



Prince Edward County Planning Commission
Meeting Minutes
August 15, 2023
7:00 pm

Members Present: Brad Fuller Llew W. Gilliam, Jr.
Clifford Jack Leatherwood Whitfield M. Paige
John "Jack" W. Peery, Jr. John Pregelaman
Rhett Weiss Henry Womack

Absent: Teresa Sandlin

Staff Present: Robert Love, Planning/Zoning Director

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 Pregelaman called the August 15, 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 July 18, 2023, as submitted; the motion carried:

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

Absent: Teresa Sandlin

In Re: Public Hearing – Special Use Permit, C-Store Developer LLC

Chairman Pregelaman announced this was the date and time scheduled to receive citizen input prior to considering 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). Notice of this hearing was advertised according to law

in the Wednesday, August 2, 2023 and Wednesday, August 9, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Robert Love said 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. He said there have been no comments in support or in opposition to this application.

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 dumpsters will be fully screened.

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. He stated VDOT did a TIA for the Wawa, which is included, as the car wash is in this same lot. Both sites are being reviewed by VDOT, and it is a shared entrance.

Mr. Love stated he provided potential conditions for consideration by the Planning Commission, but did not place hours of operation in the conditions.

Commissioner Weiss questioned the flow of traffic and asked how that would work with the shared entrance on Farmville Road. Mr. Love explained that the entrance from Commerce Road will get people onto the property, and exit is by right-turn only. He said people can exit via Dominion Drive.

Commissioner Weiss asked for clarification regarding cars entering the car wash; Mr. Greenburg showed the intended flow of traffic for entering the car wash on a preliminary site plan.

Ryan Yauger, PE, Bohler Engineering VA, LLC, stated the stacking is shown for eight vehicles, this stacking opportunity is also available within the Wawa parking lot. He humbly requested the special use permit for a car wash use; the site plans come after approval, to show the layout and landscaping.

Mr. Greenburg said specific hours are not yet set but it is not a 24-hour operation. He said the car wash will have its own employees, separate from Wawa, and Wawa does not oversee the car wash.

Commissioner Peery asked if the car wash will recycle any of the water; Mr. Greenburg said it will recycle all water.

Commissioner Fuller questioned the number of staff. Mr. Greenburg said currently there is no specific user yet but the information on the application is regarding the user they expect will be there; there will be three on staff. He said the car wash is one tunnel, and there will be multiple vacuum stations.

Commissioner Fuller said that in his experience, car wash locations start nice but over time, fall off in their upkeep. Mr. Love said there is language in the Highway Corridor Overlay District, so if anyone, not just this applicant, would protect the County. He said letters could be sent to take care of any tenant of any Highway Corridor Overlay that is permitted.

Commissioner Womack asked what the employees will do. Mr. Greenburg stated employees will take payment, clip the rear window wiper, and ensure car wash users are lined up correctly to drive into the tunnel. They will also provide maintenance and upkeep of the site.

Chairman Prengaman opened the public hearing.

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

Commissioner Womack made a motion, seconded by Commissioner Peery, to recommend to the Board of Supervisors approval of the Special Use Permit request by C-Store Developer LLC to construct and operate a car wash with conditions as presented; the motion carried:

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

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 statutes and regulations.

TRANSPORTATION

9. All entrance permits must be authorized by the Virginia Department of Transportation.
10. All internal roads used for public access shall be of compacted earth or have a minimum of a four (4) inch stone base and shall be paved with concrete, asphalt, or durable pervious paving material.
11. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

GENERAL

12. 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 facade.
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.

In Re: Review of Supervisors Actions

Mr. Love reported that at the last Board meeting, the Board approved the Zoning Ordinance amendments, Option 4 with the recommended cemetery exemption, by a 6-2 vote. He said the total site allowance is a combination of up to three flags are permitted, per parcel with a total size of 120 square feet.

Old Business

Mr. Love reported several projects are seeing construction; Dollar General site is being cleared of trees and brush; he said the crews are doing a good job. The Wawa project is waiting on the car wash; the stormwater permit has been done, and that will be amended to include the car wash. The Better Build Sheds is under construction. Sekou Abdus-Sabur is finalizing the title work to take ownership of the property; he has the stormwater and ENS and as soon as he owns the property he will get the building permits. Mr. Love then reported the Rice Convenience Site has been completed. He said the Elam Road Solar site has been sold to Dimension Energy, who have the site on [Route] 47, will be the owner of that site as well. He said Dimension has been doing a good job on solar and ENS; he said he does not anticipate any issues.

Chairman Prengaman asked if the turn near the YMCA will be a round-about. Mr. Love said that is a Smart Scale Project and VDOT created the road to open the area and is part of the County Industrial Park. Mr. Love said that will be heavily marketed.

New Business

(None)

Chairman Prengaman declared the meeting adjourned at 7:23 p.m.

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