



**Prince Edward County Planning Commission
Meeting Minutes
January 17, 2023
7:00 pm**

Members Present:	Brad Fuller	Llew W. Gilliam, Jr.
	Preston L. Hunt	Clifford Jack Leatherwood
	Whitfield M. Paige	John “Jack” W. Peery, Jr.
	John Prengaman	Teresa Sandlin
	Rhett Weiss	Henry Womack
Staff Present:	Robert Love, Planning/Zoning Director	Douglas P. Stanley, County Administrator

The Prince Edward County Planning Commission strongly encourages citizens to participate in public 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 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” revised October 12, 2022.

Mr. Robert Love, Planning and Zoning Director, called the January 17, 2023 organizational meeting to order at 7:00 p.m., established there was a quorum, and led the Pledge of Allegiance.

Election of Chairman

Mr. Love called for nominations for the position of Chairman for 2023. Commissioner Sandlin nominated Commissioner Prengaman, seconded by Commissioner Paige. Mr. Love called for any additional nominations. There being none, he closed nominations. The motion carried:

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

Election of Vice-Chairman

Chairman Prengaman called for nominations for the position of Vice-Chairman. Commissioner Weiss nominated Commissioner Peery, seconded by Commissioner Hunt. Chairman Prengaman called for further nominations; there being none, he called for the vote for Commissioner Peery as Vice-Chairman. The motion carried:

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

Nay: John "Jack" W. Peery, Jr.

Set Day, Time and Place of Regular Meetings

Chairman Prengaman called for suggestions regarding the regular meeting schedule.

Mr. Love said there will need to be a change in the regular schedule in April due to a conflict with the Board of Supervisors needing the room. He asked that all commissioners review their schedules to determine the April meeting date during the next meeting.

Chairman Prengaman made a motion, seconded by Commissioner Peery, to hold the regular Planning Commission meetings on the third Tuesday of the month at 7:00 p.m. in the Board of Supervisors room of the Courthouse; the motion carried:

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

Nay: (None)

Adoption of Bylaws

Chairman Prengaman called for recommendations regarding the Bylaws.

Mr. Love recommended the addition of the "Public Hearing Rules of Procedure."

Commissioner Fuller made a motion, seconded by Commissioner Peery, to adopt the Bylaws as presented, with the addition of the "Public Hearing Rules of Procedure;" the motion carried:

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

Nay: (None)

**Bylaws Of
Prince Edward County Planning Commission**

- 1) Meetings shall be held on a monthly basis, normally on the third Tuesday of the month at 7:00 P.M. in the Board of Supervisor's room. The schedule may be altered at any regularly scheduled meeting. Meetings may be cancelled due to lack of business, but the Commission shall meet at least every two months.
- 2) Additional meetings may be held at any time upon the call of the chairman, or by a majority of the members of the commission, or upon request of the Board of Supervisors following at least twenty-four hours' notice to each member of the commission.
- 3) The commission at its regular meeting in January of each year shall elect a chairman and vice-chairman. The recording secretary shall be the Director of Planning and Community Development or a designated alternate, who shall make an audiotape of the proceedings of each meeting and prepare minutes for the permanent records of the commission.
- 4) The duties and powers of the officers of the planning commission shall be as follows:
 - A. Chairman
 - Preside at all meetings of the commission.
 - Call special meetings of the commission in accordance with the bylaws.
 - Sign documents of the commission.
 - See that all actions of the commission are properly taken.
 - B. Vice-Chairman

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all duties and be subject to all the responsibilities of the chairman.
 - C. Recording Secretary
 - Prepare an audiotape of the proceedings of each meeting of the commission.
 - Prepare minutes from the audiotape of each meeting in detail sufficient to include the tenor of public comments and the commission's reasoning underlying each decision or recommendation.
 - Circulate a copy of the minutes to each member of the commission before the next meeting.
 - Prepare the agenda for all commission meetings.
 - Be custodian of commission records.
 - Inform the commission of correspondence relating to business of the commission and attend to such correspondence.
 - Handle funds allocated to the commission in accordance with its directives, state law, and county ordinances.
 - Sign official documents of the commission.
- 5) All maps, plats, site plans, and other materials submitted to the commission shall be filed in the office of the Director of Planning and Community Development and maintained for public access until the project to which they relate has been completed or vacated. Minutes of the commission's meetings shall be permanently filed in the office of the planner and maintained for public access.
- 6) Matters referred to the commission by the Board of Supervisors shall be placed on the calendar for consideration and possible action at the first meeting of the commission after the referral and appropriate public notification.

- 7) A majority of the members of the commission shall constitute a quorum for the transaction of business, but no quorum shall be required for informational meetings at which no action is to be taken.
- 8) Reconsideration of any decision of the commission may be taken when the interested party for such reconsideration makes a showing satisfactory to the chairman that, without fault or deliberate omission on his own part, essential facts were not presented to the chairman.
- 9) Roberts Rules of Order for Committees shall govern the commission's proceedings in all cases not specifically ordered by these bylaws.
- 10) Order of consideration of agenda items in a public hearing:
 - Director of Planning and Community Development or other staff member presents report including summary of all comments (written, electronic and verbal) received from interested parties and makes a recommendation.
 - Commission members may question the staff member on the presentation.
 - Proponent(s) of the agenda item make presentations as appropriate.
 - Opponent(s) of the agenda item make presentations as appropriate.
 - Applicant make rebuttal of objections not previously covered.
 - Commission members may question applicant, proponents, or opponents or may offer comments on the agenda item.
 - Commission may opt to gather additional information about the matter and take action at a future meeting, or vote on recommendation, whether approving or denying request, to Board of Supervisors.
- 11) Any member of the commission who has any personal or financial interest in any matter before the commission shall declare the nature of that interest and shall if the interest constitutes a legal conflict of interest by Virginia law recuse him/herself from the deliberations on that matter, including lobbying other members, participating in the discussions, or voting on the matter. In cases where the interests do not raise to the level of legal conflict of interest by Virginia law, a member may voluntarily recuse him/herself in the interest of avoiding the appearance of conflict. All commission members shall be sensitive to the importance of impartiality and shall endeavor to always avoid any actual or appearance of conflict of interest.
- 12) Each member of the commission who has knowledge that he/she will be unable to attend a scheduled meeting of the commission shall notify the County Administrator's office at the earliest opportunity. The Director of Planning and Community Development shall notify the chairman if projected absences will produce a lack of quorum. Members who are absent from three consecutive meetings, or who are absent from more than half of the commission's meetings during a calendar year, will be referred to the Prince Edward County Board of Supervisors for possible replacement.
- 13) The vice-chairman shall succeed the chairman if he vacates his office before his term is completed. A new vice-chairman shall be elected at the next regular meeting.
- 14) These bylaws may be recommended for amendment at any meeting having a quorum present by a majority vote, provided that notice of such proposed amendment has been given to each member in writing at least two weeks prior to its consideration. If recommended for approval, proposed amendments must then be adopted by the Board of Supervisors before becoming effective.
- 15) Planning Commission members are strongly encouraged to attend a Virginia Certified Planning Commissioner's Training Program within two years of their appointment to the Planning Commission. This certification course will provide a basic foundation of planning law, history, and technical expertise needed by planning commissioners to maximize their competency and ability to

render legally defensible decisions and recommendations. Costs associated with the program will normally be paid by Prince Edward County.

PUBLIC HEARINGS RULES OF PROCEDURE

- I. Public Hearings-the order of presentation shall be as follows, unless varied by the Chairman.
 - a. Staff report.
 - b. Applicant's presentation.
 - c. Comments, statements or presentations from members of the public.

The order of speakers will be:

- 1) Those in support of the matter,
 - 2) Those with questions or concerns,
 - 3) Those opposed,
 - 4) Rebuttals (limited by the Chair as to number and time-see below),
 - 5) Questions by the Commission members of speakers.
- d. Additional rules:
- The Chair can permit speaking out of the order in #c above as deemed necessary to enable the public to fully participate.
 - If able, speakers must stand at the lectern and address the Board.
 - All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited. This includes debate among speakers or speakers/Board members/staff.
 - Presentation by the applicant and other speakers shall be limited to a time set by the Chairman.
 - Additional time, for any portion, may be granted at the discretion of the Chairman.
 - The Chair will set the number of minutes permitted for rebuttal and has the discretion to change the number.
 - The Chair has the authority to limit or decrease time for any portion of the public hearing due to the number of potential speakers, or repetition, or any other concern.
 - Remarks shall be confined to the matter under discussion and shall be relevant.
2. Speakers arriving after the commencement of the hearing and/or who are not on the sign-up sheet will be recognized at the discretion of the Chairman.
 3. Repetitive testimony is discouraged.
 4. The Chairman shall have the authority to end a presentation that violates these rules or for other cause.
 5. Following discussion of all matters considered in the public hearing, the Commission members will consider one of three actions regarding each matter:
 - Approval (with conditions, as applicable);
 - Denial; or
 - Table for further review.
 6. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Commission member. The response shall address only those questions raised by the Commission member.

In Re: Approval of Minutes

Commissioner Peery made a motion, seconded by Commissioner Fuller, to approve the meeting minutes from October 18, 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.		
	John Prengaman		
	Teresa Sandlin		
	Rhett Weiss		
	Henry Womack		

In Re: Public Hearing – Special Use Permit, Tread OZ Investments, LLC, Manufactured Home Subdivision

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Tread OZ Investments, LLC, for a Special Use Permit to develop a 56-lot subdivision comprised of manufactured homes on permanent foundations on a parcel of land denoted as Tax Map Parcel 022-A-108, located on the south side of Fairgrounds Road (State Route 695), 0.40 miles west of its intersection with West Third Street, (BUS 460). Notice of this hearing was advertised according to law in the Wednesday, January 4, 2023 and Wednesday, January 11, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Tread Oz Investments, LLC for a Special Use Permit to develop a 56-lot subdivision comprised of manufactured homes on permanent foundations on a parcel of land denoted as Tax Map Parcel 022-A-108, located on the south side of Fairgrounds Road (State Route 695), 0.40 miles west of its intersection with West Third Street (BUS 460). This parcel is in an R-2, General Residential zoning district and manufactured homes are allowed in the district only after approval of a special use permit.

Mr. Love said the public hearing is being held because Tread Oz Investments is requesting manufactured homes. Subdivisions do and can occur by right if the homes are modular or stick built homes. He said this hearing is to look at the concept plan with manufactured homes on permanent foundations.

The site conceptual plan was reviewed and discussed with the Joint Town of Farmville/Prince Edward County Development Review Committee on October 27, 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.

Mr. Love stated the roads must be made to VDOT standards by the developer; this area cannot be served with Town water and sewer services, and are proposed as well and septic uses. He added that in addition to the conditions set forth, DCR has set forth three additional conditions.

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.

Commissioner Fuller questioned where the utilities will be located; Mr. Love stated they will be underground.

Commissioner Weiss asked that, if approved, would only manufactured homes be allowed or would it allow any type including manufactured homes. Mr. Love said that because modular and stick built homes are by-right, they could be modular or stick-built homes, and this would add manufactured homes to the list [of possible types].

Commissioner Gilliam said this proposes 56 wells, and asked if anyone has checked to see if the groundwater is available in this area. Mr. Love said he would let the applicant answer, and said that based on their application, they had an initial preliminary soils testing work done on the site. The Department of Health would have to approve any wells there.

Mr. Andrew Browning, Youngblood, Tyler & Associates, P.C., presented information on the Granite Falls subdivision, reviewed the benefits to Prince Edward County. He added this is the first step and there is still a long way to go if approved, because of permits, DEQ and the Health Department regulations.

Commissioner Gilliam then asked if there have been any test wells drilled. Mr. Browning said they have not done that yet.

Commissioner Sandlin asked if these will be sold or rented; Mr. Browning said these will be sold.

Commissioner Fuller asked if there are certain units available or will the individual pick the unit they want from the manufacturer, and will there be a Home Owners Association (HOA). Mr. Browning said these are manufactured homes with many models to choose from, with a manufacturer in mind, and there will be an HOA to maintain the common areas, such as stormwater basins.

Chairman Pregelman asked if all units will be double-wide homes. Mr. Browning said they will be double-wide homes.

Commissioner Weiss asked if the lots will be sold or rented when someone purchases the home. Mr. Browning said they will be sold with the home.

Mr. Love said he spoke with the Building Official and learned that a manufactured product has a HUD sticker on it; a modular does not and is built to the Virginia Building Code Standard and is allowed anywhere, in the state of Virginia, that a residential structure can be, such as a stick built. A manufactured [home] can be with a Special Use Permit or localities, and Prince Edward County is one of those localities.

Commissioner Gilliam asked where there are other developments of this type. Mr. Browning said others are located in Goochland, Powhatan and Cumberland.

Commissioner Peery asked if the streets be paved and if street lights will be installed; Mr. Browning said the streets will be paved to VDOT standards but there will be no lights installed.

Commissioner Weiss asked what part of the development will be within the Town limits. Mr. Browning said the plan is to develop more single family residential; he said the presentation was also made to Town staff.

Commissioner Weiss then asked how will the common areas be accessed for maintenance; Mr. Browning said road frontage was left to allow for access to the common areas.

Commissioner Pregelman questioned the number of lots. Mr. Browning said 56 lots are proposed, but if the well and septic wouldn't work on a lot, it would be reconfigured.

Commissioner Hunt said that based on the subdivision that exists, are there any issues with the water based on the number of wells. Mr. Browning said they haven't dug wells yet, but they do not anticipate any problems; he said they may need to dig to different depths. Mr. Browning said they did soil work on several lots to verify they can get drain fields to work there, and they are half conventional and half alternative [septic systems], but there are sites in reserve areas that work within the lot.

Commissioner Gilliam asked if there are plans for a buffer between the [High Bridge] Trail and the subdivision. Mr. Browning said they can include a buffer as there is plenty of room although there are quite a bit of trees already.

Commissioner Fuller asked if there is an opportunity to purchase the lot and build on it later. Grayson Johnson, Hometown Realty Services, said that it is typical that once the lot is purchased, the buyer can wait to start but once started, they expect completion by one year.

Commissioner Sandlin said affordable housing is needed in the area, and asked the market price expected. Mr. Browning said these homes will go from \$250,000 - \$375,000, depending on the lot.

Commissioner Weiss asked if the overall site will be wooded or clear-cut. Mr. Browning said the lots will be cleared enough for building but the bigger trees will remain; Mr. Johnson said the yards will be cleared enough for the home and the well and septic.

Commissioner Sandlin said she noticed it is partially cleared in the front; Mr. Browning stated about 20 acres, or 30% of the site, is clear.

Chairman Pregarman opened the public hearing.

George Conner, III, of Fairgrounds Road, voiced his opposition to the proposed development and the manufactured homes or trailers. He said the placement of marginal quality manufactured homes are not a good use of this valuable resource for this county. He said these structures do not have the longevity of a quality built house, and if development is to occur, we want a quality development with real houses that meet the normal zoning requirements and not require a special use permit for trailers. He said [that would] create a good neighborhood that the community could be proud of in Prince Edward County and would increase the County's tax base instead of reducing it by lowering property values of the surrounding homes. Mr. Conner said a section of the proposed development is open field, the other is old growth timber, some well over 100 years old. These trees play a vital role in our environment and it would be a shame to see them cut or replaced by low-quality manufactured housing. Mr. Conner then said that according to the proposal's preliminary studies, the soil is conducive to conventional septic systems, but the gentlemen say that some perked and some didn't. He questioned how many lots were tested and how many have failed. He said he has had to use an alternative septic system on his own property. He then asked that with the proposed 56 wells, if the water table will support the increased demand. Mr. Conner said the map shows several creeks on the property; the well and septic issues could adversely affect the creeks and water supply, leaving the homeowners and County with the cost of environmental cleanup. He voiced his concerns regarding an increase in traffic. He stated he opposed the development appearance and the possible diminished water source and septic failures.

Bruce Goya, Fairgrounds Road, expressed his concerns regarding being surrounded by trailers, with septic running downhill, contaminating the wells of the existing landowners. He added that 56 more wells will deplete the existing wells. He said he lived in trailers in trailer parks when he was young, and he purchased a stick-built home and doesn't want to live around trailers now.

Craig Sullivan, Fairgrounds Road, stated his concerns regarding water shortages with 56 more homes pulling off the same aquifer; he added his concerns regarding the strip of trees to act as setback or buffer, and asked what type of growth that would be.

Susan Conner Luther, Fairgrounds Road, expressed her concerns regarding the gravel road and the mature cedar trees. She said once they start digging the wells, septic and construction, it would affect the trees, which could be devastating if one would fall on a house. She questioned the buffer between her house and the proposed development.

Mr. Browning stated the soil for 26 lots has been analyzed; half of those would use conventional septic and half would use an engineered system. He said the mature trees are mostly in the wetlands and those are the areas they are trying to preserve. He said Fairgrounds Road has a 35-mph speed limit; he said VDOT requirements were studied and they will have regulation sight distance. He said this density did not require any 529-studies by VDOT or traffic studies. He said there is a need for lower priced housing and manufactured housing is much nicer than it used to be, and these will not be single-wide trailers. Mr. Browning said the buffers would provide screening, with an easement in place that the development does not have access onto Fairground Road. He added that the intent is to remove the gravel

road and have [the residents] travel on the public road to get to the crossing of the High Bridge Trail. The gravel road will be abandoned and no clearing or disturbance in that area will be done. He said they can place a buffer and that the wetlands will not be disturbed.

Chairman Prengaman stated there is a 25-foot buffer on all sides of the property included in the potential conditions. Mr. Johnson stated the State Health Department, with any residential building permit, will have to approve a primary drain field site as well as a full reserve drain field on that lot; he said that is in case the first drain field would ever fail, the property would have that secondary site in place, and this is governed and regulated by the Virginia State Health Department.

Commissioner Sandlin asked if the foundation will be skirting or permanent; Mr. Browning stated it will be permanent.

Commissioner Gilliam asked about the green areas that belong to the Town, and asked if the developers spoke with the Town about installing water and sewer.

Mr. Love said that as part of the vetting of this application in early October, the applicants met with the County Planning staff, the Town Planning staff, public utilities of the Town, VDOT and Dominion [Power]. Mr. Love said they all took part in the review, which is what occurs for all applications now. Mr. Love stated the Town cannot serve that area as there are no existing easements to get there. He said that a year ago, it was intended to be developed more densely than what is now proposed. He said the developers would have to apply for a special use permit with the Town; he said the developers cannot get to the Town unless they have County approval, and if the County approves this, they will apply to the Town for the same process to apply for that green area. Some discussion followed.

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

Chair Prengaman asked the Commissioners to review the potential conditions.

Commissioner Fuller questioned the conditions DCR requested to be added.

Chairman Prengaman said the conditions will include the three recommended by DCR, and the 25-foot buffer of existing trees on all sides of the property, and to include no access to High Bridge [Trail].

Commissioner Weiss asked about the life expectancy of the proposed manufactured homes. Mr. Love stated the homes would include a permanent foundation. Mr. Johnson stated the condition of the homes would be upon the homeowner and maintenance of the homes.

Commissioner Weiss said this could happen by right if these were stick built homes, with wells and septic.

Commissioner Sandlin stated the County is flux with manufactured homes; she said they are sold cheaper because they're made cheaper, so they don't last as long as a stick-built house would. She said there is a stigma with manufactured houses; she said she doesn't know that this is a proper location.

Commissioner Womack asked who the preferred contractor will be. Mr. Johnson said the proposed homes are Clayton Homes; these have drywall on the interior and not wallboard. He said this is a different [branch] of Clayton [Homes].

Commissioner Womack asked if the Town said no because there were to be more homes [on this development]; Mr. Love said that initially, there were to be 100 or more homes, with a mix of single- and doublewides, mixed, potential townhomes, and a full build-out if it could be served by water and sewer. Mr. Love added that this subdivision plan is a concept that greatly exceeds density in an R-2 zone, these are much larger lots that what you could see in an R-2 zone; he said the lot sizes are increased because they have to have well and septic.

Mr. Johnson said these would be sold as real estate, where each lot is owned by individuals and not as a "park."

Commissioner Sandlin asked why they chose to put manufactured homes over modular homes. Mr. Johnson said going with manufactured homes increases the affordability to the buyer; he said it would make an approximately \$30,000-\$40,000 difference to the buyer.

Commissioner Womack suggested tabling the issue and for the developer to return to the Town to see if they could handle water and sewer on those lots. Mr. Browning said they discussed that at the meeting; there is no way to get the water to those lots, and is not an option.

Commissioner Gilliam asked if they drill a well and find there isn't enough water to use on the lots, they will disregard that lot; Mr. Browning said they would have to drill another until it met the Health Department standards. Mr. Love said they could change the concept and lower the number of lots.

Commissioner Hunt asked if they considered using modular instead of manufactured homes.

Commissioner Weiss made a motion, seconded by Commissioner Sandlin, to recommend denial to the Board of Supervisors of the Special Use Permit request by Tread OZ Investments, LLC, for a Special Use Permit to develop a 56-lot subdivision comprised of manufactured homes on permanent foundations; 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.		
	John Prengaman		
	Teresa Sandlin		
	Rhett Weiss		
	Henry Womack		

In Re: Public Hearing – Special Use Permit, Wedding & Events Center with Lodging (Jenkins)

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Robert W. & Betsy Jenkins, for a Special Use Permit to operate a Wedding & Events Center with lodging on Tax Map Number 053-A-3, located at 3286 Poorhouse Road, Rice, Virginia. Notice of this hearing was advertised according to law in the Wednesday, January 4, 2023 and Wednesday, January 11, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Robert W. & Betsy Jenkins III for a Special Use Permit to operate a Wedding & Events Center with Lodging on Tax Map Number 053-A-3, located at 3286 Poorhouse Road, Rice, VA. This parcel is in an A-1, Agricultural Conservation zoning district and this use is allowed in the district only after approval of a special use permit.

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 said that only a portion of the property is being used for this project, being the east side of Poorhouse Road; the west side is a conservation easement and not to be developed. Mr. Love said he received no comments either for or against this project. He said a set of conditions have been prepared for this project, if the Commission wishes to recommend this to the Board.

Commissioner Peery asked if VDOT recommended a sign with an electronic message when an event is being held, placed on the south side of the property to help with traffic. Mr. Love answered to the affirmative. Chairman Prengaman said that is as a public traffic notification because of the curve and line-of-sight.

Mrs. Jenkins said that she spoke with VDOT about reducing the height at the bank. Chairman Prengaman asked if VDOT would agree to that in lieu of the sign; Mrs. Jenkins said yes.

Commissioner Weiss asked if the barn will be on the slope or are they planning to cut into the hill. Mrs. Jenkins said the barn will be on the level part of the lot; she said they will plant the field with grass. She added the hill that will be cut is at the road to handle the line-of-sight issue.

Mrs. Jenkins said that in the future, they are considering placing one-room small houses to house people that come for a wedding event.

Commissioner Peery asked how much parking will be available. Mrs. Jenkins said there are four to five acres available.

Commissioner Weiss asked if anything will need to be done to improve the well and septic to accommodate however many people will attend these events. Mrs. Jenkins said they will contact ASOC, and expect to add to the existing drain field. She said the home will be used for the bridal suite for the girls to get ready.

Chairman Prengaman opened the public hearing.

A neighbor stated he is a DJ and licensed minister and is excited about this venue. He said the type of clientele at venues such as is being proposed is not riff-raff and these events are usually well done.

William Bruce said his family has owned property behind that land and had been friends with Bobby Jones for a long time. Mr. Bruce said he has been involved with weddings as his wife is a florist, and has a positive view of this type of venue. These are normally very well taken care of and add a lot to the community. He said using the old house as a bridal suite is an excellent way to preserve the old structure that has historic importance.

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

Chairman Prengaman said this type of business is something that is missing in the county.

Commissioner Fuller said this would be a good destination point.

Commissioner Gilliam made a motion, seconded by Commissioner Paige, to approve recommendation to the Board of Supervisors the request by Robert W. & Betsy Jenkins, for a Special Use Permit to operate a Wedding & Events Center with lodging on Tax Map Number 053-A-3, located at 3286 Poorhouse Road, Rice, Virginia, with the amendment to the conditions restricting the number of attendees; 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.		
	John Prengaman		
	Teresa Sandlin		
	Rhett Weiss		
	Henry Womack		

Special Use Permit - Robert W. & Betsy Jenkins III
Tax Map #: 053-A-3
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 12/04/2022 are hereby made part of these development conditions.
2. Final site plan approval for the Wedding and Events Center with Lodging Facility shall be submitted to the Prince Edward County Community Development Department 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 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 of land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statues and regulations.

TRANSPORTATION

9. All entrance permits must be authorized by the Virginia Department of Transportation (VDOT). Development activities shall comply with all requirements of VDOT.
10. 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.
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. Site is limited to a total of ten (10) short-term rental homes.
13. Guests may stay no more than 30 consecutive nights in any one calendar year.
14. Quiet time shall be 11 p.m. to 8 a.m.
15. 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.
16. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
17. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
18. 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.
19. 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.

In Re: Review of Supervisors Actions

Mr. Love reported that the Board of Supervisors approved the Special Use Permit request for retail store, the Dollar General, near Kingsville. He said the first stormwater submittal comments have been received and it is moving forward; he expects that project will likely have an early spring build and it is in final design.

Old Business

Mr. Love presented his End of Year Report for 2022. He stated that in 2022, he has reviewed 199 zoning permits for new construction, including pools, barns, sheds, carports and houses. He said last year was 159, prior to that was 147. Pre-COVID the count was in the upper 80s.

Mr. Stanley said there is a 15-lot subdivision coming in, people are continuing to strip off lots along the highways. He said building steadily continues. He said there were 1,135 building inspections performed; Mr. Phillip Moore, our Building Official, is still helping the Town and this is not the total number of his workload. Mr. Love said that seven of the 14 projects set forth in the CIP have been fully completed.

Commissioner Peery asked if work has begun on the solar projects. Mr. Love said one has started construction; the other is in engineering. Mr. Love added that the slaughterhouse project was withdrawn at the first site, but is going forward in the Industrial Park site.

New Business

Mr. Love said the Board of Supervisors requested that staff review all existing County Ordinances and provide updates as necessary in order to comply with the Code of Virginia. Therefore, staff reviewed the existing Prince Edward

County Zoning Ordinance as well as researched standards utilized by various rural Counties in their Ordinances and the most recent updates in the Code of Virginia.

He said staff has prepared a Draft Zoning Ordinance with new language, definitions, and description of development standards. Significant changes include: adding new definitions for uses such as private camping, short-term tourist rental, and adjusting setbacks for accessory structures in order to allow for public safety. The next step will be a public hearing to be held on the proposed Ordinance Amendments before making a formal recommendation to the Board of Supervisors.

Mr. Love asked the Commissioners to review the proposed ordinance to be taken up for discussion at the next meeting.

The Commissioners concurred to table the proposed Ordinance Amendment, to amend and re-ordain Appendix B of the Prince Edward County Code (Zoning) for further discussion at the next meeting.

Chairman Pregaman declared the meeting adjourned at 8:52 p.m.

Next Meeting: Tuesday, February 21, 2023 at 7:00 p.m.