

**PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
September 20, 2022**

**AGENDA**

Due to COVID-19, the Prince Edward County Planning Commission and Board of Supervisors are operating public meetings pursuant to judicial guidelines for masking and social distancing in the Prince Edward County Courthouse. While meetings are open to in-person participation, there is limited available seating. Citizens are strongly encouraged to participate in meetings through written comments and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view Planning Commission and Board meetings live in their entirety at the County's YouTube Channel, the link to which is provided on the County's website.

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

- 7:00 p.m.
1. Call to Order: John Prengaman, Chairman
  2. Quorum
  3. Pledge of Allegiance
  4. Approve Minutes 3
  5. **Public Hearing** – Benjamin & Sadie Stoltzfus SUP – Commercial Campground 11
  6. Review of Supervisors Actions
  7. Old Business
  8. New Business
  9. Adjournment

Next Meeting: Tuesday, October 18, 2022 at 7:00 p.m.

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**Planning Commission  
Agenda Summary**

**Meeting Date:** September 20, 2022  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
August 16, 2022 Draft Planning Commission meeting minutes.

Motion _____	Gilliam _____	Paige _____	Sandlin _____
Second _____	Hunt _____	Peery _____	Weiss _____
Fuller _____	Leatherwood _____	Prengaman _____	Womack _____



**Prince Edward County Planning Commission  
Meeting Minutes  
August 16, 2022  
7:00 pm**

Members Present:     John “Jack” W. Peery, Jr., Vice Chairman     Brad Fuller  
                              Llew W. Gilliam, Jr.                                     Preston L. Hunt  
                              Clifford Jack Leatherwood                                 Whitfield M. Paige  
                              Teresa Sandlin   Rhett Weiss  
                              Henry Womack

Absent:                 John Prengaman, Chair

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.

Vice-Chairman Peery called the August 16, 2022 meeting to order at 7:00 p.m., established there was a quorum, and led the Pledge of Allegiance.

Vice-Chairman Peery welcomed the two new members of the Planning Commission, Llew W. Gilliam, Jr., as Board Representative, and Rhett L. Weiss.

**In Re: Approval of Minutes**

Commissioner Womack made a motion, seconded by Commissioner Paige, to approve the meeting minutes from June 21, 2022 as presented; the motion carried:

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

Absent: John Prengaman

**In Re: Public Hearing – SUP Amendment**

Vice-Chairman Peery announced this was the date and time scheduled to receive citizen input prior to considering a request by Schott Schmolesky on behalf of Hampden Sydney College to amend the existing Special Use Permit to extend operating hours for the purpose of allowing up to two weekend shooting events per semester on Tax Map Parcel 064-A-45B, with an address of 7128 Farmville Road, Farmville, Virginia. Notice of this hearing was advertised according to law in the Wednesday, August 3, 2022 and Wednesday, August 10, 2022 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Vice-Chairman Peery opened the public hearing.

Mr. Love stated the County has received an application from Scott Schmolesky on behalf of Hampden Sydney College to amend the existing Special Use Permit to extend operating hours for the purpose of allowing up to two weekend shooting events per semester on Tax Map Parcel 064-A-45, with an address of 7128 Farmville Road, Farmville, VA. This parcel is in an A1, Agricultural Conservation zoning district and shooting ranges are allowed in the district only after approval of a special use permit.

The purpose of the Special Use Permit is to extend the operating hours of the existing sporting clay and skeet shooting range facility. The range is currently being used solely by the Hampden-Sydney College shooting team. The college wishes to expand the operation of the site in order to allow up to two weekend shooting events per semester. Events will occur exclusively during daylight hours with a duration of approximately five hours or less of active range time. Participants will be limited to students of shooting teams both Hampden Sydney and any competing teams, their parents, Hampden-Sydney College alumni and staff. Mr. Love presented a draft list of updated Potential Conditions as recommended by staff.

County staff is of the opinion the buffer area is adequate. The use is generally compatible with the zoning district but will have some minimal impact on surrounding properties such as noise.

Mr. Love stated that he has received one telephone call from Mrs. Worthy, the closest landowner to the south. A letter was received from Rosemary Worthy and Janet Worthy Loveless. He reviewed the one-year report that had been presented to the Board of Supervisors at their April 12, 2022 meeting as was set forth in the conditions. He stated the original noise level was at 70 decibels, which is equal to general conversation, and the current reading was at the same levels as was at that first reading. Mr. Love said the organization is in full compliance with the conditions set forth.

Commissioner Sandlin said that Mrs. Worthy's letter states that during the time Mr. Love and Mr. Pyle observed the property, one of the stations was directed at their property. Mr. Love said he did not observe that; he said he went twice to all five stations and all were pointed to the interior of the property. He said the range is so far into the interior of the property, he didn't think it would reach [outside of the property].

Commissioner Gilliam questioned competition members from other colleges. Mr. Love asked Mr. Schmolesky to address that question.

Scott Schmolesky, Hampden Sydney College, stated they will not be hosting competition teams, and will limit the three-hour events to two per semester for students, parents and alumni. He stated the competitions are held in Old Forge, at several collegiate locations, and Las Vegas, and no competitions would be held at Hampden Sydney.

Mr. Schmolesky stated they are permitted two sessions per week in the fall and spring semesters, two hours per session and they have maintained that. He said they wish to add two Saturday sessions per semester for the students and

Absent: John Prengaman

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Mr. Schmolesky stated they are permitted two sessions per week in the fall and spring semesters, two hours per session and they have maintained that. He said they wish to add two Saturday sessions per semester for the students and

parents, with no more than 10 individuals at one time. He said it would be three hours on a given Saturday, from 9:00 a.m. until 10:00 or 10:30, and another from 11:00 until 12:00 noon, with the Range Safety Officer on site at all times.

Commissioner Womack asked if they would hold any on holidays or weekends. Mr. Schmolesky said they would not.

Commissioner Weiss asked if all that would be shooting are trained. Mr. Schmolesky said the students and parents that would be shooting would all have training and would have been vetted.

Commissioner Weiss then asked how far in advance would they schedule these sessions. Mr. Schmolesky said these would be scheduled four to six weeks in advance.

Commissioner Hunt asked if observers would be permitted on-site. Mr. Schmolesky said there would be no spectators, only the students and parents that would be shooting, and the Range Safety Officers.

Commissioner Gilliam questioned if there would be alcohol on-site; Mr. Schmolesky said absolutely no alcohol would be permitted.

Commissioner Weiss asked for clarification that this is not for competition. Mr. Schmolesky stated it is set up for practice, not competition, and there will be no shooting on Sundays.

Commissioner Paige questioned if the parents could participate. Mr. Schmolesky said parents may shoot if they have been vetted and are qualified to shoot, and would have to be a parent of a current Shooting Team student.

Commissioner Sandlin asked if there would be two groups of 10 or if all 20 would be on-site at the same time. Mr. Schmolesky replied that there would be no more than 10 participants at a time, along with staff and the Safety Range Officer. Those 10 would leave and the next 10 would come in.

Commissioner Gilliam questioned the ammunition used. Mr. Schmolesky said the ammunition would be given to the participants once on-site.

Mr. Charles Horton added that access to the ammunition and to the range is strictly controlled by the Range Safety Officer. He said all participants would take part in a pre-range training brief, and would have an appropriate firearm and ammunition. He said this is conducted safely and in conformance with the special use permit.

Mr. Horton thanked the Planning Commission for their time. He said that he is impressed with the professionalism of the team, and with over a dozen sessions completed there have been no incidents of any kind. He said Hampden Sydney has held the record in sporting clays for over two decades with no concerns. Mr. Schmolesky said this additional time would allow further engagement with the students, parents, and alumni.

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

Commissioner Fuller stated he lives about two miles from the site and has never heard anything and has not noticed any congestion. He stated prior notification of the additional events should be provided to the Sheriff's Department in the event someone calls regarding the activity or noise. Mr. Love said he could be notified and could in turn notify the Sheriff's department; he suggested Condition #4 be amended to include providing notification to the Sheriff's Department.

Vice-Chairman Peery stated his concerns about the additional sessions, but said that Hampden Sydney has been in full compliance with the Special Use Permit limitations.

Commissioner Sandlin said Mr. Schmolesky answered all of the questions regarding time, number of participants, and that the Safety Officer would be present at all times.

Commissioner Weiss said that Mrs. Worthy cited State Statute in her letter, and questioned the number of safety officers per number of participants. Mr. Schmolesky said the protocol is one Range Safety Officer per 10-12 participants on a range.

Mr. Horton stated he researched and could not find that particular statute; he added he has run ranges for over 10 years. He said one RSO is more than adequate [for these events] and shooting shotguns with birdshot is qualified as the lowest possible level of risk management. The buffer zones required for it are very small and is as safe as possible for a range to get.

Commissioner Weiss stated the conditions could be clarified that all of the activities there will be conducted in full compliance with State and local regulations.

Commissioner Gilliam stated there are five stations, and asked if there is one shooting at a time. Mr. Schmolesky stated one is up at a time and there are never multiple stations used at a time.

Commissioner Gilliam then stated a condition to review after one year could again be required.

Vice-Chairman Peery asked if this is a NRA Certified range. Mr. Schmolesky said it is.

Mr. Love stated a condition could be added that could state the range must be operated by state and NRA guidelines. Discussion followed on updating of several conditions for clarification.

Commissioner Paige questioned if the schedule could include rain dates; Mr. Schmolesky said they will provide rain dates.

Commissioner Weiss made a motion, seconded by Commissioner Paige, to amend the existing Special Use Permit to extend operating hours for the purpose of allowing up to two weekend shooting events per semester on Tax Map Parcel 064-A-45B, with an address of 7128 Farmville Road, Farmville, Virginia, with the following conditions:

**HAMPDEN-SYDNEY COLLEGE SUP  
POTENTIAL SITE CONDITIONS - AMENDED**

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit amendment dated 06/27/2022 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
3. Practices will take place only during daylight on weekdays during the academic year and will not exceed 2 hours in duration.
4. A schedule of shooting match events shall be provided to the Prince Edward County Planning and Community Development office prior to the beginning of each school semester.
5. Shooting match events shall be limited to participation by students, their parents, and Hampden-Sydney College staff and alumni.



6. Shooting match events will be limited to two weekends per semester and shall take place only during daylight hours with a total active range time of five (5) hours. In no case shall any shooting match event be held on a Sunday.
7. Only shotguns and bird shot will be used during practices and shooting match events.
8. The Hampden-Sydney College will coordinate with neighbors to avoid use of the range during times when hay is being harvested on the adjacent property.
9. The road leading along the edge of the property will be maintained by Hampden-Sydney College in good condition.
10. All practices and shooting match events will be organized and supervised by an appropriately qualified Range Safety Officer (RSO) within NRA guidelines and shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.
11. All individuals using the range will be properly trained in safety and firearms handling prior to use of the facility.
12. The facility will be maintained by the Hampden-Sydney College in good condition, with hulls and any consumable items disposed of at the end of each practice and shooting match events.
13. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.
14. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.
15. A review of this activity will take place in one (1) year from the date of approval.

The motion carried:

Aye:	Brad Fuller Llew W. Gilliam, Jr. Preston Hunt Clifford Jack Leatherwood Whitfield M. Paige Teresa Sandlin Rhett Weiss Henry Womack	Nay:	John "Jack" W. Peery, Jr.
Absent:	John Prengaman		

Vice-Chairman Peery stated the Board of Supervisors will hold a public hearing on this issue at their next regular meeting on Tuesday, September 13, 2022.

**In Re: Review of Supervisors Actions**

(None.)

**Old Business**

(None.)

**New Business**

Mr. Love said that with the approval of the County Budget, funding was approved to update the Comprehensive Plan. In the fall, the County will begin seeking professional firms and will begin the process by the beginning of 2023.

Mr. Love stated the Land Use Education Program is the group in Virginia that offers formal training to Planning Commissioners and Zoning Appeals members and professional staff, and the fall session is open for enrollment. He stated it is currently a virtual program. He said if the Commissioners have not taken the Certified Planning Commissioner Program, the County will cover the cost. He said the next session will begin September 8 and go through November 18; it will be held again in the spring.

Mr. Love then said that at the end of the year, pursuant to State Code, we will submit a one-year report to the State on all rezoning cases, number of meetings, the number of special use permits issued, and other such information. He will compile this information to submit to the state at the end of the year.

Vice-Chairman Peery declared the meeting adjourned at 7:40 p.m.

**Next Meeting: Tuesday, September 20, 2022 at 7:00 p.m.**



**Planning Commission  
Agenda Summary**

**Meeting Date:** September 20, 2022  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit - Commercial Campground

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**Summary:**

The County has received an application by Benjamin and Sadie Stoltzfus for a Special Use permit to operate a commercial campground on Tax Map Parcel number 020-9B-22, located at 10064 Prince Edward Highway, Prospect, VA. Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and requires a Special Use Permit to locate and operate a commercial campground.

The public hearing notice was published in the September 7, 2022 and September 14, 2021 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the campground will be placed and surrounding property. The parcel is outlined in blue. Attachment (6) is the staff prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district but will have minimal impacts on surrounding properties as far as traffic and noise.

**Attachments:**

- 1. Special Use Permit Application
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letter sent to adjoining property owners
- 5. Plat of Tax Parcel
- 6. Potential Conditions

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

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

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

Paige \_\_\_\_\_  
Peery \_\_\_\_\_  
Prengaman \_\_\_\_\_

Sandlin \_\_\_\_\_  
Weiss \_\_\_\_\_  
Womack \_\_\_\_\_



**Planning Commission  
Agenda Summary**

**Recommended Motions:**

I move that the Planning Commission recommend approval of the Special Use Permit request by Benjamin and Sadie Stoltzfus for a commercial campground with the following conditions:  
*(list of conditions)*

**OR**

I move that the Planning Commission recommend denial of the Special Use Permit request by Benjamin and Sadie Stoltzfus for a commercial campground due to the following:  
*(list reasons)*

**OR**

I move that the Planning Commission table the Special Use Permit request by Benjamin and Sadie Stoltzfus for a commercial campground until the next meeting in order to:  
*(list reasons)*

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

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

Paige \_\_\_\_\_  
Peery \_\_\_\_\_  
Prengaman \_\_\_\_\_

Sandlin \_\_\_\_\_  
Weiss \_\_\_\_\_  
Womack \_\_\_\_\_

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: Benjamin and Sedie K STOLTZ  
Applicant's Address: 10064 Prince Edward Hwy Prospect  
Applicant's Telephone Number: ( ) 717 371-9570  
Present Land Use: Residential  
Ve  
23960

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

Tax Map # 020-9B-22 Acreage: 3.137

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

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

Height of Principal Building (s): Feet 20 Stories 1

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.

Same as owner  
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.

Benjamin Stoltz \_\_\_\_\_ 7-27-22  
Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Sadie K Stoltz \_\_\_\_\_ 7-27-22  
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 RMLove Date 7/27/2022

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
4219 CAMPBELL AVENUE  
LYNCHBURG, VIRGINIA 24501-4801

Stephen C. Brich, P. E.  
COMMISSIONER

DATE ISSUED: 7-20-22

APPLICANT

Benjamin Stoltzfus  
NAME

10064 Prince Edward Hwy  
ADDRESS

Prospect VA 23960  
CITY STATE ZIP CODE

(717) 371-9570  
PHONE NUMBER

LOCATION 460 073-Prince Edward  
ROUTE COUNTY

A Low Volume Commercial Entrance exists leading to the above noted property. The Low Volume Commercial Entrance has been previously permitted and/or is constructed to standard.

WITNESS the following signatures and seals:

Owner Signed [Signature] (Seal)

VDOT Representative [Signature] (Seal)

Agent for County \_\_\_\_\_ Date \_\_\_\_\_

Note: This may be presented to the County only once and expires sixty (60) days after the date issued.

REV: 2/16/2018

Sales The  
Peaceful Camper on  
The High Bridge

---

Market at Through Qurban B.

and The High Bridge trail  
also the Local Paper ETC

Term Mostly weekends Fri Thru  
Sun

occasionally for a week at a time

available ~~open~~ 7 Days a week

April through Oct. Nov through March  
Weather Permitting.

No Employees Management Through  
Owners Only

Vision For This is to Make a Safe and Fun  
Place For Families to Enjoy camping  
that never experience camping. Enjoy  
Biking and Hiking on The High Bridge Trail

R1 460

Manys House

Woods

Woods

Mary Owens Woods

Gravel Driveway

Grass

Tree Island

Pull in camper spot  
Grass and Trees

Deck w/ Keat  
Camper

Parkings

Mulch Shed  
Grass

Pull in camper spot

Fence

our House

Grass

our Barn

our Trail going to High Bridge trail

Woods

Wilkes Lake Shed  
Eli Troyer

Trees

Trees

Trees

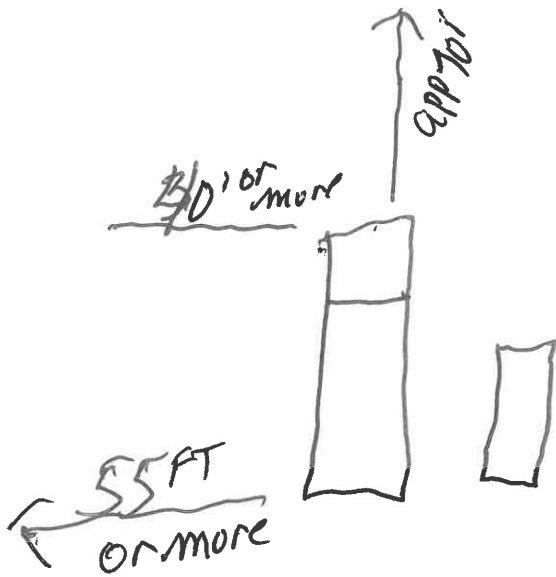
High Bridge Trail



Camper is

32' Long with  
2 3' Slide  
OUTS

Eli Troyer



app 200 Ft.  
TO HIGH BRIDGE TRAIL

Shed is 12x20

Deck is 8'x37'

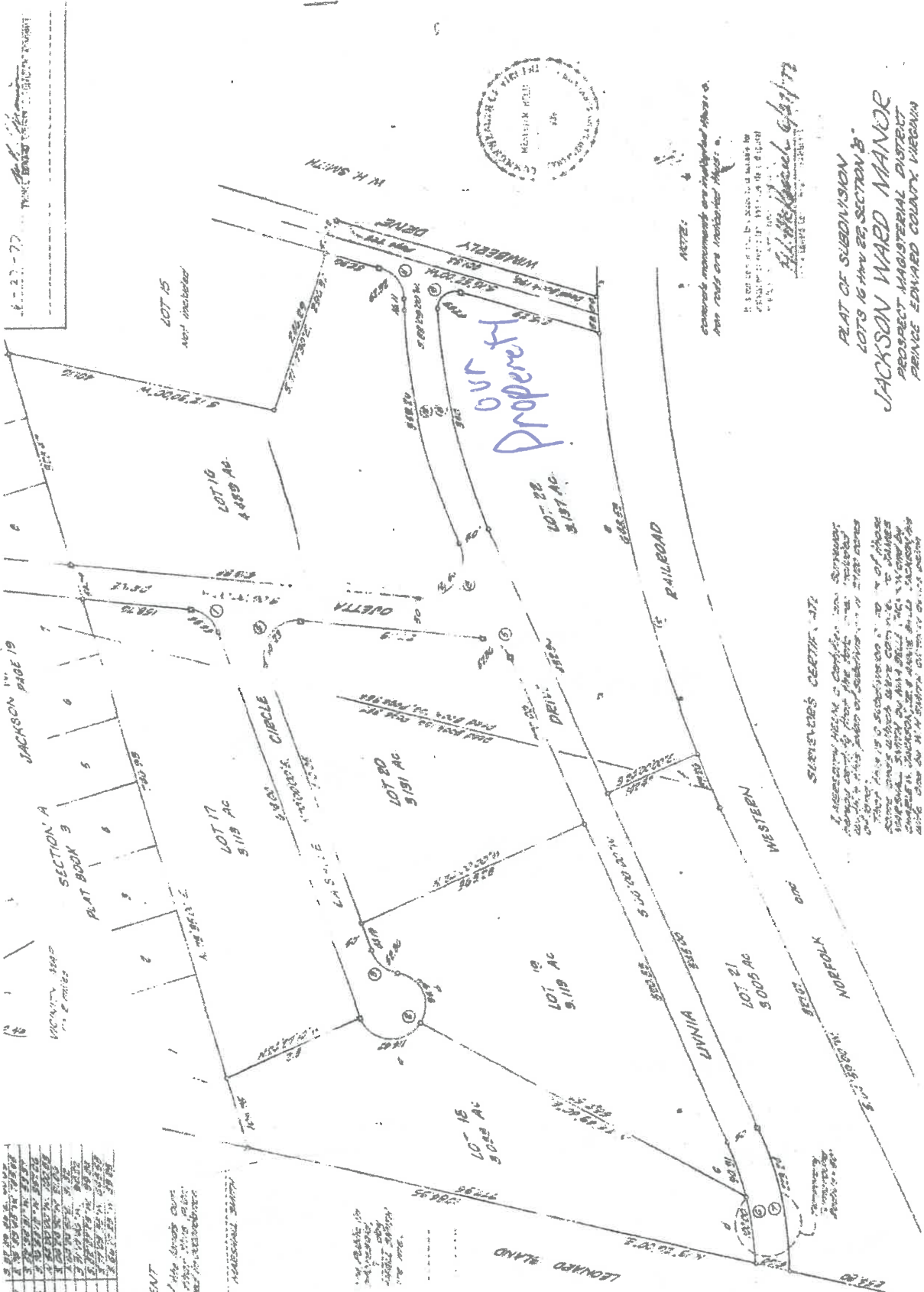
with 8' x 12' ROOF  
ON END.

For Sand Box and  
Firewood Box

DATE	DESCRIPTION	AMOUNT	BALANCE
1984	...	...	...
1985	...	...	...
1986	...	...	...
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2016	...	...	...
2017	...	...	...
2018	...	...	...
2019	...	...	...
2020	...	...	...

STATEMENT  
 that owner of the land own  
 the property, who has  
 been appointed executor  
 of the estate of the  
 deceased.

STATEMENT  
 that owner of the land own  
 the property, who has  
 been appointed executor  
 of the estate of the  
 deceased.



SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE ABOVE  
 DESCRIBED LAND IS THE PROPERTY OF  
 THE ESTATE OF THE DECEASED  
 AND IS BEING OFFERED FOR SALE  
 BY THE EXECUTOR OF SAID ESTATE  
 IN ACCORDANCE WITH THE  
 WILL OF SAID DECEASED.  
 W. H. SMITH  
 SURVEYOR

PLAT OF SUBDIVISION B  
 LOTS 15 thru 22 SECTION B  
 JACKSON WARD MANOR  
 PROSPECT MAGISTERIAL DISTRICT  
 PRINCE EDWARD COUNTY VIRGINIA

Writings:  
 In the Clerk's Office of the Circuit Court of Prince  
 August 6, 1984.  
 The foregoing Plat was this day presented in as



## NOTICE OF PUBLIC HEARINGS

The Prince Edward County Planning Commission will hold the following a **PUBLIC HEARING** on Tuesday, September 20, 2022, commencing at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A request by Benjamin and Sadie Stoltzfus for a Special Use permit to operate a commercial campground on Tax Map Parcel 020-9B-22, with an address of 10064 Prince Edward Highway, Prospect, VA 23960.

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Citizen input for Public Hearings of the Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

1. **In-Person Participation:** While county meetings have re-opened to the public, there is still limited seating. To enter the Prince Edward County Courthouse, individuals are required at all times to wear a mask and to socially distance. The Planning Commission appreciates the public's cooperation with these measures as the courthouse continues to operate under judicial order.
2. **Written Comments:** Please limit word count to no more than 500 words. Comments must be received by 2:00 p.m. the day of the meeting.
  - a. **Mailed:** Planning Commission  
P.O. Box 382, Farmville, VA 23901.
  - b. **E-Mailed:** [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)
3. **Remote Participation:** Citizens may participate remotely during the meeting. To call in to the meeting, please dial: **1-844-890-7777**. When prompted for an Access Number: **390313**. Citizens are encouraged to pre-register with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Chair. Please state your name and district of residence. Based upon the # of speakers, the Chair will determine the time allotted to each speaker.
4. **County YouTube Channel:** Citizen may also view the monthly Board of Supervisors meeting live (no public input) at the County's YouTube Channel: (link is also on County website under Meetings & Public Notices.) <https://www.youtube.com/channel/UCyfpsa5HEjIWejBSc5XwplA/featured> .

A copy of the Special Use Permit is available for public review on the County's web site at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the Prince Edward County Administrator's Office, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA. It is the County's intent to comply with the Americans with Disabilities Act. Should you have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

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**BOARD OF SUPERVISORS**

Odessa H. Pride, Ed.D.  
Chairman  
Llew W. Gilliam, Jr.  
Vice Chairman  
J. David Emert  
Peter Y. Gur  
Pattie Cooper-Jones  
Carol R. Stiff  
Jerry R. Townsend  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837  
Fax: (434) 392-6683

rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

September 6, 2022

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Benjamin and Sadie Stoltzfus

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, September 20, 2022 at 7:00 p.m. to receive citizen input on a request by Benjamin and Sadie Stoltzfus for a Special Use permit to operate a commercial campground facility on Tax Map Parcel # 020-9B-22, with an address of 10064 Prince Edward Highway, Prospect, VA. This parcel is located in the A1 (Agricultural Conservation) zoning district. This use requires approval of a Special Use Permit in this zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the request.

Due to the Coronavirus and to ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions or comments, please do not hesitate to contact me at: 434-392-8837 ext. 307 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

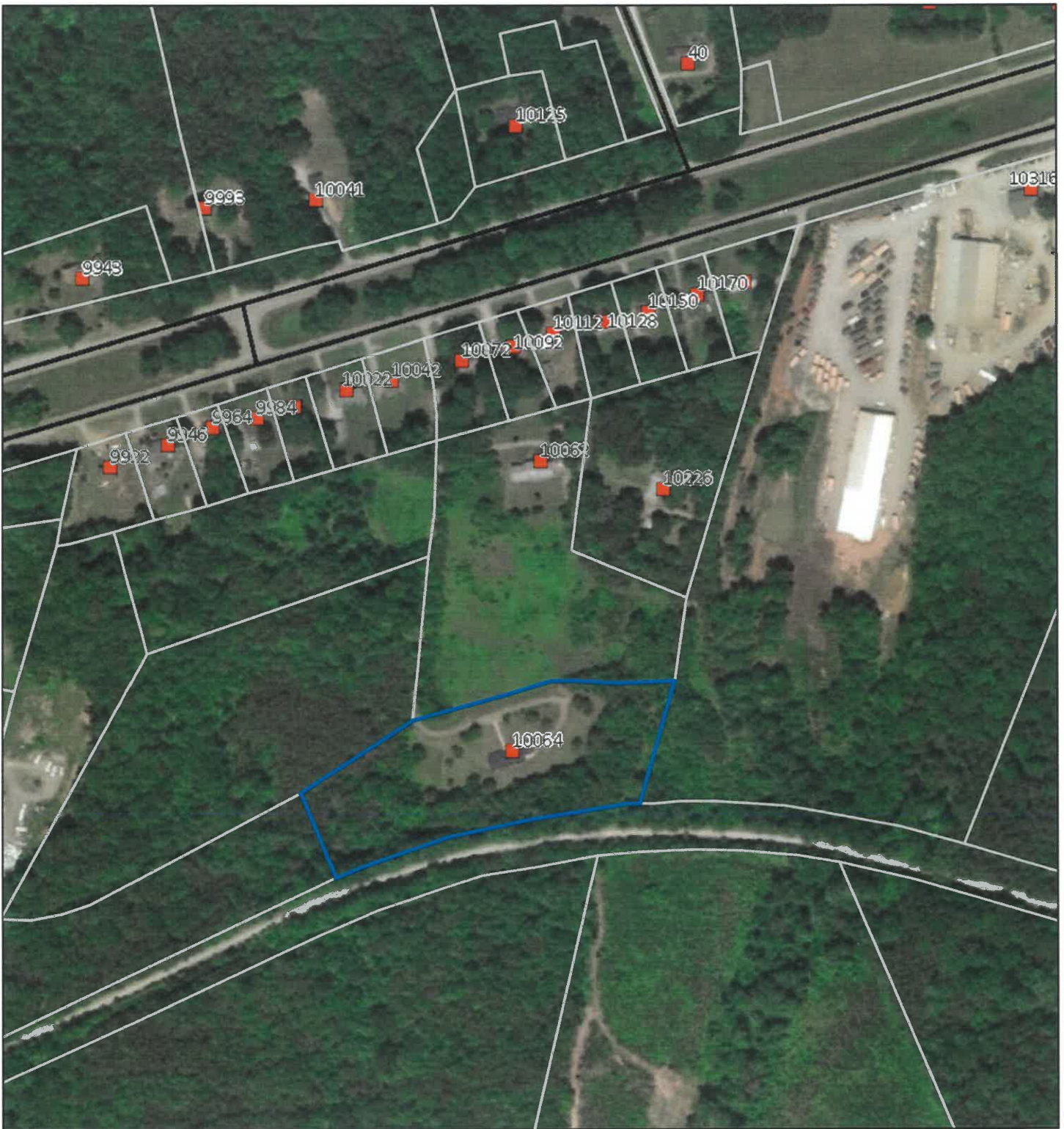
Respectfully,

Robert Love

Director of Planning and Community Development



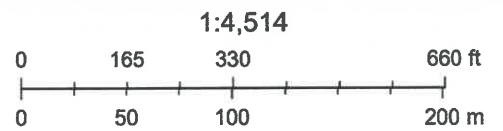
# Stoltzfus SUP - Tax ID#: 020-9B-22



September 14, 2022

- Road Centerline
- Address Points
- ▭ County Boundary
- ▭ Farmville Boundary

Address Point Labels



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# BENJAMIN & SADIE STOLTZFUS SUP POTENTIAL CONDITIONS

## SITE PLAN

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 7/27/2022 are hereby made part of these development conditions.
2. Final site plan approval for the Commercial Campground shall be submitted to the Prince Edward County Planning Commission for final review and approval pursuant to Article IV Development Standards of the Prince Edward County Code (Zoning Ordinance).
3. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
4. All buildings within the property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, parking lot lighting, landscaping, trash disposal, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically.
5. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Planning and Community Development Director or his designee.

## ENVIRONMENTAL

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.
8. Any development activities of structural or land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.
9. Development activities shall comply with Section 82-31 of the Prince Edward County Code.

## TRANSPORTATION

10. All entrance permits must be authorized by the Virginia Department of Transportation (VDOT). Development activities shall comply with all requirements of VDOT.

11. 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.
12. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

### **GENERAL**

13. 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.
14. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
15. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
16. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.
17. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.