



**Prince Edward County Planning Commission
Meeting Minutes
February 21, 2023
7:00 pm**

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

Chairman Prengaman called the February 21, 2023 meeting to order at 7:00 p.m., established there was a quorum, and led the Pledge of Allegiance.

In Re: Approval of Minutes

Chairman Prengaman made a motion, seconded by Commissioner Peery, to approve the meeting minutes from January 17, 2023 as presented; 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)
------	--	-------------

In Re: Public Hearing – Special Use Permit, Blackwood Capital, LLC

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Blackwood Capital, LLC for a Special Use Permit to construct and operate a convenience store and fuel

station on a parcel of land denoted as Tax Map Parcel 051-A-33, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628). Notice of this hearing was advertised according to law in the Wednesday, February 8, 2023 and Wednesday, February 15, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received an application request by Blackwood Capital, LLC for a Special Use permit to construct and operate a convenience store & fuel station on a parcel of land denoted as Tax Map Parcel 051-A-33, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628). This parcel is in the Commercial zoning district and requires a Special Use Permit to locate and operate a fuel station.

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 January 26, 2023 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 conditions were presented; feedback included the potential for EV charging for electric vehicles. The applicant has proffered an added condition which states:

Applicant to provide and construct infrastructure including conduits and adequate spacing to make the Application Property "EV Charging Ready."

Mr. Love said the Wawa Corporation doesn't actually provide electric, but go through a third-party solution but this will get sites prepped for a third-party vendor should they choose to locate there.

Mr. Love added that in the Highway Corridor District, as required, the entrance for Wawa will be a joint shared access to the properties that the IDA currently is marketing between the proposed Wawa and Lowe's. There is also a secondary entrance off Commerce Road which will help alleviate some intersection traffic.

Commissioner Weiss questioned if anything will be built on the southern part of the property. Mr. Love said he believes it will be left vacant.

Commissioner Peery asked if VDOT has looked at school traffic. Mr. Love said VDOT looked at the intersection impacts of this particular station with eight pumps and the convenience store; he added that VDOT recommended approval as the Commerce Lane access alleviates some of the pressure and the lot also has a turn lane with good capacity to get in and out along [Route] 15.

Mike Varga, Real Estate Engineer for the MidAtlantic Region, said he helps to facilitate and support the development of each Wawa project in Virginia, to assist the engineers and contractors in regard to Wawa standards and process. He said Wawa endeavors to be a good partner in the community; he said he is excited to be part of this community.

Chairman Prengaman asked if this will be open 24 hours; Mr. Varga answered to the affirmative.

Commissioner Weiss asked if there are plans to develop the southern portion of the lot; Mr. Varga said that as of right now, there are no plans to develop that area.

Chairman Pregelman questioned the start date. Mr. Varga said that it is dependent upon the developer and their timeline; generally it takes about six months once the pad is accepted for the construction. There is work that will need to be done prior to that, including rough grading, and stormwater.

Mr. Marc Greenberg, Blackwood Capital, LLC, stated they plan to file the site plan for approval as soon as the Board of Supervisors approves the project.

Chairman Pregelman opened the public hearing.

Rick Ewing, Central Virginia Regional Library Director, expressed his support for the project. He stated that just as a public library aids in the development of the community and in keeping people in the community, having a Wawa in the community is a measure of the community as well.

Saranna Thornton, Professor of Economics and Business at Hampden-Sydney College, stated she was raised in Philadelphia and has many good memories of Wawa, who is a good neighbor to the communities by supporting local community efforts such as local recreation department teams and programs. She added that competition is a good thing as it provides a wider variety of products for citizens and keeps prices lower for the consumers. She then stated from the perspective of the Town, with the very good fortune to have this at the Route 460 and Route 15 intersection, as this will draw people to this area.

Richard Hurak said he is in support of this Wawa and reiterates what the other speakers said regarding competition, and remarked on the quality of Wawa food.

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

Chairman Pregelman said that if there's a way to find more vehicles and people to stop off Route 460 or Route 15 for a reason, if this creates that reason, that benefits not only Wawa but everyone else, potentially, in town whether it be restaurants, hotels, and bring more business to the County.

Commissioner Gilliam asked if they will have diesel pumps or kerosene pumps as well as regular gasoline for tractor trailers. Mr. Varga said yes, diesel will be available, but they do not have high-speed diesel.

Chair Pregelman asked the Commissioners to review the potential conditions.

Commissioner Weiss made a motion, seconded by Commissioner Paige, to recommend to the Board of Supervisors the Special Use Permit request by Blackwood Capital, LLC, to construct and operate a convenience store and fuel station on a parcel of land denoted as Tax Map Parcel 051-A-33, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628), with the following conditions; 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 Pregelman		
	Teresa Sandlin		
	Rhett Weiss		
	Henry Womack		

Special Use Permit – Blackwood Capital, LLC
Tax Parcel Map #: 051-A-33
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 01/18/2023 are hereby made part of these development conditions.
2. Final site plan approval for the convenience store and fuel station 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 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 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 Director of Planning and Community Development. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Director of Planning and Community Development 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.

12. Applicant to provide and construct infrastructure including conduits and adequate spacing to make the Application Property “EV Charging Ready”.

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 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.

In Re: Review of Supervisors Actions

Mr. Love reported that Tread OZ pulled their application two days after the public hearing; they have revised their site plan which is in final design as a traditional subdivision with build out of 56 lots. He said soil testing will determine the actual number of lots. Mr. Love said this is proposed to be a phased development, and will begin on the road nearest to the Town portion of the property and then expand to the other lots on the road network. He said it will contain modular or stick-built homes only, with a 25-foot buffer on the south side where it adjoins High Bridge Trail. He added that they intend to pull the cul-de-sac away from the Trail.

Old Business

Mr. Love led a discussion on the proposed Zoning Ordinance amendments which include amendments based on the Commissioners’ comments. He stated in review, he noted that a trigger was not included in Sec. 3-100.1. Agricultural use types. Kennel, Noncommercial, and added the following:

H. For the purposes of this section, a noncommercial kennel shall be defined as a place where five (5) or more dogs that are six (6) months in age or older, are owned, boarded, housed, or offered for sale.

Mr. Stanley stated Animal Control currently has a plethora of dogs in the County; the shelter is full and cannot pick up dogs because the shelter is full. He said there are a lot of adoptable dogs at the shelter. Mr. Stanley said it was necessary to define a commercial kennel and a non-commercial kennel. He said it could be a hunt club or backyard breeders. This use is allowed by right in the A-1 district which is more rural, but there are restrictions with buffers. He said that in the A-2 district, which is more residential, it is allowed by special use permit. He added that any existing kennels can be grandfathered in. Further discussion followed.

Chairman Pregelman thanked Mr. Love and Mr. Stanley for their hard work.

Mr. Love stated the private use camping and short-term tourist rental is a big business in the County which has been defined. He said that in residential areas there were no setbacks specified on accessory buildings; he said it has now been set at ten feet. This is not done to create a hardship but to ensure safety. Mr. Love said other things added were mobile food establishments and rural event centers. Mr. Love asked if the Commissioners are comfortable with the proposed ordinance changes to move forward with the public hearing at next month's meeting.

Commissioner Hunt questioned standards for kennels and fees for the application. Mr. Love stated the fees would be captured by Animal Control and the Treasurer. Some discussion followed.

Commissioner Weiss made a motion, seconded by Commissioner Fuller, to include the aforementioned items for clarity; 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		

Chairman Prengaman stated that this will always be a working document; something will come up that was not there before and decisions will have to be made once they come in front of the Planning Commission. He said this document will be modified but this is a good document.

Mr. Love said this will be reviewed again after the Comprehensive Plan is done and adopted; he said with all the public input received from that process, he said both the Zoning and Subdivision ordinances will need further review.

New Business

Mr. Love said that due to the packets getting larger because of the applications for community solar and other projects, he queried the Commissioners if they would wish to have and use an iPad to review the packets. He said the budget process is beginning and the cost of the iPads could be included in the budget. Some discussion followed.

Mr. Love then discussed the date for the April meeting, as there is a conflict due to the Board budget meetings. Following some discussion, the date was tentatively set for Thursday, April 20.

Chairman Prengaman declared the meeting adjourned at 7:44 p.m.

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