

050-5-F, located on the east side of Farmville Road (Route 15), 0.15 miles north of its intersection with Kingsville Road (Route 133). Notice of this hearing was advertised according to law in the Wednesday, October 5, 2022 and Wednesday, October 12, 2022 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Rhetson Companies, Inc. for a Special Use permit to operate a retail store on Tax Map Parcel 050-5-D and 050-5-F, located on the east side of Farmville Road (Route 15), 0.15 miles north of its intersection with Kingsville Road (Route 133). This parcel is in an A2, Agricultural Residential zoning district and requires a Special Use Permit to locate and operate a retail store.

This development site is within the Highway Corridor Overlay District with specific design standards requiring the provision of shared entrances with an inter-parcel connection, upgraded architectural details visible from the public right-of-way, landscaped parking islands, full cutoff fixture site lighting, and monument signage not exceeding 30 square feet on each face. The site conceptual plan was reviewed and discussed with the Joint Town of Farmville/Prince Edward County Development Review Committee on September 22, 2022 which included representatives from Virginia Department of Transportation, Virginia Department of Health, County and Town of Farmville Staff as well as local utility providers.

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

Mr. Love stated VDOT required a turn lane going northbound which will be built on their property. There will be no widening of the southbound lane for turning into the property.

Commissioner Weiss asked if the stream behind the proposed building would be a flood hazard; Mr. Love said he is not aware of any issue.

Commissioner Weiss then asked if there will just be one way in and out [of the property]. Mr. Love said that is correct, and will have the painted stop bar at the exit.

Chairman Pregarman opened the public hearing.

Matthew Taggart, Project Manager at Rhetson Companies, Inc., introduced Matthew Williams, Project Manager with Rhetson Companies, Inc., and Seth Epperson, Engineering with Summit Design and Engineering Services, also working on the project. He provided a brief presentation of the project, covering location and how the project will alleviate potential traffic issues. He stated the location would likely see 12-16 trips per hour as they are designed to support the immediate surrounding community. He then discussed that with installation of the turn lane, the required sight distance easement and the benefits of the traffic circle, he said the public safety concerns have been assuaged, and touched on the proposed lighting and the landscape buffer. Mr. Taggart said the architectural design was designed to match the Hampden Sydney College façade with full brick, white shutters and white columns.

Commissioner Peery asked if approved, how long it would take to begin the project, and how long would it take to build. Matthew Williams stated that contingent on the review process through all agencies, the County and VDOT, five to six months is typical. He added that once they reach full approval, construction time is 120 days or less.

Commissioner Fuller commended the group the County Commission and the group for making the building aesthetically pleasing; he then asked if the larger 13-acre portion of the parcel will be cleared or be left intact. Mr. Williams stated at this time, there are no plans for the remaining portion, and it is typical to only clear what is necessary for the VDOT sight-distance easement and leave as much existing vegetation as possible. Mr. Williams said they will replant what has been disturbed with softening landscaping.

Mr. Taggart said the easement would have to be cleared to meet the sight distance [requirements by VDOT].

Commissioner Fuller asked about provisions for stormwater runoff. Seth Epperson stated they will be treating water quantity and quality; any clearing that will be done will be accounted for and they will reduce the quantity and will treat quality on-site, likely with a pond.

Commissioner Weiss said the plans show a hashed area from the Dollar General site into the remainder [of the property]; he asked if that was for future use. Mr. Williams stated that it is standard protocol with this client, to be able to access the remnant in case someone wants to do something in the future. He added it will not be a physical road unless it needs to be. Mr. Epperson said it is a requirement of the Highway and Corridor Overlay District to have that provision where the entrances are limited, so if something else would come there, it would have an easement.

Commissioner Weiss then questioned any future development on that property would enter and exit from the same existing entrance, and asked about operating hours. Mr. Williams said the same entrance would be used, and operating hours would be from 8:00 a.m. until 10:00 p.m.

Commissioner Womack asked if parking will be permitted on the back side of the building. Mr. Epperson stated there will be no parking in the back; he added the client requires truck-turns, to ensure the trucks can get safely get into and out of the lot and onto the road.

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

Chair Pregelman asked the Commissioners to review the potential conditions.

Commissioner Sandlin said the hours are acceptable, and asked if it will be open seven days a week. Mr. Taggart answered to the affirmative.

Commissioner Weiss and Mr. Love recommended amendments to Condition #3 to include “proposed expansion of the operation ... submitted to the Prince Edward County Planning Commission for review and approval.”

Commissioner Fuller asked if the lights will be dimmed or shut off after normal business hours. Mr. Williams replied that the main pedestal light at the driveway and the lighted sign would remain on when the store is closed; he added the client does the signage and permitting, but it can be addressed if necessary.

Commissioner Weiss made a motion, seconded by Commissioner Paige, to recommend approval to the Board of Supervisors of the Special Use Permit request by Rhetsen Companies, Inc., for a retail store with the following conditions:

**Special Use Permit – Rhetsen Companies, Inc.
Tax Map Parcels #050-5-D and 050-5-F
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 8/26/2022 are hereby made part of these development conditions.
2. Final site plan approval for the Retail Store shall be submitted to the Prince Edward County Community Development Department for final review and approval pursuant to Appendix B 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 Commission for review and approval prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.

4. All buildings within the property shall be developed pursuant to Section 2-1300, Highway Corridor Overlay District, 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 appropriate local, state, or federal agency including but not limited to Virginia Department of Health, Virginia Departments of Environmental Quality, Environmental Protection Agency, etc.
8. Any development activities of a 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.

TRANSPORTATION

9. All entrance permits must be authorized by the Virginia Department of Transportation.
10. All internal roads used for public access shall be of compacted earth or have a minimum of a four (4) inch stone base and shall be paved with concrete, asphalt, or durable pervious paving material.
11. 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

12. Hours of operation shall be limited to 8 a.m. to 10 p.m.
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 appropriately screened in materials matching the building façade.
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.

The motion carried:

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

Chairman Prengaman stated the Board of Supervisors will hold a public hearing on this issue at their next regular meeting on Thursday, November 10, 2022.

In Re: Review of Supervisors Actions

Mr. Love reported that the Board of Supervisors approved the Special Use Permit request for a Commercial Campground by Benjamin and Sophie Stoltzfus. He said they will move forward with the project and will advertise on Airbnb.

Old Business

Commissioner Sandlin asked about an update on the County's CIP and progress on the projects. Mr. Love said he will present a year-end update on all that has been completed; he added there are several projects that are being completed currently.

New Business

(None.)

Chairman Prengaman declared the meeting adjourned at 7:27 p.m.

Next Meeting: Thursday, November 10, 2022 at 7:00 p.m.