33409	

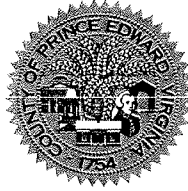
<b>Parcel ID</b>	<b>Owner</b>	<b>Address</b>	<b>Note</b>
021-A-95	Warren C. Armstead, Jr.	43 Township Rd, 1154 South Point, OH 45680	
021-A-96	Ernest Lewis & Mary Audrey Johnson	11716 E Prince Edward Hwy Farmville, VA 23901	
021-A-83	Hudson Investment Properties, LLC C/O Gail M. Hudson	1600 Westbrook Ave, Tower 850 Richmond, VA 23227-3337	
021-A-83E	Timothy R. Tharpe	1815 Price Drive Farmville, VA 23901	
021-5-2	James S & Brenda V Cross	1272 Tuggle Road Farmville, VA 23901	

BOARD OF SUPERVISORS

HOWARD F. SIMPSON  
CHAIRMAN

PATTIE COOPER-JONES  
VICE-CHAIR

CALVIN L. GRAY  
ROBERT M. JONES  
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

October 16, 2014

**RE: Rezoning and Special Use Permit Applications for a portion of Tax Map Parcel # 21-A-83B to Allow for the Construction/Operation of an Asphalt Plant and Concrete Plant.**

Dear Adjoining Landowner:

The Prince Edward County Planning Commission has scheduled two Public Hearings on Tuesday, October 21, 2014 at 7:30 p.m. to consider: (1) an application for a request for Rezoning by High Bridge Realty, LLC, and (2) an application for a Special Use Permit by High Bridge Realty, LLC. The Public Hearings will be held in the Board Room located on the Third Floor of the Prince Edward County Courthouse, 111 South Street, Farmville, VA. The Public Hearings give the Planning Commission the opportunity to gather citizen input prior to considering the requests for the Rezoning and the Special Use Permit.

This Rezoning and Special Use Permit applications are a request by High Bridge Realty to rezone a portion of Tax Map 21-A-83B owned by Leon G. Hudson and Lynette H. Pope. This property currently consists of 156.57 total acres. The request to rezone and the special use permit application only apply to approximately 50 acres of the property.

The property is currently zoned Agricultural Conservation, A-1. The rezoning request is to rezone the 50 acre portion to Agricultural Residential, A-2. The proposed site plan for the Special Use Permit calls for the construction of four building pads. The asphalt and concrete plants will be located on two of the pads. The remaining two pads have no proposed use at this time.

You are receiving this notice because you own land adjacent to this parcel. The Rezoning and Special Use Permit applications are available for review in the Prince Edward County Administrator's Office and on the county webpage at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). If you have any questions about the Public Hearings or the permit applications, I encourage you to please contact me by calling 434-392-8837 or at [wbartlett@co.prince-edward.va.us](mailto:wbartlett@co.prince-edward.va.us).

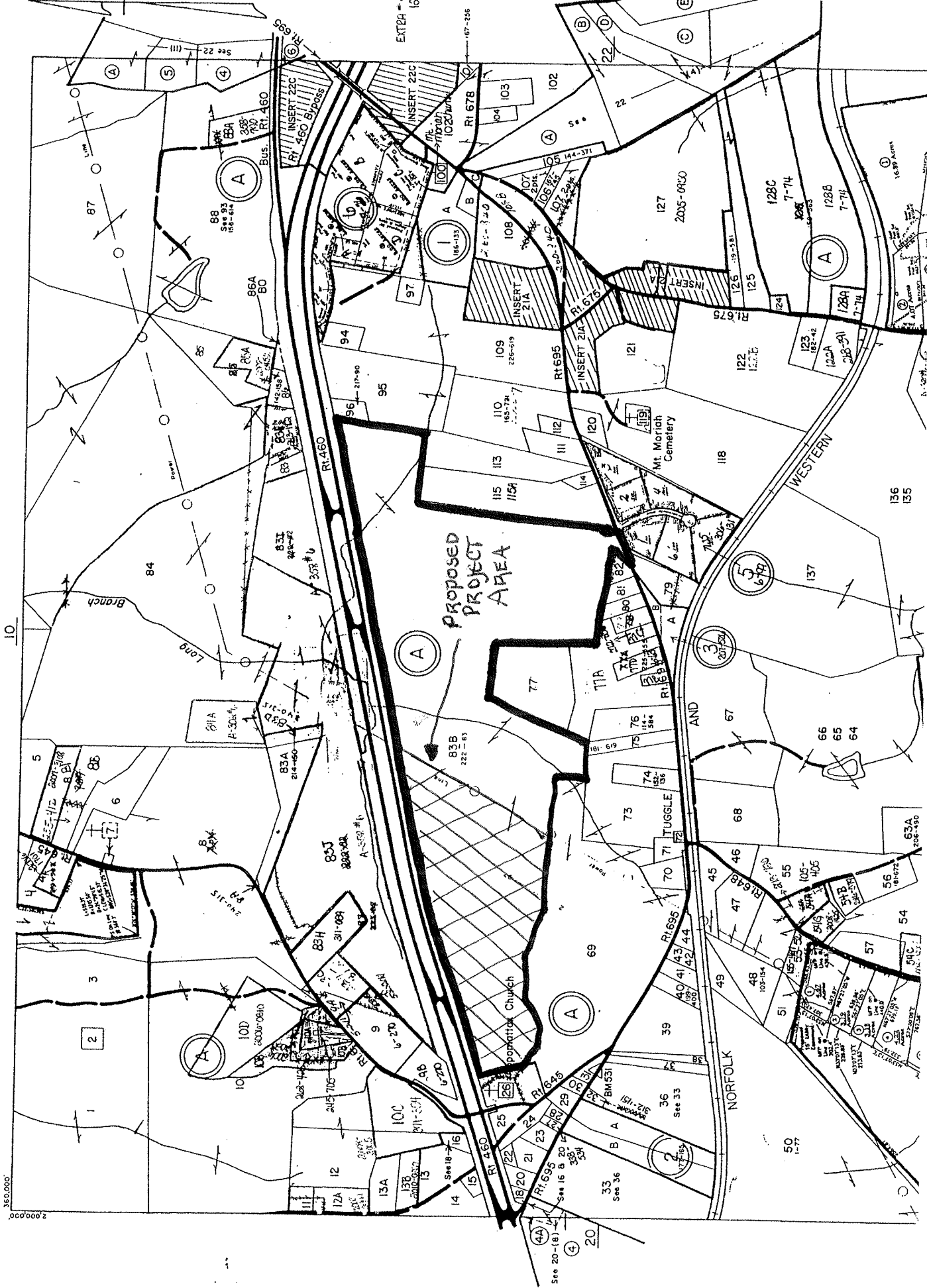
Respectfully,

  
W.W. Bartlett

County Administrator/Zoning Administrator



PRINCE EDWARD COUNTY  
TAX MAP #21  
PARCEL #21-A-83B









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

**Meeting Date:**           **October 21, 2014**  
**Item No.:**               **4**  
**Department:**         **Planning Commission**  
**Staff Contact:**       **W.W. Bartlett**  
**Issue:**                 **Special Use Permit – High Bridge Realty, LLC**

---

**Summary:**

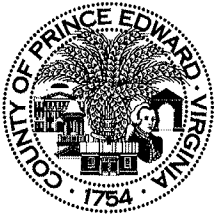
The County has received an application for a Special Use Permit (SUP) from High Bridge Realty, LLC for a portion of Tax Map Parcel 21-A-83B. Approximately 50 acres of the 156.57 acre tract is proposed to be divided from the existing Tax Map and be rezoned. The purpose is to allow an existing business to relocate and allow the siting of a new business – asphalt plant - to the county. In addition High Bridge Realty’s site plans for the property include the construction of 2 smaller pads (4.3 and 2.32 acres) both with no proposed uses at this time but would allow the location of additional businesses in the future. Any future uses not allowed by right in the proposed zone of A-2 would require a Special Use Permit (SUP) with the corresponding advertising and public hearings.

The SUP would allow an existing business, concrete plant, to relocate from a location that is poorly suited to house such an activity. The current location is predominately residential/commercial and is adjacent to the High Bridge Trail State Park and the Historic Farmville Train Station. The operation of the plant is not conducive to the character of the surrounding properties and does not represent the highest and best use of the site. Traffic entering and exiting the plant must cross over the High Bridge Trail and sight distances are poor for the concrete trucks to enter onto Third Street. Both items are safety hazards that would be resolved with the relocation.

The location requested for a SUP is adjacent to Highway 460 East immediately to the East of the Appomattox-Prince Edward Presbyterian Church. The site is within 2 miles of Highway 460 and Highway 15. Intersections of major transportation arteries are desirable locations for the placement of businesses. The location of several commercial and manufacturing operations to include intensive agricultural activities in the vicinity of this location attest to that desirability. The location will be in close proximity of the proposed Luck Stone Quarry and is within 2 miles of the intersection of Highway 460 and Highway 15.

The attached staff report provides additional information about this project, attachment 5. The site plan and grading plans are attached and provide additional information, attachments 6 & 7. The 1,000 foot property line offset shown on the grading plan displays the 1,000 foot offset from the property lines of the land after the division of the property. The Zoning Ordinance only requires special consideration of an area 1,000 feet from the Asphalt plant not the entire property. Applying a 1,000 foot area from the boundaries of the building pad where the asphalt plant will be located reveals only one residential structure within that 1,000 foot area.

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



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

The request is consistent with the County’s Comprehensive Plan. According to the Comprehensive Plan, the Route 460 corridor west of Farmville is a commercial corridor. The Comprehensive Plan states the retention and growth of existing County businesses and the location of new business in the County is a primary objective to help achieve the goal of stabilizing, balancing and strengthening the economy of Prince Edward County. Another objective to help achieve that goal is to diversify the economic base of the County. This SUP will assist the County in achieving that goal.

**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. Planning & Community Development Staff Report
6. Conceptual Site Plan
7. Conceptual Grade Plan
8. Adams Construction Company Brochure

**Recommendation:**

The Planning Commission will wish to hold the public hearing and render a decision concerning the request for a Special Use Permit. County Staff recommends the Planning Commission approve making a recommendation to the Board of Supervisors that the Special Use Permit be approved.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_



October 6, 2014

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, October 8, 2014 and Wednesday, October 15, 2014.**

---



#### **Notice of Public Hearing**

The Prince Edward County Planning Commission will hold the two following public hearings on Tuesday, October 21, 2014 at 7:30 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> 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 High Bridge Realty, LLC to rezone from A-1, Agricultural Conservation, to A-2 Agricultural Residential a 50 acre parcel currently part of Tax Map # 21-A-83B which totals 156.57 acres owned by Leon G. Hudson and Lynette H. Pope. The purpose is to permit a concrete plant and an asphalt plant (by special use permit) to locate on the property.
2. Request by High Bridge Realty, LLC for a Special Use Permit to construct and operate a concrete plant and an asphalt plant on a 50 acre parcel currently part of Tax Map # 21-A-83B which totals 156.57 acres owned by Leon G. Hudson and Lynette H. Pope.

Complete copies of the Rezoning and Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county webpage at [www.co.prince-edward.va.us](http://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. 50/2014  
ZONING DISTRICT A-1  
MAGISTERIAL DISTRICT Prospect  
DATE SUBMITTED 10/2/14

PLEASE PRINT OR TYPE

County of Prince Edward

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: HIGH BRIDGE RENEWAL, LLC  
Applicant's Address: P.O. Box 12627 ROANOKE VA 24027  
Applicant's Telephone Number: (434) 547-6422

Present Land Use: TIMBER

Legal Description of Property with Deed Book and Page No. or Instrument No. 50 ACRES MORE OR LESS OF HUBBARD FARM IN DEED BOOK 222 PAGE 82; W/IL INSTR. NO. 201300148

Tax Map # 21-A-83B

Acreage: 50 more or less

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) NONE - Construction of a concrete and asphalt plant, future associated uses are contemplated.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Proposed use is compatible with A-2 zone and is allowed by SUP. Adjacent low density forested land will serve as a buffer, transportation system is adequate.

Height of Principal Building (s): Feet 25 Stories 2

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]  
Signature of Applicant (if not property owner)

10/7/14  
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.

L. Garrick Hudson  
Signature of Property Owner(s)

10/02/2014  
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 UNBASTLETT Date 10/7/14

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

COMMENTS:

---



---

PERMIT/APPLICATION NO \_\_\_\_\_  
 ZONING DISTRICT \_\_\_\_\_  
 MAGISTERIAL DISTRICT \_\_\_\_\_  
 DATE SUBMITTED \_\_\_\_\_

PLEASE PRINT OR TYPE

County of Prince Edward

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 6-124 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: Hunt County Quarry, LLC  
 Applicant's Address: P.O. Box 12627, Roanoke VA 24027  
 Applicant's Telephone Number: (540) 547-4427

Present Land Use: TIMBER

Legal Description of Property with Deed Book and Page No. or instrument No. 50 ACRES, MORE OR LESS OF MIXED PINE IN DEED BOOK 233, PAGE 22, JAMES FOSTER NO. 201300148

Tax Map # B1-A-83B

Acres: 50.00000000 LOTS

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary) NOISE - CONSTRUCTION OF A CEMENT AND ASPHALT PLANT, THERE ASSOCIATED DUST ARE CONTEMPLATED

Statement of general compatibility with adjacent and other properties in the zoning district: (Attach additional sheet if necessary) IF PROPOSED USE IS COMPATIBLE WITH A-2 ZONING AND IS ALLOWED BY SUP. ADJACENT LAND

Height of Principal Building (x): Feet 25 Stories 2

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.

Signature of Property Owner(s) [Signature] Date 10/7/14

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 \_\_\_\_\_ 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 & Community Development  
 P. O. Box 352  
 Farmville, VA 23001  
 (434) 399-6637

## Prince Edward County Special Use Permit

Applicant: High Bridge Realty, LLC  
P.O. Box 12627  
Roanoke, VA 24027

Date: October 16, 2014

### Schedule B

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

Parcel ID	Owner	Address	Note
021-A-69 021-A-115 021-A-73	L. Garrick Hudson, Et Al	1311 Tuggle Road Farmville, VA 23901	
021-A-26	Appomattox PE Presbyterian Church	198 Church Road Prospect, VA 23960	
021-A-9B	David & Robyn Simpson	PO Box M Farmville, VA 23901	
021-A-83J	David K & Robyn J Simpson	1369 Simpson Road Prospect, VA 23960	
021-A-83I 021-A-83	Earl C. Mottley	157 Tony Drive Concord, VA 24538	
021-A-115A	Leon Garrick Hudson & Angela Hall	1311 Tuggle Road Farmville, VA 23901	
021-A-75	Robert C. Stephens, Jr.	711 Snapps Mill Road Spout Spring, VA 24593	
021-A-76 021-A-77A 021-A-77	Latonya Allen Payne, Et Al	989 Tuggle Road Farmville, VA 23901	
021-A-80	Viola V. Jackson	1109 Tuggle Road Farmville, VA 23901	
021-A-81	Anna G. Miller	1133 Tuggle Road Farmville, VA 23901	
021-A-82	Maude Welton	1153 Tuggle Road Farmville, VA 23901	
021-A-79	Zandra Smith Moore-El, Et Al	3441 East 139th Street Cleveland, OH 44120	
021-5-1	Tamara S. Fulton C/O Evelyn Scott	5301 South Dakota Avenue, NE Washington DC 20011	
021-A-113	Joyce A. Hurff, Et Al	5704 57th Way West Palm Beach, FL 33409	

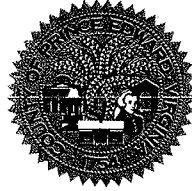
<b>Parcel ID</b>	<b>Owner</b>	<b>Address</b>	<b>Note</b>
021-A-95	Warren C. Armstead, Jr.	43 Township Rd, 1154 South Point, OH 45680	
021-A-96	Ernest Lewis & Mary Audrey Johnson	11716 E Prince Edward Hwy Farmville, VA 23901	
021-A-83	Hudson Investment Properties, LLC C/O Gail M. Hudson	1600 Westbrook Ave, Tower 850 Richmond, VA 23227-3337	
021-A-83E	Timothy R. Tharpe	1815 Price Drive Farmville, VA 23901	
021-5-2	James S & Brenda V Cross	1272 Tuggle Road Farmville, VA 23901	

BOARD OF SUPERVISORS

HOWARD F. SIMPSON  
CHAIRMAN

PATTIE COOPER-JONES  
VICE-CHAIR

CALVIN L. GRAY  
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

October 16, 2014

**RE: Rezoning and Special Use Permit Applications for a portion of Tax Map Parcel # 21-A-83B to Allow for the Construction/Operation of an Asphalt Plant and Concrete Plant.**

Dear Adjoining Landowner:

The Prince Edward County Planning Commission has scheduled two Public Hearings on Tuesday, October 21, 2014 at 7:30 p.m. to consider: (1) an application for a request for Rezoning by High Bridge Realty, LLC, and (2) an application for a Special Use Permit by High Bridge Realty, LLC. The Public Hearings will be held in the Board Room located on the Third Floor of the Prince Edward County Courthouse, 111 South Street, Farmville, VA. The Public Hearings give the Planning Commission the opportunity to gather citizen input prior to considering the requests for the Rezoning and the Special Use Permit.

This Rezoning and Special Use Permit applications are a request by High Bridge Realty to rezone a portion of Tax Map 21-A-83B owned by Leon G. Hudson and Lynette H. Pope. This property currently consists of 156.57 total acres. The request to rezone and the special use permit application only apply to approximately 50 acres of the property.

The property is currently zoned Agricultural Conservation, A-1. The rezoning request is to rezone the 50 acre portion to Agricultural Residential, A-2. The proposed site plan for the Special Use Permit calls for the construction of four building pads. The asphalt and concrete plants will be located on two of the pads. The remaining two pads have no proposed use at this time.

You are receiving this notice because you own land adjacent to this parcel. The Rezoning and Special Use Permit applications are available for review in the Prince Edward County Administrator's Office and on the county webpage at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). If you have any questions about the Public Hearings or the permit applications, I encourage you to please contact me by calling 434-392-8837 or at [wbartlett@co.prince-edward.va.us](mailto:wbartlett@co.prince-edward.va.us).

Respectfully,

  
W.W. Bartlett

County Administrator/Zoning Administrator



# Prince Edward County Department of Planning & Community Development Staff Report

October 16, 2014

## Project:

Rezoning request and Special Use Application from High Bridge Realty, LLC. Request to rezone a portion of Tax Map Parcel 21-A-83B from Agricultural Conservation District, A-1 to Agricultural Residential District, A-2. Plus a request to approve a Special Use Application (SUP) to construct and operate Asphalt and Concrete Plants on the property.

Asphalt plants are classified as an Industrial Use Type in Prince Edward County's Zoning Ordinance and is permitted in the Agricultural Residential Zoning District, A-2 by SUP. Concrete plants are not listed as a use type by name in the County's Zoning Ordinance. Concrete plants are considered the same use type as asphalt plants and construction yards, both of which are permitted in the A-2 zoning district by SUP.

The hours of operation are normally 7:00 a.m. through 4:00 p.m. Monday through Friday. But due to special circumstances associated with local construction projects the hours need to be flexible to allow for earlier opening and later closing and the need to open on weekends.

The asphalt plant will be operational from approximately mid-March through November depending on the temperature.

## Zoning & Existing Land-Use:

The proposed site is currently a 156.57 acre parcel zoned A-1. The applicant's intention is to divide the property and purchase approximately 50 acres of the current parcel and place these plants on the site. The new parcel will be bounded on the North by US Highway 460, on the East by a Dominion Power easement which contains a high voltage line with the remainder of the property owned by the current owners immediately to the East of the easement, on the South by property owned by the current owners, and on the west by Tax Map Parcel 21-A-26 owned by the Appomattox-Prince Edward Presbyterian Church.

The site plan submitted shows four building pads will be constructed. Pad 1 will be approximately 9.5 acres and will house the Concrete Plant. Pad 2 will be approximately 12.33 acres and house the Asphalt Plant. Pad 3 will be approximately 4.3 acres and has no proposed use at this time. Pad 4 will be approximately 2.32 acres and has no proposed use at this time.

The site will be accessed from US 460; an existing crossover located East of SR645 (Simpson Road) will be used by west bound traffic to gain access to the site.

## Adherence to Comprehensive Plan

# Prince Edward County Department of Planning & Community Development Staff Report

October 16, 2014

The proposal is consistent with the County's Comprehensive Plan.

Chapter 7: Land Use indicates the Route 460 Corridor is a commercial corridor and a special policy area.

Chapter 8: Goals, Objectives, and Strategies

Goal 1. To stabilize, balance and strengthen the economy of Prince Edward County.

Objective 2. Promote the retention and growth of existing County businesses, and the location of new business in the County.

Strategy. Ensure that adequate and properly zoned land exists to meet the needs of existing and proposed businesses.

Objective 3. Develop a diversified economic base in the County.

Strategy. Promote the diversification of the manufacturing sector by seeking and supporting a wide variety of industries that pay above average wage rates.

Strategy. Seek to attract and support industries that supply products to the County's existing industries or use products currently produced in the County.

## Adjoining Properties and Uses

The property surrounding this parcel is zoned A-1. Once the property is divided, the 50 acres site will be primarily bordered by unimproved agricultural and forested land. The new tax parcel will be bordered on the North by Highway 460; on the East by the remainder of Tax Map Parcel 21-A-83B; on the South by Tax Map Parcel 21-A-69 which is owned by the landowners selling the site in question; and on the West by the Appomattox-Prince Edward Presbyterian Church. Few residential structures are located within 1,000 feet of the proposed asphalt plant.

The site will require a type C buffer yard in accordance with section 4-200.3 of the Zoning Ordinance. A type C buffer allows the use of one of two options. Option one is a 15 foot buffer yard with one row of large evergreen trees and one row of small evergreen trees. Option two is a 25 foot buffer yard with one row of large evergreen trees.

The noise of vehicular traffic would be consistent with that which currently exists from the use of Highway 460 and be limited to the hours of operation. The greatest noise generation will

# Prince Edward County Department of Planning & Community Development Staff Report

October 16, 2014

occur from the operation of trucks that will be located on site or will visit the site. This resulting noise will be consistent with existing noise levels.

There should be minimal impact from odors. Current technology exists which uses oxygen-neutralizing agents that reduces and can even eliminate obnoxious odors. Existing intensive agricultural operations in the area currently produce stronger odors than these plants will produce. There is minimal concern for adverse water impacts. Storm water plans meet all current state requirements. Storm water will be contained on the site per the site development plans and storm water plans and be released at a slower rate than currently occurs.

## Estimated Trip Generation

The site is located with direct ingress/egress from US Hwy 460 with an existing crossover that will allow access from and/to both East and West bound traffic. It is anticipated that 80% of traffic will be traveling from or to the East.

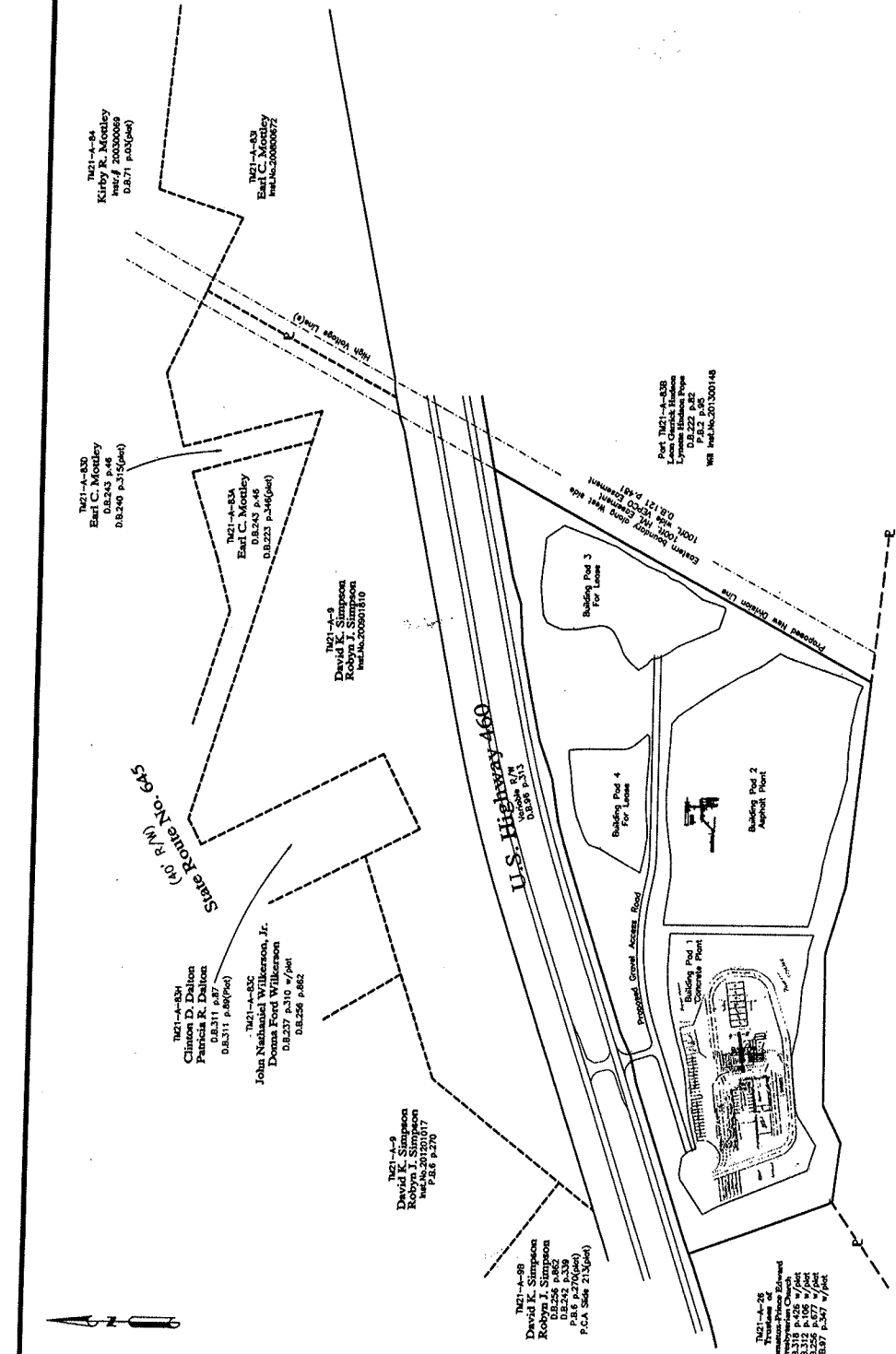
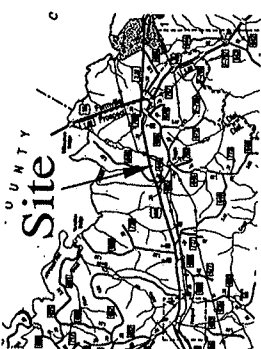
The asphalt and concrete plant are expected to generate an average of 93 vehicle trips per day. Of those 56 are expected to be trucks. These numbers will not add significantly to the existing traffic counts. The Virginia Department of Transportation in 2012 estimated the average daily traffic for this segment of Highway 460 is 8,900 vehicles with 12% or 1,068 being trucks.

## Utilities

The proposed uses will not require public water or sewer utilities. Water will be provided by wells and wastewater be processed by septic systems. Septic will be limited to domestic residential use by employees and customers. There is adequate electrical capacity.

## Conclusion

It is the conclusion of County staff this rezoning and special use permit applications are consistent with the goals and objectives of the Comprehensive Plan. Approval of the requests will allow the relocation of an existing business from an area in the County that is more suited to residential and commercial activity. The current location presents considerable traffic safety issues and the proposed site will provide better buffering opportunities. Currently, there are several commercial and manufacturing operations in the vicinity of the proposed location. These include insurance and other general office buildings, a shed manufacturing operation and intensive farming operations involving chickens.



**OWNER:**  
 Lyman H. Hadden  
 Lyman Hadden Pym  
 TM21-A-43B D.B.222 p.82, p.83, p.85  
 NB Ind.No.201300148

**NOTES:**  
 1. The complete map has been prepared without  
 2. The complete map has been prepared without  
 3. The complete map has been prepared without  
 4. The complete map has been prepared without

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

**PROJECT DATA:**  
 Leon Garrick Hadden  
 Lyman Hadden Pym  
 D.B. 222 p.82  
 NB Ind.No.201300148

Item	Description	Calculations	Trips/Year	Days/Week	YTD
A.	Open 6 days week Construction 4,000 Employees/ Construction in per year	4000 x 2	8000	312	29
B.	Open 6 days week 1600 Month Construction (17 months) Construction in per day / 6 days/week	1600 x 2	3200	312	26
C.	Open 6 days week Construction 200 Employees/Construction Construction in per day / 6 days/week	200 x 2	400	222	4
D.	Open 6 days week Construction 200 Employees/Construction Construction in per day / 6 days/week	200 x 2	400	222	30
					<b>TOTAL ADT 135 YTD</b>

Note: Anticipated 80% traffic volume coming from or traveling to I-66





Graphic Scale:  
 0 200' 400'  
 1 inch = 200 feet

No.	Date	DESCRIPTION	BY

**Progress  
 Print**

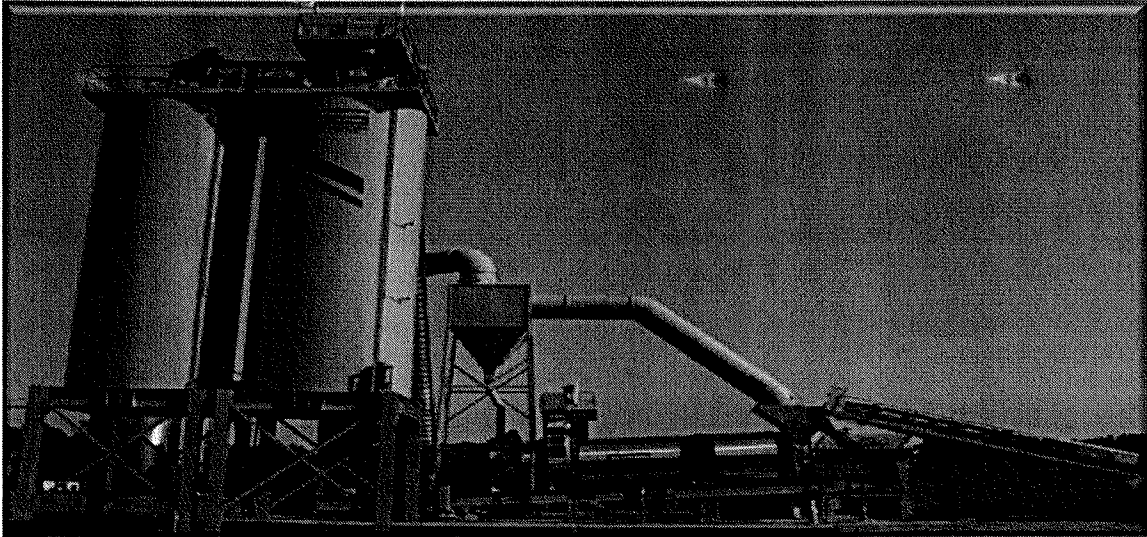
**MAXEY & ASSOCIATES, P.C.**  
 ENGINEERS SURVEYORS PLANNERS  
 PO BOX 90 FARMVILLE VIRGINIA 23001  
27  
 PHONE: 434-392-8827 FAX: 434-392-1998

**High Bridge Realty, LLC**  
 Prospect District, Prince Edward County, Virginia  
**Conceptual Grade Plan**





## Proposed Prince Edward County Asphalt Plant Site



# Today's Asphalt Facility The Facts Will Surprise You!

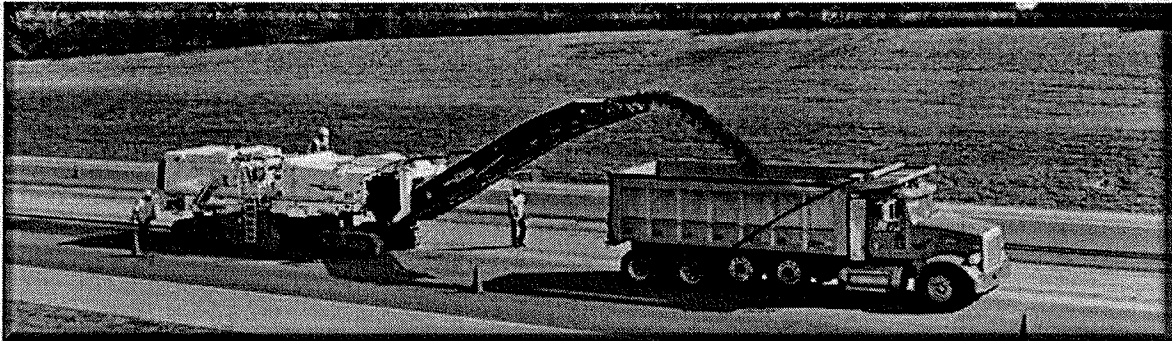
For many, the mention of an asphalt plant conjures up outdated and negative images of dirty plants and foul odors. Technology has completely changed the way asphalt facilities operate—down to neutralizing the smell. Today's modern asphalt facilities operate cleanly and efficiently.

Adams Construction Company is proposing to place an asphalt facility adjacent to US Route 460 west of Farmville in Prince Edward County. We encourage you to read about how a modern asphalt facility operates and the innovative approach Adams is taking in the design of this site. The facts will surprise you.

### Did You Know?

Asphalt is 100% recyclable and asphalt pavement is America's most recycled product. According to the U.S. Environmental Protection Agency and the Federal Highway Administration, about 90 million tons of asphalt pavements are reclaimed each year, and over 80% of that total is recycled, saving hundreds of acres of landfill space each year.

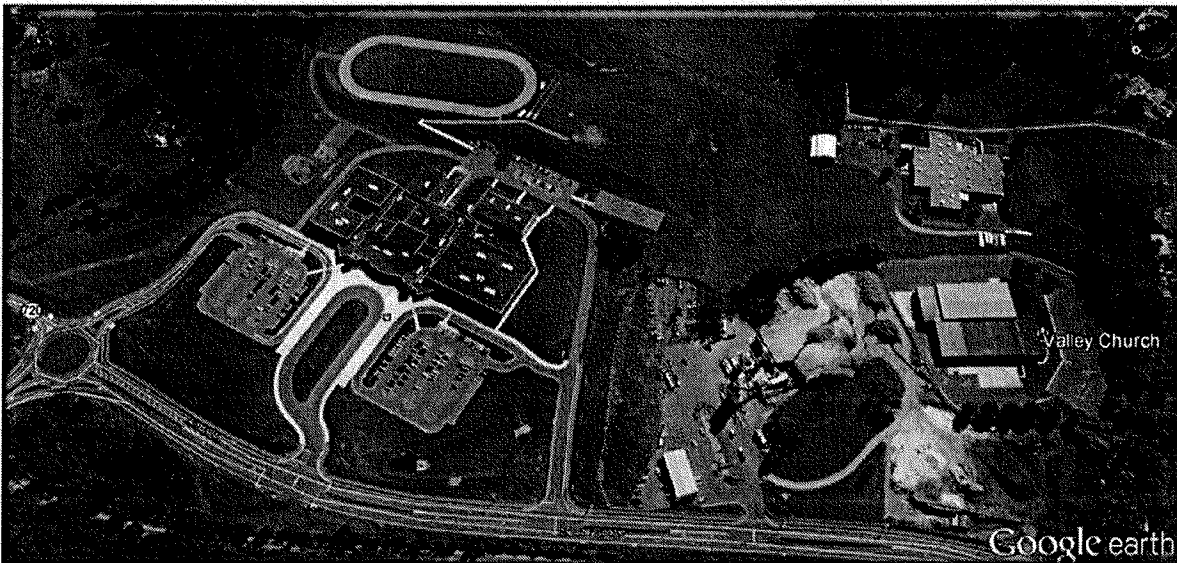




*(Above) Cold planer removes asphalt for recycling.*

Odor from asphalt facilities today can be reduced and even eliminated by using an oxygen-neutralizing agent.

Emissions from asphalt manufacturing facilities are so low that, after many years of study, the EPA removed them as a major pollution source category in 2002.



*(Above) Smithland Elementary and Skyland Middle Schools, existing Adams Asphalt Plant and Valley Church (Harrisonburg, VA.)*

Asphalt is basically an inert material that is not soluble or harmful in a water environment.

Asphalt paving materials have been used to line the surfaces of everything from fish hatcheries to industrial retention ponds.

Porous asphalt pavements allow for land development plans that are more thoughtful, harmonious with natural processes, and sustainable. They conserve water, reduce runoff, promote infiltration, which cleanses stormwater, replenish aquifers, and protect streams.





### ***Commonly Asked Questions about the Project***

#### **Why another asphalt plant?**

The location of the site provides close access to the Route 460 corridor and provides a source of transportation grade asphalt for this area. This is essential, as the product must remain warm during transport to maintain consistency and workability as well as keeping transportation costs affordable.

#### **Did we look at any other options?**

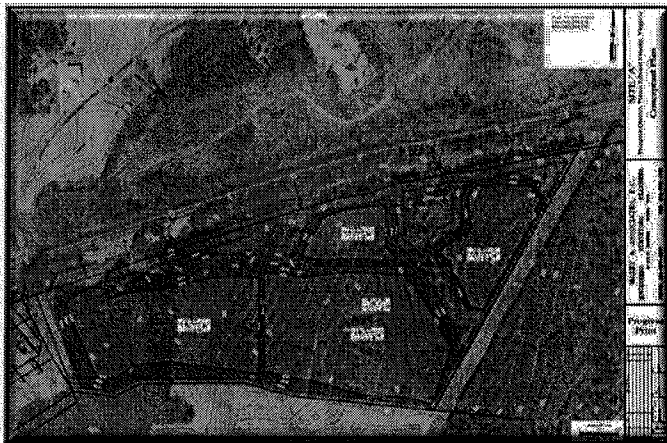
We researched almost a dozen sites before selecting the current location. Other sites were not as compatible for a variety of reasons.

#### **What is unique about the site design?**

Careful thought and planning have gone into the site planning to ensure the facility fits into the surrounding community and is in concert with the Prince Edward County Comprehensive Plan.

The asphalt plant will employ the latest state-of-the-art equipment utilizing the most current technology, likely to include warm mix technology which further reduces emissions.

The plant will be located on the back portion of the parcel with extensive natural landscaping along the perimeter of the site to buffer it from views.



*(Above) Proposed Site Plan prepared by Maxey & Associates*

Stormwater containment ponds will be installed in conformance with regulations.

The existing turn lane and crossover will be utilized in from westbound 460 to enter the site. Sight distance is excellent in either direction for exiting. Approximately 15 truckloads of asphalt will leave the site daily.

The plant only operates seasonally—typically April to December.



**Who Regulates the Operations of Adams Construction?**

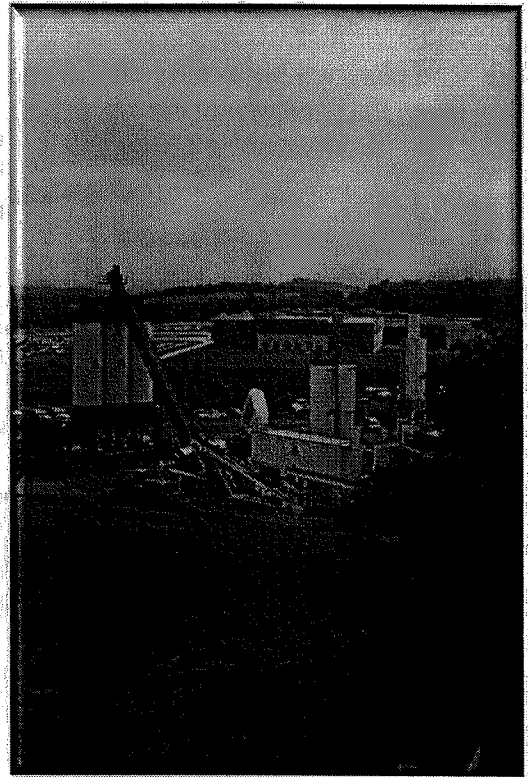


**Steps in the process:**

- Prince Edward County Planning Commission  
October 21, 2014
- Prince Edward County Board of Supervisors  
November 11, 2014
- Permitting process through DEQ and Prince Edward County

**Contact for Questions:**

Rick James, P.E.  
Executive Vice President  
Adams Construction Company  
540-982-2366  
540-283-7990 direct  
[rjames@adamspaving.com](mailto:rjames@adamspaving.com)



*(Right) Existing state of the art Adams Construction Co. Asphalt Plant  
(Harrisonburg, VA.)*