



**Prince Edward County Planning Commission
Meeting Minutes
June 21, 2022
7:00 pm**

Members Present: John Prengaman, Chair John “Jack” W. Peery, Jr., Vice Chairman
 Brad Fuller Preston L. Hunt
 Clifford Jack Leatherwood Whitfield M. Paige
 Teresa Sandlin Cannon Watson
 Henry Womack

Staff Present: Robert Love, Planning/Zoning Director

Due to the COVID-19 Emergency, the Prince Edward County Board of Supervisors is operating pursuant to and in compliance with its “EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE.” Effective August 1, 2021, the Board has re-opened meetings to in-person participation by the public; however, there could still be limited available seating. Citizens are strongly encouraged to participate in meetings through in-person participation, written comments, and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Board meeting live in its entirety at the County’s YouTube Channel, the link to which is provided on the County’s website.

Public Participation and Public Hearing comments for Planning Commission meetings will be subject to the “Citizen Guide for Providing Input During Public Participation and Public Hearings For Prince Edward County Government Meetings” effective August 1, 2021.

Chairman Prengaman called the June 21, 2022 meeting to order at 7:00 p.m., established there was a quorum, and led the Pledge of Allegiance.

In Re: Approval of Minutes

Commissioner Peery made a motion, seconded by Commissioner Paige, to approve the meeting minutes from May 17, 2022 as presented; the motion carried:

Aye: Brad Fuller Nay: (None)
 Preston Hunt
 Clifford Jack Leatherwood
 Whitfield M. Paige
 John “Jack” W. Peery, Jr.
 John Prengaman
 Teresa Sandlin
 Cannon Watson
 Henry Womack

In Re: Public Hearing – Ordinance Amendment

Chairman Pregelmann announced this was the date and time scheduled to receive citizen input prior to considering an ordinance amendment to amend and re-ordain Appendix B of the Prince Edward County Code (Zoning) Section 3.100.11 to provide for general standards of development for Meat packing and related industries. Notice of this hearing was advertised according to law in the Wednesday, June 8, 2022 and Wednesday, June 15, 2022 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the Prince Edward County Ordinance does not provide any development standards as it relates to Meat packing and related industries. This use is typically issued with a Special Use Permit in the A-1 zones; it is a by-right in Industrial zones. A recent Special Use Permit, which was ultimately withdrawn by the applicant for a meat processing facility, drew a large amount of public comment and requests for standards of development to be added to the Zoning Code.

At the May meeting, staff presented a prepared Draft with new language and description of development standards for meat packing and related industries in the Ordinance.

Mr. Love stated he shared the draft amendment with Mr. Abdus-Sabur; he said two minor changes were proposed. The first is regarding #7. Outdoor Holding Pen, and said that if there is a sick animal, it must be kept separate from the rest of the animals while waiting for a veterinarian. He said that has been changed to allow that but the pen must be completely screened from view. In #2. “screen wire” was removed and said USDA and VDACS have several methods that can offer other protection from birds, insects and vermin.

Mr. Love stated this will apply to any future special use permit or any location in the Industrial Zone, as it applies to meat packing and related industries.

Chairman Pregelmann opened the public hearing.

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

Chair Pregelmann stated the list is very encompassing. He added that there was little feedback during the Planning Commission meeting previously, and the main issue had been the selected location.

Commissioner Hunt made a motion, seconded by Commissioner Sandlin, to recommend approval of the Ordinance Amendment to amend and re-ordain Appendix B of the Prince Edward County Code (Zoning) Section 3-100.11, as follows:

Sec. 3-100.11. - Miscellaneous uses.

Meat packing and related industries

This section shall not be construed to prohibit persons who are actually farmers from killing their own cattle, sheep, swine, goats and fowl for their own family use.

(A) General Standards

1. It shall be unlawful to operate any establishment where animals or fowl, dead or alive, are processed or where food or feed is manufactured or processed, unless such place or establishment is maintained and operated in a clean and sanitary manner at all times.
2. All outside windows, except for those in receiving and feed rooms, should have protection to exclude insects, birds, and other vermin.
3. Total building(s) square footage shall not exceed 20,000 square feet (SF).
4. No building shall be within 1,000 feet of any residential dwelling or school at the time the facility is established.
5. All buildings, animal unloading/staging areas shall be a minimum of 50 feet from all property lines.

6. All operations must be under roof and screened from view from adjoining properties and public streets.
7. Any outdoor holding pens for animals shall be screened from view.
8. Noise, light, vibration, or odor associated with the processing operation shall not be perceptible beyond the site boundary/property lines.
9. All internal roads used for public access shall be of compacted earth, or have a minimum of a four (4) inch stone base, or shall be paved.
10. All exterior lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road. All lighting shall be full cut-off type fixtures.
11. Outdoor storage of dumpster/trash containers shall be situated at the rear of buildings and shall be appropriately screened per Prince Edward Zoning Ordinance, Section 4-200.15.
12. A type C buffer yard shall be required in accordance with section 4-200.3. Additional buffering and screening may be required as specified by the Zoning Administrator.
13. A certified engineer's report is required and shall include a detailed waste management plan.
14. If applicable and where installed, any septic system shall have an alarm system installed in order to detect any problem or malfunction that may occur.

The motion carried:

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| Aye: | Brad Fuller Preston Hunt Clifford Jack Leatherwood Whitfield M. Paige John "Jack" W. Peery, Jr. John Prengaman Teresa Sandlin Cannon Watson Henry Womack | Nay: (None) |
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Chairman Prengaman stated the Board of Supervisors will hold a public hearing on this issue at their next regular meeting on Tuesday, July 19, 2022.

In Re: Review of Supervisors Actions

(None.)

Old Business

(None.)

New Business

Mr. Love said the Board will need to use the room on July 19. There are no current applications for special use or rezonings, and to that end, the Planning Commission will not meet in July but he does anticipate business for the August meeting.

Chairman Prengaman declared the meeting adjourned at 7:09 p.m.

Next Meeting: Tuesday, August 16, 2022 at 7:00 p.m.