



PRINCE EDWARD COUNTY
PLANNING COMMISSION
August 15, 2023

AGENDA

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 Planning Commission 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 are subject to the "Citizen Guide for Providing Input During Public Participation and Public Hearings for Prince Edward County Government Meetings" revised October 12, 2022.

- 7:00 p.m.
1. Call to Order: John Prengaman, Chairman
 2. Quorum
 3. Pledge of Allegiance
 4. Approve Minutes 3
 5. **Public Hearing** – C-Store Developer, LLC – Car Wash SUP 11
 6. Review of Supervisors Actions
 7. Old Business
 8. New Business
 9. Adjournment

Next Meeting: Tuesday, September 19, 2023 at 7:00 p.m.

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**Planning Commission
Agenda Summary**

Meeting Date: August 15, 2023
Item No.: 4
Department: Planning and Community Development
Staff Contact: Robert Love
Issue: Approval of Minutes

Summary:
For approval.

Attachments:
July 18, 2023 Draft Planning Commission meeting minutes.

Motion _____	Gilliam _____	Paige _____	Sandlin _____
Second _____	_____	Peery _____	Weiss _____
Fuller _____	Leatherwood _____	Pregaman _____	Womack _____



**Prince Edward County Planning Commission
Meeting Minutes
July 18, 2023
7:00 pm**

Members Present: Brad Fuller Llew W. Gilliam, Jr.
Whitfield M. Paige John “Jack” W. Peery, Jr.
John Prengaman Rhett Weiss
Henry Womack

Absent: Clifford Jack Leatherwood Teresa Sandlin

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 July 18, 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

Commissioner Weiss made a motion, seconded by Commissioner Peery, to approve the meeting minutes from June 20, 2023, with one correction; the motion carried:

Aye: Brad Fuller Nay: (None)
Llew W. Gilliam, Jr.
Whitfield M. Paige
John “Jack” W. Peery, Jr.
John Prengaman
Rhett Weiss
Henry Womack

Absent: Clifford Jack Leatherwood
Teresa Sandlin

In Re: Public Hearing – Ordinance Amendment, Appendix B of the Prince Edward County Code (Zoning), Section 3-104.1

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering an ordinance amendment to amend Appendix B of the Prince Edward County Code (Zoning) to Amend Section 3-104.1 to provide for a maximum area for flags of 120 square feet. Notice of this hearing was advertised according to law in

the Wednesday, July 5, 2023 and Wednesday, July 12, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the Prince Edward County Board of Supervisors requested that staff review the existing Zoning Ordinance as it related to flags in the Spring of 2022 after numerous calls and emails to Board and Planning Commission from County residents. After researching how other localities in the region specified, an emergency ordinance was drafted. The ordinance placed a maximum limit on the size of flags at 40 square feet (5'x8') with a total of three flags allowed per site for a total of 120 square feet of free expression for each property.

Since the adoption of the ordinance this ordinance last year, the County has written three notices on flag poles that were erected without a zoning permit, all of which applied for and were approved to erect a pole up to 20 feet. Three oversize flag violations and two advisory notices have been sent out to landowners with oversize flags. Of those five notices, four were for American flags.

Several speakers spoke out during public participation at the April 9, 2022 Board of Supervisors regular meeting concerning the maximum allowed size of flags and asked the Board to consider exempting the American flag. Since the County can only regulate the size of flags, but not flag content, it cannot exempt any particular flag regardless of what it may signify. To do so has been seen by the courts as a violation of constitutional rights.

The Board of Supervisors adopted an Emergency Ordinance at its June 13, 2023 Meeting. Section 15.2-1427 of the Code of Virginia outlines the procedures for adoption of an emergency ordinance. The emergency ordinance may be adopted without prior notice; however, no such ordinance shall be enforced for more than 60 days unless readopted in conformity with the provisions of the code. As a zoning ordinance amendment, it requires that the ordinance be sent to the Planning Commission for a hearing and recommendation. To comply with the time requirement, the Board of Supervisors directed staff to advertise a public hearing with the Planning Commission on July 18, 2023.

Mr. Love stated one emailed letter was received which related to content of the flag and not the size.

Commissioner Fuller clarified the public hearing was regarding the size of the flag, with a total allotment of 120 square feet with up to three flags.

Chairman Prengaman opened the public hearing.

Rex Williams, Lockett District, stated he is passionate about the American flag, and presented information on the meaning of the Pledge of Allegiance. He questioned the Commission as to why this ordinance is being done.

Walter Edwards questioned the three flag limit, stating he has a flag on his barn, and his wife decorates with snowman and daisy flags. He said there is a difference between feelings and rights. He stated the Commission needs to step back and let the citizens live their lives the way they've been living them. He added cemeteries display flags on the graves of veterans and asked if this would be illegal.

Earl Wallace, Lockett District, asked what is offensive about the American flag and why can't folks just leave it alone. He asked that for the sake of those that served the flag, the issue be left alone.

Larry Baker said the American flag needs to be left alone; he said the change from a 40 [square foot] to 120 square foot flag on a 40 foot [pole] would be dangling down. He said again to let it alone.

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

Commissioner Fuller stated the issue regarding cemeteries needs to be addressed. Chairman Prengaman agreed that multiple flags of that size is not addressed in the ordinance and needs to be.

Commissioner Weiss stated that he has attended most of these meetings and said a lot of time, effort, money and emotion has been spent on this issue. He said this proposed amendment creates more problems than it solves. He

said Section 9A is ambiguous and does not make sense. He reviewed several suggestions for consideration, including types of flags, the number of flags and where they are placed, and the size of the flags. He added obtaining a special use permit for a taller flag pole but not a larger flag seems inconsistent.

Chairman Pregaman said have the challenge is to define a flag; the Commissioners have to avoid any discussion of content. The County has a flag size ordinance.

Commissioner Weiss said these are shoehorned into the definition of a sign in the ordinance. Chairman Pregaman said the way it is defined currently is that a flag is a temporary sign.

Mr. Love said there is no way for a flag to be permanent; the pole is a permanent structure. The flag that is flown on the pole can be changed. Regarding the square footage of the flag, the Board reviewed four options and decided not to require a special use permit to extend any square footage beyond 120 square feet.

Discussion followed on the role of the Planning Commission for this issue. The recommendations can be less restrictive or there would need to be another public hearing.

Mr. Stanley said he reviewed ordinances from other localities around the state and presented language used by the City of Chesapeake for their temporary signs and maximum flags per parcel. Discussion followed on a possible less restrictive amendment, to exempt flags of a temporary nature such as holidays and in cemeteries of less than one square foot.

Following some discussion, Chairman Pregaman called a ten-minute recess to prepare the potential amendment.

Chairman Pregaman reconvened the meeting at 8:15 p.m.

Chairman Pregaman then read the proposed amendment for the record:

9. *Flags and Flagpoles:*

~~The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that **Flags are defined as a temporary sign and are considered a permitted temporary sign under the following conditions:**~~

~~(a) — The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that The number of flags is shall be no more than three per parcel.~~

(a) ~~The maximum area for a flag is 40 square feet. **for flags shall be subject to an overall maximum site allowance of 120 square feet.** Flagpoles shall have a maximum height of 20 feet except in the A1, A2, C1, I1 and CR districts in which a taller flagpole **and larger flag** will be allowed with the issuance of a special use permit;~~

(b) ~~Flags attached to a structure shall not project beyond the façade of the building or more than 20 feet from the roofline in any direction and in no case exceed the maximum permitted height of the structure upon which it is located;~~

(c) *Flags or cloth or other flexible material, used to attract attention to a commercial use or activity and attached to a pole shall be included in the definition of and calculation of freestanding signage on the property;*

(d) *Temporary flags located at a cemetery of no more than one (1) square foot shall be exempted from these requirements.*

Further discussion followed.

Commissioner Weiss made a motion, seconded by Commissioner Gilliam, to recommend to the Board of Supervisors approval of the ordinance to amend Appendix B of the Prince Edward County Code (Zoning) Sections 3-104.1 to amend the language for signage and to Section 6-100 to add definitions for signs, flagpoles, temporary signs, and structures, with further modifications; the motion carried:

Aye: Brad Fuller
Llew W. Gilliam, Jr.
Whitfield M. Paige
John "Jack" W. Peery, Jr.
John Prengaman
Rhett Weiss
Henry Womack
Nay: (None)

Absent: Clifford Jack Leatherwood
Teresa Sandlin

AN ORDINANCE TO AMEND APPENDIX B OF THE PRINCE EDWARD COUNTY CODE (ZONING) TO AMEND SECTIONS 3-104.1 TO AMEND THE LANGUAGE FOR SIGNAGE AND TO SEC. 6-100 TO ADD DEFINITIONS FOR SIGNS, FLAGPOLES, TEMPORARY SIGNS, AND STRUCTURES

BE IT ORDAINED BY THE PRINCE EDWARD COUNTY BOARD OF SUPERVISORS that the Prince Edward County Code – Appendix B (Zoning) be amended as follows:

Sec. 3-104.1. - Sign placement and general provisions.

1. No sign may be placed within the right-of-way of a highway or street, other than duly authorized governmental signs.
2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.
3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
4. All signs shall be maintained in good condition at all times. The pedestal of any sign may not be wood unless it is clad with vinyl or metal, painted, or stained.
5. No sign shall be painted on or attached to any trees, rocks, fence posts, utility poles, or similar structures or objects.
6. The light from any illuminated sign shall be so directed, shaded, or shielded that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor interfere with the safe vision of operators of moving vehicles. Light shall not be permitted to shine or reflect on or into any residential structure.
7. Storefront windows: no more than 25 percent of the glass area may be covered by signs. This is recommended by emergency response personnel to provide sight into building.

8. Temporary signs are permitted in all districts as follows:
- (a) Temporary signs warning of construction, excavation, or other hazard, for as long as the hazard shall exist;
 - (b) Signs in the nature of seasonal decorations, clearly associated with a national, local, or religious holiday;
 - (c) Temporary signs must be removed within 20 days of the event or election to which the temporary signs relate.

9. Flags and Flagpoles:

~~The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that~~ **Flags are defined as a temporary sign and are considered a permitted temporary sign under the following conditions:**

- ~~(a) The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that~~ **The number off flags is shall be no more than three per parcel.**
- (a) ~~The maximum area for a flag is 40 square feet.~~ **for flags shall be subject to an overall maximum site allowance of 120 square feet.** Flagpoles shall have a maximum height of 20 feet except in the A1, A2, C1, I1 and CR districts in which a taller flagpole **and larger flag** will be allowed with the issuance of a special use permit;
- (b) Flags attached to a structure shall not project beyond the façade of the building or more than 20 feet from the roofline in any direction and in no case exceed the maximum permitted height of the structure upon which it is located;
- (c) Flags or cloth or other flexible material, used to attract attention to a commercial use or activity and attached to a pole shall be included in the definition of and calculation of freestanding signage on the property;
- (d) Temporary flags located at a cemetery of no more than one (1) square foot shall be exempted from these requirements.**

10. Any business closing operations must remove its signs within 12 months.

Sec. 6-100. Definitions.

(A) For the purposes of this ordinance, the following rules of language shall apply:

FLAG, A piece of cloth or similar material, typically oblong or square, attachable by at least one edge to a pole or rope or by one side to a surface, and used as the symbol or emblem of a country or institution or as a decoration during public festivities.

FLAGPOLE, A pole used for flying or otherwise displaying a flag.

SIGN, Any display of letters, words, symbols, numerals, figures, devices, emblems, pictures, or any parts or combinations thereof visible for the purpose of making anything known; whether such display be made on, attached to, or as a part of a structure, surface, or any other thing, including but not limited to the ground, rocks, trees, or other natural objects, which display is visible beyond the boundaries of the parcel of land on which the same is located. For the purposes of this chapter, the term "sign" shall include all portions of the sign structure.

SIGN, FREESTANDING or GROUND-MOUNTED, A sign which is supported or held directly by, or affixed to, a structure built on the ground primarily for that sign and independent of any building.

SIGN, MARQUEE, A sign attached to and made part of a marquee.

SIGN, MONUMENT, A sign which is completely affixed to a masonry, granite, limestone, marble, or similar structure built on grade and which is an integral part of the structure.

SIGN, PORTABLE, Any sign which is mounted perpendicular to a building and is supported only by the wall on which it is mounted.

SIGN, PROJECTING, Any sign which is mounted perpendicular to a building and is supported only by the wall on which it is mounted.

SIGN, ROOF, A sign painted, erected or constructed in whole or in part upon any portion of a roof of any building.

SIGN, TEMPORARY, A sign intended to be displayed for less than 30 days.

SIGN, WALL, A sign which is 100% attached to, supported by, or painted on a wall or any flat vertical surface of a structure.

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is underlined.

In Re: Review of Supervisors Actions

Mr. Love reported that at the last Board meeting, the Board approved the Special Use Permit application for Mark Smith (Sandy River Distillery), the Special Use Permit applications for James Napier for both the Towing Lot and the Illuminated Signs.

Old Business

Mr. Love presented updates to the current projects:

- Wawa is conducting a traffic impact analysis, as requested by the Lynchburg District, on the intersection at Zion Hill Road, Route 15 and Commerce Road. This needs to be done before they can pull a building permit.
- Dollar General is permitted and may break ground soon.
- Harbor Freight has administrative approval on the Dominion corner of Route 15 in front of Lowe's. They have gone through Stormwater/ENS.
- Qadir Abdus-Sabur is moving forward with the purchase of 2.8 acre lot, from the IDA, on Dominion Drive. That project is going through Administrative review and the Stormwater/ENS.
- Better Built Sheds has been permitted and have their ENS and Stormwater.

Mr. Stanley added the Industrial Park Access Road should be completed soon. He said the Rice Convenience Site is substantially complete and should open around August 4; the Worsham site will be worked on next.

New Business

Mr. Love said the summer intern has been working on the GIS and is making headway. He said the board has approved for the Community Development department to have online building and zoning permitting which will allow the process to be quick and very modern. Mr. Love said the Planning Commission will receive tablets in the near future.

Chairman Prengaman declared the meeting adjourned at 8:38 p.m.

Next Meeting: Tuesday, August 15, 2023 at 7:00 p.m.

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**Planning Commission
Agenda Summary**

Meeting Date: August 15, 2023
Item No.: 5
Department: Planning and Community Development
Staff Contact: Robert Love
Issue: Special Use Permit – C-Store Developer LLC

Summary:

The County has received an application request by C-Store Developer LLC for a Special Use permit to construct and operate a car wash on a parcel of land denoted as Tax Map Parcels 051-A-33 & 051-10-2D, 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 car wash.

The public hearing notice was published in the August 2, 2023 and August 9, 2023 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 car wash will be placed and surrounding property. The parcel is outlined in blue. Attachment (6) is the staff prepared Potential Conditions.

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.

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.

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 & Town of Farmville
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 _____	Gilliam _____	Paige _____	Sandlin _____
Second _____	_____	Peery _____	Weiss _____
Fuller _____	Leatherwood _____	Prengaman _____	Womack _____



**Planning Commission
Agenda Summary**

Recommended Motions:

I move that the Planning Commission recommend approval of the Special Use Permit request by C-Store Developer LLC to construct and operate a car wash with the following conditions:

(list of conditions)

OR

I move that the Planning Commission recommend denial of the Special Use Permit request by C-Store Developer LLC to construct and operate a car wash due to the following:

(list reasons)

OR

I move that the Planning Commission table the Special Use Permit request by C-Store Developer LLC to construct and operate a car wash until the next meeting in order to:

(list reasons)

Motion _____
Second _____
Fuller _____

Gilliam _____

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: C-Store Developer LLC
Applicant's Address: 7301 Boulder View Lane, North Chesterfield, VA
Applicant's Telephone Number: (804) 320-0422

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. THE SUBJECT PARCEL IS RECORDED IN STATE HIGHWAY BOOK 6, PAGE 236 AND BEING THE LANDS OF RB REAL ESTATE, LLC AS RECORDED IN INSTRUMENT NO. 150002186 AMONG THE LANDS RECORDS OF PRINCE EDWARD COUNTY, VIRGINIA AND HAVING A MAP ID OF 051 A 33 PER THE DEPARTMENT OF ASSESSMENTS.

Tax Map # 051-A-33 Acreage : 4.147

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) The adjoining properties are vacant and zoned C-1. Buffer areas and landscaping required by the Zoning Ordinance will be provided and shown on this application. The proposed use will comply with all Ordinances related to noise, odor, and lighting. No detrimental effects are anticipated.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) All properties border the subject site share the same C-1 zoning. The site's location, just south of the Route 460 Interchange, is appropriate for the proposed use.

Height of Principal Building (s): Feet ±35 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.

Marc A. Greenberg 7/24/2023
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.

[Signature] 07/18/2023
Signature of Property Owner(s) Date

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 Rm Lowe Date 7/31/2023

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

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: C-Store Developer LLC
Applicant's Address: 7301 Boulder View Lane, North Chesterfield, VA
Applicant's Telephone Number: (804) 320-0422

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
The subject parcels are recorded in State Highway Book 6, Page 236 and being the lands of RB Real Estate, LLC as recorded in instrument number 150002186, and Book 281, Page 553 and being the lands of Prince Edward County as recorded in instrument number 200601797.

Tax Map # 051-A-33 & 051-10-2D Acreage : 4.147 & 1.353

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) The adjoining properties are vacant and zoned C-1. Buffer areas and landscaping required by the Zoning Ordinance will be provided and shown on this application. The proposed use will comply with all Ordinances related to noise, odor, and lighting. No detrimental effects are anticipated.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) All properties border the subject site share the same C-1 zoning. The site's location, just south of the Route 460 Interchange, is appropriate for the proposed use.

Height of Principal Building (s): Feet ±27.5 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.

Marc A. Greenberg 7/24/2023
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.

[Signature] 7.31.2023
Signature of Property Owner(s) Date

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 Rumove Date 7/31/2023

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

July 28, 2023
Via Electronic Mail
& Federal Express

Prince Edward County
Planning & Community Development
111 N. South Street, 3rd Floor
Farmville, VA 23901

Attn: Robert Love

Re: Special Use Permit
Car Wash
Farmville Road & Commerce Road
Farmville, VA 23901
Prince Edward County
#VAC230082.00

Mr. Love,

Pursuant to the request of our client, C-Store Developer LLC, Bohler is filing an application for a Special Use Permit (SUP) for a proposed 5,000 SF+/- car wash on the subject property. The subject property (Tax Map #051-A-33, DB 6, PG 236 and Tax Map #051-10-2D, DB 281, PG 553) is located at the corner of Farmville Road and Commerce Road in Farmville, Virginia, which is approximately 4.15 acres and 1.35 acres respectively. A convenience store and fuel center is proposed on Tax Map #051-A-33. Tax Map #051-A-33 and #051-10-2D are to be combined and resubdivided along a new lot line between the two proposed uses.

The proposed car wash will have approximately 15 total employees, 3-4 on property at any time, and operate 12 hours a day, seven (7) days a week. The car wash includes a single-tunnel express wash and vacuum parking stalls.

The subject property is currently zoned for Commercial/Industrial use and is also located within the Highway Corridor Overlay District, as outlined in the Prince Edward County Zoning Ordinance. The subject property is located just south of the U.S. 460 interchange, described in the Prince Edward County Comprehensive Plan as a major east-west highway and commerce route. Furthermore, this road is a major asset in the County's efforts to promote economic development.

The proposed development directly supports and follows the Prince Edward County Comprehensive Plan through being located in a corridor outlined for Future Land Use including commercial development. The adjoining properties are vacant and zoned C-1, General Commercial. The site location is appropriate for the proposed use and compatible with other surrounding properties in the area.

The property will meet the architectural and design standards outlined in the Highway Corridor District in the Prince Edward County Zoning Ordinance, which includes a 10' landscape buffer along Farmville Road. All proposed signs will meet the requirements of the Prince Edward Zoning Ordinance and Highway Corridor District. The exact locations and sizes of proposed signage will be addressed at the time of Site Plan submittal and will meet all requirements per Prince Edward County code Section 3-104.11.

The proposed development will meet all applicable standards for Erosion and Sediment Control and Stormwater Management and will feature Erosion and Sediment Control Measures.

The car wash will utilize a previously approved entrance being installed as part of the Convenience Store and Fuel Station.

Architectural renderings of the building along with the Special Use Permit Plan were provided along with this application and narrative.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (804) 893-8200.

Sincerely,

Bohler Engineering VA, LLC

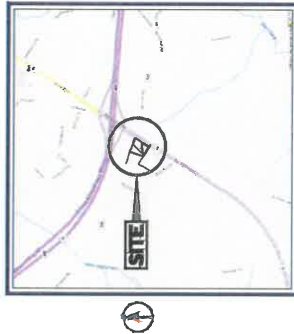


Ryan Yauger, PE
Branch Manager

SPECIAL USE PERMIT

FOR _____
PROPOSED CAR WASH

STORE #TBD
 LOCATION OF SITE
 CORNER OF
 FARMVILLE ROAD AND COMMERCE ROAD
 FARMVILLE, VA 23901
 PRINCE EDWARD COUNTY, VIRGINIA



OWNER 1
 115 BUCKLEBUSH DRIVE
 SOMERVA, VA 23086

OWNER 2
 PRINCE EDWARD COUNTY,
 PRINCE EDWARD COUNTY, VIRGINIA

DEVELOPER
 555 OLD BOYD LANE
 WOODBRIDGE, VA 22191
 CONTACT: RYAN YAUGER
 PHONE: (804) 391-4200

PREPARED BY



CONTACT: RYAN YAUGER, P. E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SPECIAL USE PERMIT	2
LANDSCAPE PLAN	3

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGER
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PLANNING SERVICES
 TRANSPORTATION SERVICES

811
 Always call 811
 before you dig.
 Call before you dig.

NOT APPROVED FOR CONSTRUCTION

THIS PERMIT IS VALID FOR THE PROJECT AND SITE ONLY. ANY CHANGES TO THE PROJECT OR SITE REQUIRE A REVISION TO THIS PERMIT.

PROJECT NO.: _____
 VACCINATED BY: _____
 CHECKED BY: _____
 DATE: _____

SPECIAL USE PERMIT

FOR _____

PROPOSED CAR WASH

SITE LOCATION
 CORNER OF
 FARMVILLE ROAD
 AND COMMERCE ROAD
 FARMVILLE, VA 23901
 PRINCE EDWARD COUNTY, VIRGINIA

BOHLER

1700 ARBORVIEW PARKWAY, SUITE 100
 RICHMOND, VIRGINIA 23238
 Phone: (804) 391-4200
 Fax: (804) 391-4201
 www.bohlereng.com

COVER SHEET

SHEET NUMBER
1

ORG. DATE: 07/27/2023

REV.	DATE	COMMENT	STATUS

811
 Dig Safe Virginia
 ALIANCE CALL CENTER
 1-800-828-8888

FOR BIDDING, SEE THE BIDDING
 DOCUMENTS.

NOT APPROVED FOR CONSTRUCTION

THIS PLAN IS THE PROPERTY OF BOHLER AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER AND ASSOCIATES, INC.

PROJECT NO.: 2022-002
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 02/10/2023

SPECIAL USE PERMIT
 FOR [Blank]
 PROPOSED CAR WASH

SITE LOCATION:
 FARMVILLE ROAD AND COMMERCE ROAD
 FARMVILLE, VA
 PRINCE EDWARD COUNTY, VIRGINIA

BOHLER
 3100 ARDENVIEW PARK, SUITE 140
 RICHMOND, VIRGINIA 23228
 (804) 781-3000
 VA@BohlerEng.com



SPECIAL USE PERMIT

SHEET NUMBER: **2**

ORIG. DATE: 07/07/2023

HATCH LEGEND

	PRECAST BUILDING (SEE NOTES FOR DETAILS)
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	HEAVY DUTY CONCRETE
	MEDIUM DUTY CONCRETE

LINE AND CURVE TABLE

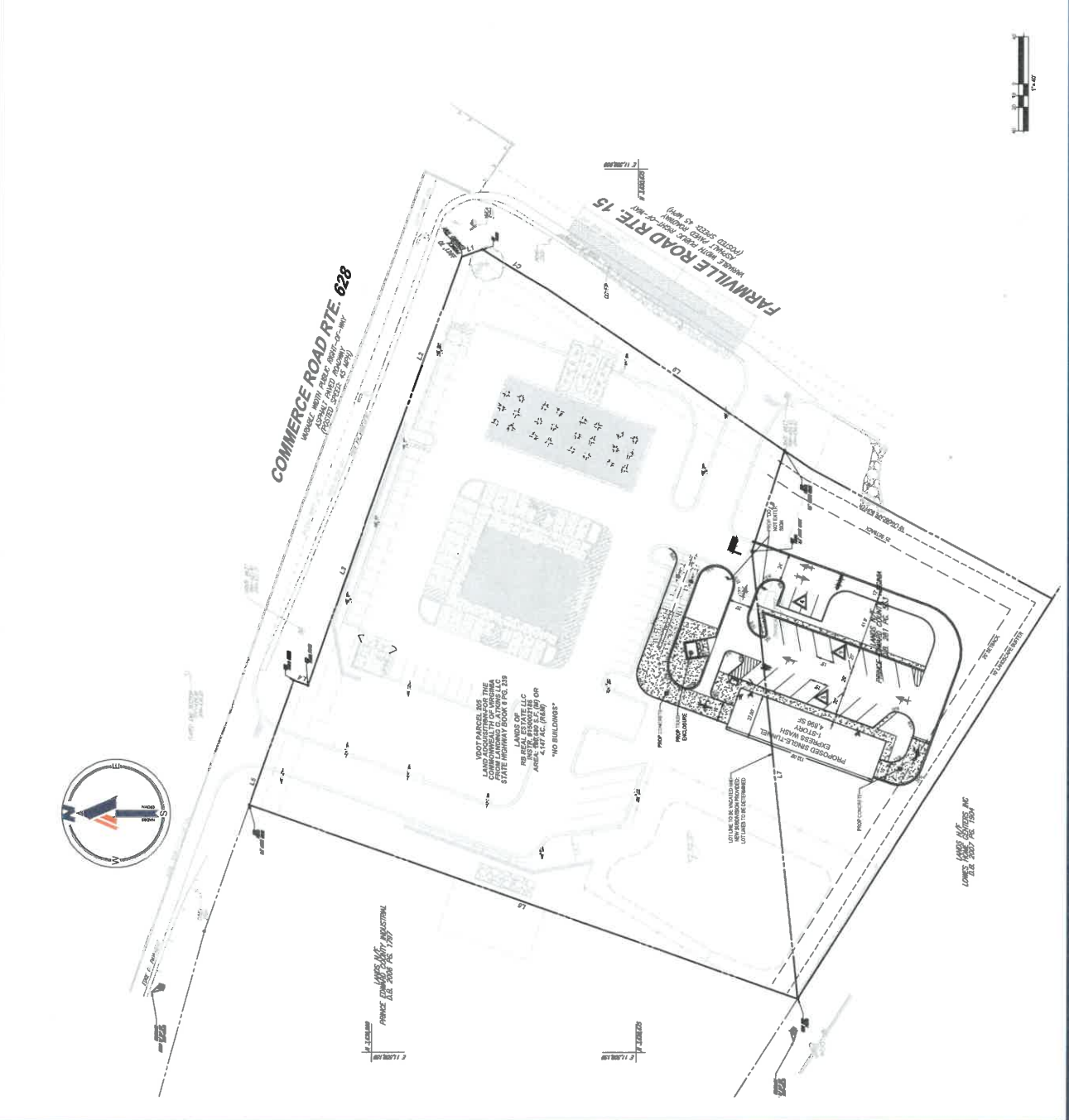
LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
L1	S 28° 17' 38" E	18.87	S 28° 17' 38" E	18.87	0° 0' 0"	18.87
L2	S 20° 01' 17" E	183.22	S 20° 01' 17" E	183.22	0° 0' 0"	183.22
L3	S 20° 01' 17" E	203.97	S 20° 01' 17" E	203.97	0° 0' 0"	203.97
L4	S 20° 01' 17" E	113.32	S 20° 01' 17" E	113.32	0° 0' 0"	113.32
L5	N 72° 24' 07" E	148.87	N 72° 24' 07" E	148.87	0° 0' 0"	148.87
L6	N 72° 24' 07" E	232.97	N 72° 24' 07" E	232.97	0° 0' 0"	232.97
L7	N 72° 24' 07" E	88.82	N 72° 24' 07" E	88.82	0° 0' 0"	88.82
L8	S 28° 17' 38" E	203.97	S 28° 17' 38" E	203.97	0° 0' 0"	203.97

ZONING TABULATION TABLE

REQUIREMENT	PROPOSED	EXISTING
A. MIN. LOT AREA	10,700 SF	10,700 SF
B. MIN. BUILDING SETBACK (EAST FARMVILLE ROAD)	25'	25'
FRONT SETBACK (SOUTH)	25'	25'
REAR SETBACK (WEST)	5'	5'
C. MIN. PARKING SPACE (EAST FARMVILLE ROAD)	17'	17'
SIDE SETBACK (SOUTH)	5'	5'
FRONT SETBACK (SOUTH)	5'	5'
D. PARKING REQUIREMENTS	4 EMPLOYEES / 1 CUSTOMER	4 EMPLOYEES / 1 CUSTOMER
E. FLOOR AREA (LAND F.A.R.)	0.9	0.9
F. MIN. PARKING SPACE (EMERGENCY)	10 X 20'	10 X 20'
G. MAX. BUILDING HEIGHT	8'	8'
H. STAIRCASE SPACES ARE PROVIDED	YES	YES

GENERAL NOTES:

- SITE AREA: 100,000 SQ. FT. (2.28 AC)
- SITE LAYOUT IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
- A FUTURE BOUNDARY LINE ADJUSTMENT WILL BE MADE TO THE EXISTING PARCELS AT THE TIME OF FINAL SITE PLAN SUBMISSION TO CORRESPOND TO THE FINAL SITE PLAN LAYOUT.



LANDSCAPE SCHEDULE

KEY	QTY	DETAIL NAME	COMMENTS	COL.	CONC.
1	1	SMALL TREE (10' HGT.)	10' HGT. TREE	10	10
2	1	MEDIUM TREE (15' HGT.)	15' HGT. TREE	15	15
3	1	LARGE TREE (20' HGT.)	20' HGT. TREE	20	20
4	1	SMALL SHRUB (5' HGT.)	5' HGT. SHRUB	5	5
5	1	MEDIUM SHRUB (10' HGT.)	10' HGT. SHRUB	10	10
6	1	LARGE SHRUB (15' HGT.)	15' HGT. SHRUB	15	15
7	1	SMALL BUSH (3' HGT.)	3' HGT. BUSH	3	3
8	1	MEDIUM BUSH (6' HGT.)	6' HGT. BUSH	6	6
9	1	LARGE BUSH (10' HGT.)	10' HGT. BUSH	10	10
10	1	SMALL PALM (8' HGT.)	8' HGT. PALM	8	8
11	1	MEDIUM PALM (12' HGT.)	12' HGT. PALM	12	12
12	1	LARGE PALM (18' HGT.)	18' HGT. PALM	18	18
13	1	SMALL CACTUS (4' HGT.)	4' HGT. CACTUS	4	4
14	1	MEDIUM CACTUS (8' HGT.)	8' HGT. CACTUS	8	8
15	1	LARGE CACTUS (12' HGT.)	12' HGT. CACTUS	12	12

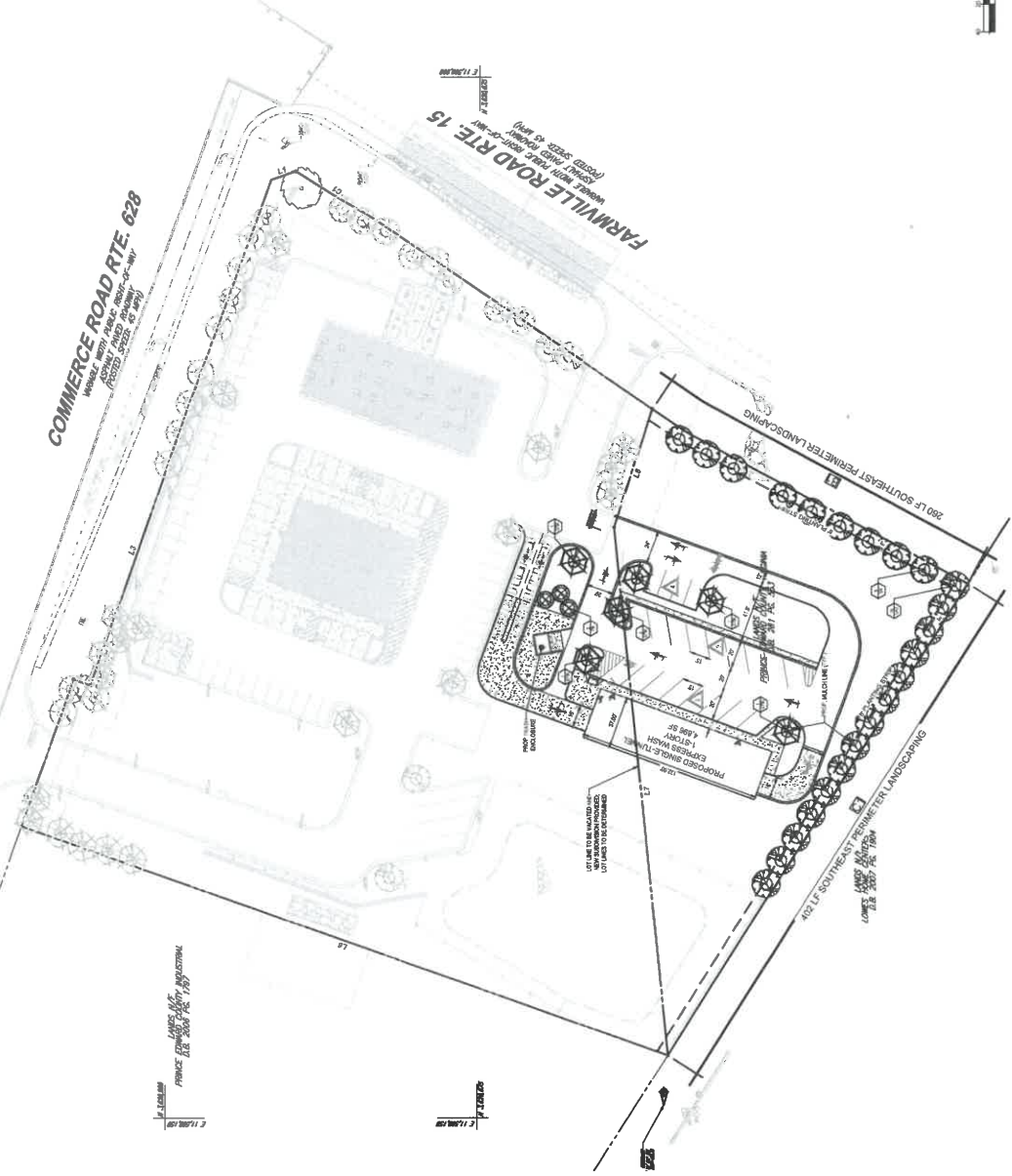
(B) SOUTHEAST PERIMETER LANDSCAPING TABLE

DESCRIPTION	REQUIRED		PROVIDED		TOTAL CITY
	#	AMOUNT	#	AMOUNT	
TOTAL LINEAR FEET					
SMALL TREES	15	15	15	15	15
MEDIUM TREES	5	5	5	5	5
LARGE TREES	5	5	5	5	5
SMALL SHRUBS	15	15	15	15	15
MEDIUM SHRUBS	5	5	5	5	5
LARGE SHRUBS	5	5	5	5	5
TOTAL CITY	50	50	50	50	50

(C) SOUTHWEST PERIMETER LANDSCAPING TABLE

DESCRIPTION	REQUIRED		PROVIDED		TOTAL CITY
	#	AMOUNT	#	AMOUNT	
TOTAL LINEAR FEET					
SMALL TREES	15	15	15	15	15
MEDIUM TREES	5	5	5	5	5
LARGE TREES	5	5	5	5	5
SMALL SHRUBS	15	15	15	15	15
MEDIUM SHRUBS	5	5	5	5	5
LARGE SHRUBS	5	5	5	5	5
TOTAL CITY	50	50	50	50	50

NOTES:
 1. ALL PLANTING SHOWN AND DIMENSIONS ARE FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SURVEYING DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	COMMENT

811
 Call Before You Dig
 1-800-4-A-DIG
 In Va. Call 800-4-A-DIG

NOT APPROVED FOR CONSTRUCTION
 PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE:

SPECIAL USE PERMIT
 PROPOSED CAR WASH

SITE LOCATION:
 COMMERCE ROAD AND FARMVILLE ROAD
 PRINCE EDWARD COUNTY, VIRGINIA

BOHLER
 1100 ARBORVIEW DRIVE, SUITE 140
 RICHMOND, VIRGINIA 23228
 (804) 771-1000
 VA@BohlerEng.com



LANDSCAPE PLAN
 SHEET TITLE: 3

ORG. DATE: 07/27/2023



31.9 SQ. FT.

BOHLER //
 9100 ARBORETUM PKWY, SUITE 140
 RICHMOND, VIRGINIA 23236
 Phone: (804) 863-5200
VA@BohlerEng.com

MONUMENT SIGN CONCEPT
 PROPOSED CAR WASH - SPECIAL USE PERMIT
 FARMVILLE ROAD AND COMMERCE ROAD, PRINCE EDWARD COUNTY

NOT TO SCALE



Please publish the following public hearing notice in **THE FARMVILLE HERALD** on **Wednesday, August 2, 2023** and **Wednesday, August 9, 2023**.



NOTICE OF PUBLIC HEARING

The Prince Edward County Planning Commission will hold a PUBLIC HEARING on Tuesday, August 15, 2023 commencing at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3rd Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A request by C-Store Developer, LLC for a Special Use Permit to construct and operate a car wash on land denoted as Tax Map Parcels 051-A-33 and 051-10-2D, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628).

Citizen input for Public Hearings will be received through: (1) in-person participation; (2) remote participation by calling 1-844-890-7777, Access Code # 390313; or (3) by written comments mailed to: Planning Commission, P.O. Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Comments must be received by 2:00 p.m. the day of the meeting.; via email to info@co.prince-edward.va.us; or via facsimile at 434-392-6683. Based on the number of speakers, the Chair will determine the time allotted to each. Citizens may also view the monthly Planning Commission meeting live (no public input) at the County's YouTube Channel by using the link on the County website under Meetings & Public Notices.

Additional information regarding the proposed special use permit is available for public review on the County's web site at www.co.prince-edward.va.us or in the Prince Edward County Administrator's Office, 111 N. South Street, 3rd 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.

###

Prince Edward County

Car Wash

Applicant: C-Store Developer LLC

Tax Map:

051-A-33 & 051-10-2D

Schedule B

List of adjoining Property owners and mailing addresses for the property for a car wash.

Parcel ID	Owner	Address	Note
051-10-2A, 051-10-2D	Prince Edward County Industrial Development Authority	PO Box 625 Farmville, VA 23901	
051-10-2B	Lowes Home Centers, Inc.	1000 Lowes Blvd, Mooresville, NC 28117	
051-A-35	BrightSpeed	1120 South Tryon Street, Charlotte, NC 28203	1835 Zion Hill Road, Farmville, VA 23901
051-8-1	Prince Edward County School Board	35 Eagle Drive, Farmville, VA 23901	
037-A-46	Hampden-Sydney College C/O President & Trustees	PO Box 127 Hampden Sydney, VA 23943	
051-A-33	R B Real Estate, LLC	1183 Rocky Branch Drive, Skipwith, VA 23968	

PLANNING COMMISSION

John Prengaman
Chairman
Llew W. Gilliam, Jr.
Board Representative
Brad Fuller
Clifford Jack Leatherwood
Whitfield M. Paige
John "Jack" W. Peery, Jr.
Teresa Sandlin
Rhett L. Weiss
Henry Wornack



COUNTY OF PRINCE EDWARD, VIRGINIA

**Director of Planning and
Community Development**

Robert Love
Post Office Box 382
111 N. South Street, 3rd Floor
Farmville, VA 23901
Office: (434) 414-3037
Fax: (434) 392-6683
rlove@co.prince-edward.va.us
www.co.prince-edward.va.us

August 2, 2023

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – C-Store Developer, LLC

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, August 15, 2023 at 7:00 p.m. to receive citizen input on a request by Blackwood Capital, LLC for a Special Use Permit to construct and operate a car wash on a parcels of land denoted as Tax Map Parcels 051-A-33 and 051-10-2D, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628). 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 recommend approval or denial of the request.

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: 434-414-3037 or by email at: rlove@co.prince-edward.va.us

Respectfully,

Robert Love

Director of Planning and Community Development

PLANNING COMMISSION

John Pregelman
Chairman

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Board Representative

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COUNTY OF PRINCE EDWARD, VIRGINIA

**Director of Planning and
Community Development**

Robert Love

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

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

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

August 2, 2023

C. Scott Davis, Town Manager
Town of Farmville, Virginia
P.O. Box 368
Farmville, VA 23901

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit – C-Store Developer, LLC - Farmville Road

Dear Mr. Davis;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a Special Use Permit application as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward Planning Commission will hold a public hearing on August 15, 2023 at 7:00 p.m. to receive input on the requests. 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 forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: rlove@co.prince-edward.va.us

Respectfully

Robert Love

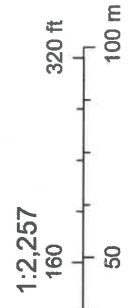
Director of Planning and Community Development

Special Use Permit: C-Store Developer LLC



August 8, 2023

- Road Centerline
- - - County Boundary
- Parcel Labels
- Farmville Boundary



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

Special Use Permit – C-Store Developer, LLC
Tax Parcel Map #: 051-A-33 & 051-10-2D
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 07/24/2023 are hereby made part of these development conditions.
2. Final site plan approval for the car wash 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 statues and regulations.

TRANSPORTATION

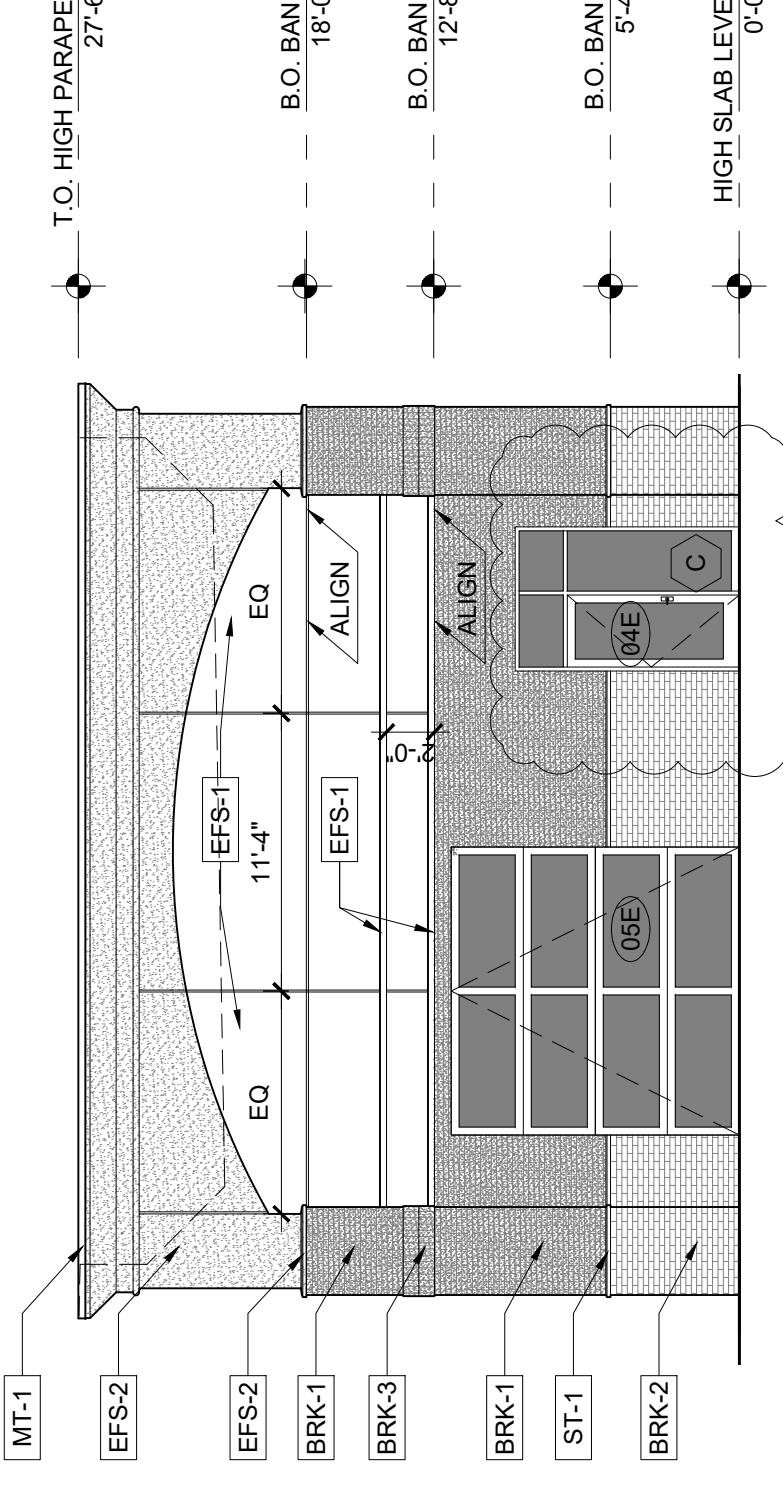
9. All entrance permits must be authorized by the Virginia Department of Transportation.

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.

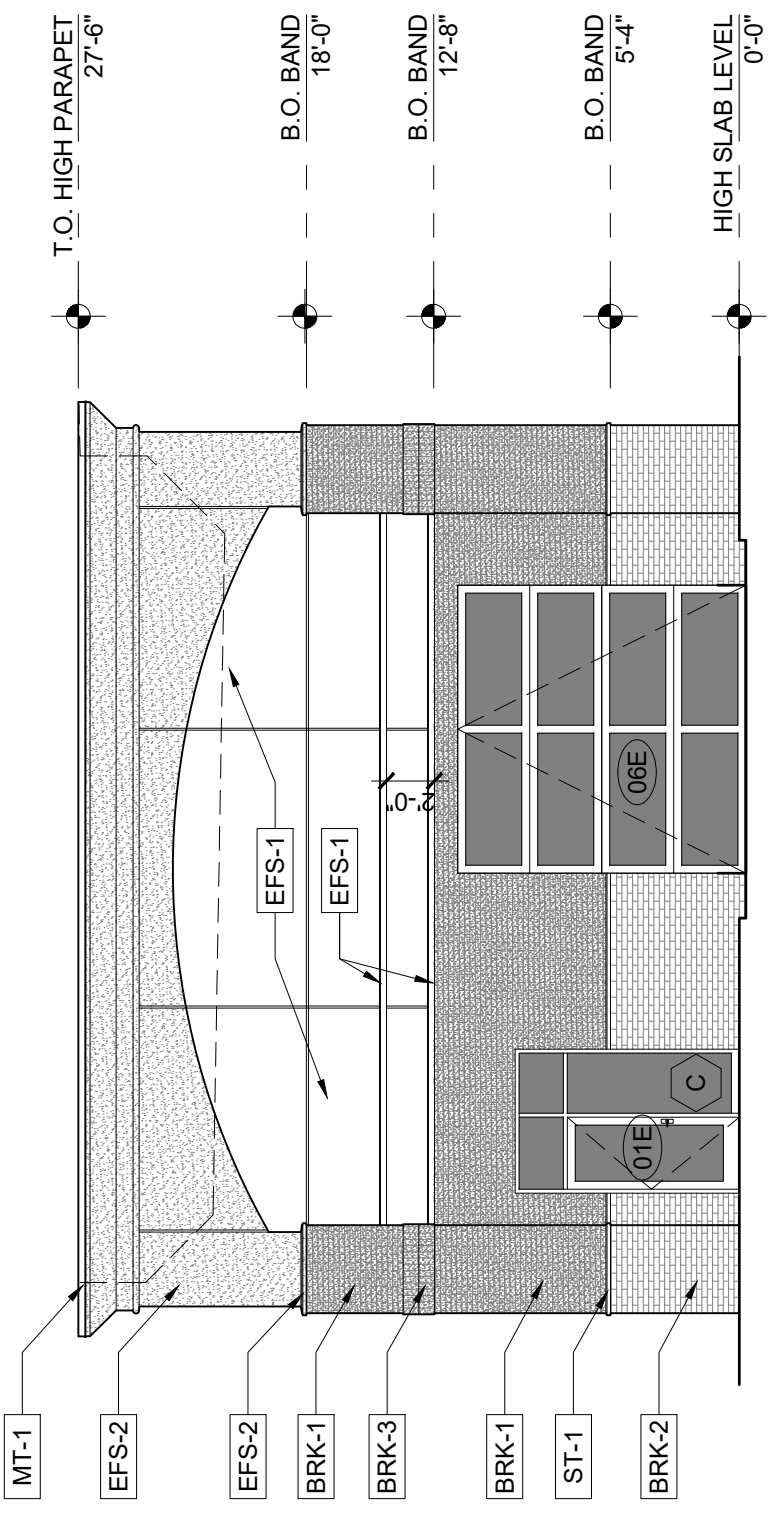
GENERAL

12. 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.
13. Outdoor storage of trash containers shall be appropriately screened in materials matching the building façade.
14. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
15. 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.
16. 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.

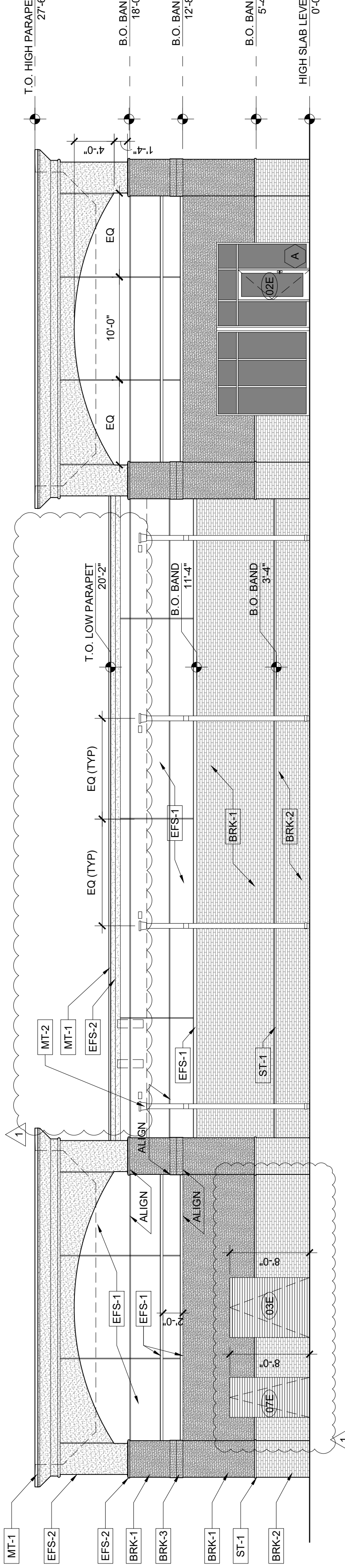
NOTE: ELEVATIONS PROVIDED ARE FOR REFERENCE ONLY. ELEVATIONS SUBJECT TO CHANGE PENDING COUNTY APPROVAL.



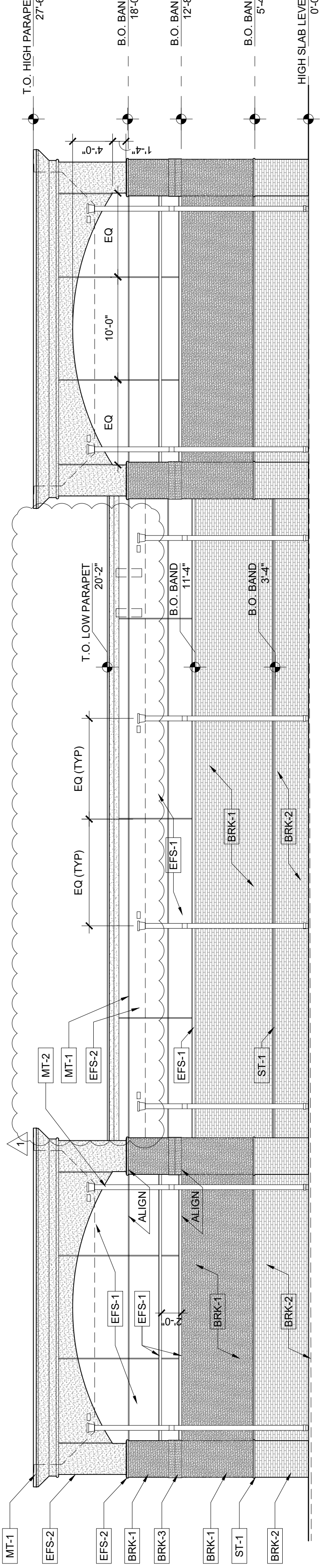
EXIT | NORTHEAST ELEVATION 3
 $\frac{1}{8}'' = 1'-0''$



ENTRANCE | SOUTHWEST ELEVATION 4
 $\frac{1}{8}'' = 1'-0''$



SIDE | NORTHWEST ELEVATION 2
 $\frac{1}{8}'' = 1'-0''$



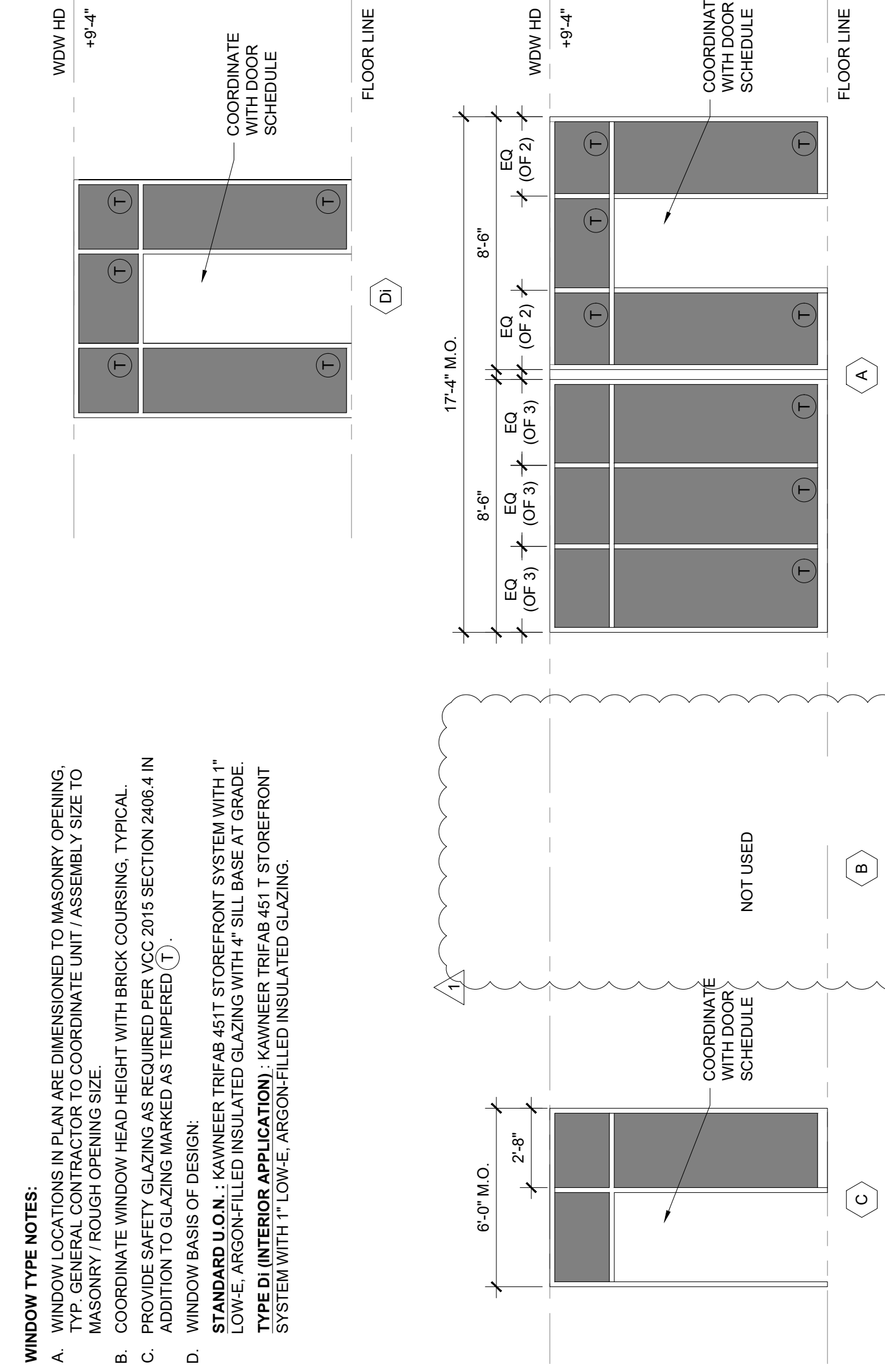
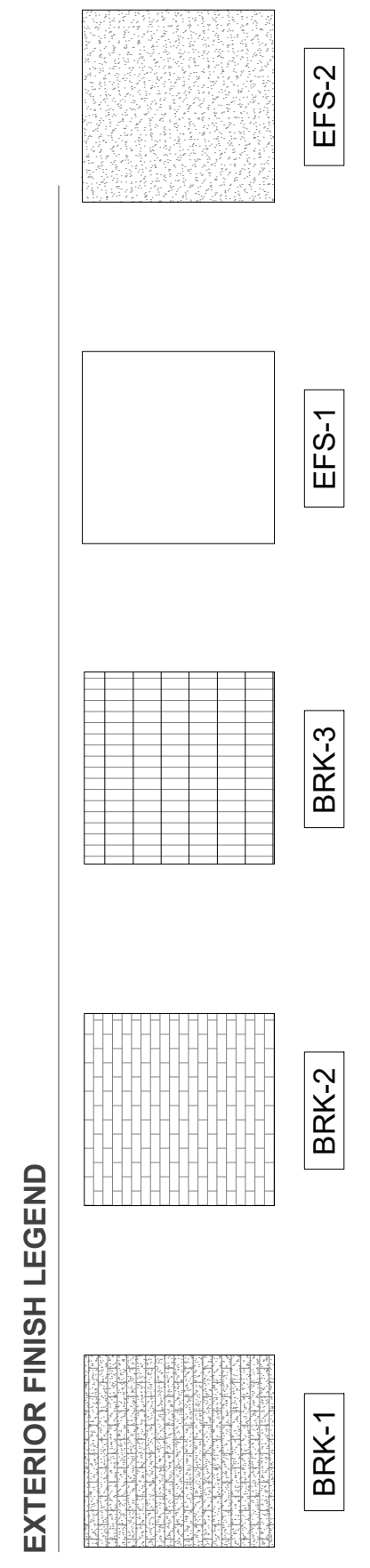
SIDE | SOUTHEAST ELEVATION 1
 $\frac{1}{8}'' = 1'-0''$

NOTE: REFER TO ELEVATION 1 THIS SHEET FOR ALIGNMENTS AND DIMENSIONS NOT NOTED

NOTE: REFER TO ELEVATION 3 THIS SHEET FOR ALIGNMENTS AND DIMENSIONS NOT NOTED

EXTERIOR FINISH SCHEDULE [XX-0]			
TAG	DESCRIPTION	MANUFACTURER	REMARKS
EFS-1	EXTERIOR INSULATION AND FINISHING SYSTEM	MASTER WALL	BURNS WHITE
EFS-2	EXTERIOR INSULATION AND FINISHING SYSTEM	MASTER WALL	AMARILLO
ST-1	CONCRETE LEDGE CAP	TBD	TBD
BRK-1	BRICK VENEER - FULL BED DEPTH	LEE BRICK	#610 PINEHURST
BRK-2	BRICK VENEER - FULL BED DEPTH	LEE BRICK	#125 GOLDEN SUEDE
BRK-3	BRICK VENEER - FULL BED DEPTH (SOLDIER)	LEE BRICK	#610 PINEHURST
EPT-1	EXTERIOR PAINT - MATCH EIFS SYSTEM	TBD	TBD
EPT-2	EXTERIOR PAINT - MATCH STOREFRONT SYSTEM	TBD	TBD
SF-1	ARCHITECTURAL STOREFRONT SYSTEM	KAWNEER TRIFAB 451 T	DARK BRONZE ANOD.
MT-1	METAL ROOF COPING	TBD	DARK BRONZE
MT-2	PREFIN MTL DOWNSPOUT & CONDUCTOR	TBD	DARK BRONZE

EXTERIOR FINISH GENERAL NOTES
 A. PAINT ALL EXPOSED UTILITY BOXES / EQUIPMENT / CONDUIT TO MATCH EIFS COLOR IN THE AREA OF EIFS THAT THE EQUIPMENT IS LOCATED.



WINDOW TYPE ELEVATIONS 4
 NOT TO SCALE