

and Wednesday, May 15, 2024 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 Nancy Alexander for the purpose of establishing a short-term tourist rental on Tax Map Parcel 064-A-3, with an address of 161 McFarland Lane, Farmville, VA, which is zoned CR, College Residential. This use requires a Special Use Permit.

County staff is of the opinion the stated use is generally compatible with the zoning district and will have minimal impact on surrounding properties. The Planning Commissioners were presented a list of Potential Conditions as recommended by staff. He said no comments for or against this public hearing were received.

Mrs. Nancy Alexander stated her property is adjacent to Hampden-Sydney College campus on McFarland Lane, situated behind the library. She said she has had a long-term renter but prefers short-term rental; she presented a set of rules for potential tenants to follow.

Chairman Pregelman opened the public hearing.

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

Chairman Pregelman asked Mr. Ken Copeland, Jr., Vice President for Business Affairs & Finance, Hampden-Sydney College, if this arrangement meets the approval of the college. Mr. Copeland answered to the affirmative; he said he and Mrs. Alexander had been in touch and agreed that they didn't want weekend rentals to students. He said the plan submitted to Mr. Love states "no one under the age of 25" and no more than two people, which allay the concerns that the College might have.

Commissioner Fuller stated the County requires a landline local home phone service. He asked if Mrs. Alexander will provide landline service to the apartment. Mr. Stanley added that it is a safety issue in the event of a medical or other emergency situation. Mrs. Alexander said she will provide that service as long as lines are available.

Commissioner Gilliam made a motion, seconded by Commissioner Womack, that the Planning Commission recommend approval to the Board of Supervisors of the Special Use Permit request by Nancy Alexander for the purpose of establishment of a short-term tourist rental with the following conditions; the motion carried:

Aye:	Brad Fuller Llew W. Gilliam, Jr. Whitfield M. Paige John "Jack" W. Peery, Jr. Henry Womack	Nay:	Abstain: John Pregelman
Absent:	Clifford Jack Leatherwood Teresa Sandlin Rhett Weiss		

**NANCY ALEXANDER
SUP POTENTIAL CONDITIONS
Tax Map Parcel# 064-A-3**

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 03/05/2024 are hereby made part of these development conditions.

2. 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.
3. 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.
4. 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

5. All activities as well as facilities for the provision of potable water and sanitation and wastewater disposal systems shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
6. 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 statutes and regulations.

TRANSPORTATION

7. Adequate area shall be provided on site to accommodate parking of all renters and guests. It shall be the responsibility of the Permittee to assure that renters and guests 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

8. Rental activity shall be in conformance with Prince Edward County Ordinance 70-221 through 70.231 pertaining to the transient occupancy tax and such tax shall be reported to the Commissioner of the Revenue on or before the last day of the following calendar month.
9. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
10. 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.
11. 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: Public Hearing – Special Use Permit – Outdoor Shooting Range, Permit Amendment

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Scott Schmolesky on behalf of Hampden-Sydney College to amend the existing Special Use Permit for the purpose of a master plan of development to include expanded use and activities of shooting practices and competition events, as well as outdoor educational program activities such as archery, biking, cross country running, hiking, leadership development and a nature trail on Tax Map Parcel 064-A-45, with an address of 7128 Farmville Road, Farmville, VA, which is zoned A1, Agricultural Conservation. Notice of this hearing was advertised according to law in the Wednesday, May 8, 2024 and Wednesday, May 15, 2024 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Scott Schmolesky on behalf of Hampden-Sydney College to amend the existing Special Use Permit for the purpose of a master plan of development to include expanded use and activities of shooting practices & competition events, as well as outdoor educational program activities such as archery, biking, cross country running, hiking, archeology, science studies, leadership development and a nature trail on Tax Map Parcel 064-A-45, with an address of 7128 Farmville Road, Farmville, VA, which is zoned A1, Agricultural Conservation.

County staff is of the opinion the stated uses are generally compatible with the zoning district but will have some minimal impact on surrounding properties such as noise and traffic during events. Potential conditions were presented to the Commissioners for review.

Mr. Love stated one call was received from a neighboring property owner. He said staff previously conducted a one-year review and observed a shooting activity and used decibel meters, and at all sites the sound registered at or below speech. He said no other complaints have been received to date.

Mr. Andy Shield stated he designed these improvements to the facility, and worked with Rick Hemmingway of North Carolina who is considered the expert on shooting courses, clay courses, skeet trap, and has designed courses all over the west coast. Mr. Hemmingway has been at the site twice and has incorporated the ideas [for this site], located by GPS and the local Civil Engineering firm in town, Chip Coleman, to present the plans presented to the Commission. He said a lodge will accompany the shooting ranges. He said the range will be built in the first phase on 48 acres, and once they are established, the lodge will be built in the second phase, on the remaining 200+ acres. Mr. Shield said shooting sports at collegiate level has greatly expanded; Hampden-Sydney participated in an event two years ago and ranked fourth of 20; this past spring, at the National Meet in Texas, there were 61 teams and Hampden-Sydney ranked 24th. He said there is considerable growth in this sport nationwide. This will enhance the college and bring it up to the Division III schools. Mr. Shield then elaborated on the plans for the lodge, which will include two laser-operated targeting practice facilities, which will consist of a projector that puts a target on the wall. He said the ceilings are 8' – 9' tall; he said one in the classroom can be directional and change speed. The practice time which has been done outside in the past can be done indoors; there is a laser tube that fits onto the shotgun. The student gets muscle-memory and this is completely without sound. In addition, the design shows two five-station courses, two skeet and trap fields. If a meet is held there, that will allow several groups to practice at the same time. Mr. Shield said there will be no Sunday shooting; the program is in the afternoons and that the College has never had outdoor evening activities. He spoke about safety on campus regarding the gun storage; a secure gun storage area will be available at the lodge but will routinely be handled by the campus police station.

Chairman Prengaman asked about a timeline. Mr. Shield stated that Phase 1, if approved, construction on the ranges may begin in September; he said Phase 2, the lodge, will be done following the completion of the ranges.

Commissioner Womack asked if shooting on the range will be going on during hiking, biking, leadership development, or other activities. Mr. Shield stated the activities will be scheduled to be done separately on different parts of the acreage. Mr. Shield added that there will be signage posted for the perimeter of the property.

Commissioner Paige said he attended a meeting with the Sheriff's Department, the Town of Farmville Chief of Police, and the Hampden-Sydney Chief of Police; he said they made mention that their police officers go through training at Hampden-Sydney. Commissioner Paige asked if this facility will be accommodating that training. Mr. Copeland said that any training that is joint training is typically done on campus proper and not on a remote location.

Commissioner Peery asked that when the facilities are open, will someone always be there to oversee the activities. Mr. Shield stated there will be a locked gate; he said that will be enhanced to make it more attractive and it will possibly have a keypad and monitors.

Chairman Prengaman asked if there have been any issues with people being on the property that do not belong there. Mr. Schmolesky said there have not.

Chairman Prengaman opened the public hearing.

Robert Loveless stated the plans are excellent and asked for clarification on the relocation of the road. He said that the document states the road location may be changed. He said that if it is changed, he may have no access to Route 15, and there was to be a perpetual right-of-way. He requested reassurance that they will continue to have right-of-way.

Mr. Loveless then discussed the controlled access, stating they have concerns about family members being able to hunt on their own land. He said when they go hunting on their property, they hope no one is there. He said that he paints the boundary line and post; he said a few students come over the line to hunt. He stated the sole evidence of this is that he has found white thumbtacks on the ground from the Hampden-Sydney side going back to the woods, so they can see their way out of the woods by shining a light on them. He said when he and his family go hunting on their property, they count on no one else being there and does not want an accident out there. He added there will be someone coming to cut hay and a logger that will be accessing the land in the near future.

Mr. Copeland stated there is no intention of jeopardizing access to their right-of-way; he said HSC students are not to be hunting on that property. He said if they are out there, they are there unbeknownst to the coach, and to the outdoor program that Mr. Schmolesky runs. Discussion followed.

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

Discussion followed on the proposed conditions. Mr. Love stated #9 was updated to state "Existing access connection to Farmville Road (State Route 15) shall be improved in accordance with and permitted by the Department of Transportation as a commercial entrance." Further discussion of the entrance and road followed.

Commissioner Fuller made a motion, seconded by Commissioner Paige, to forward to the Board of Supervisors the recommended approval of the Special Use Permit amendment request by Scott Schmolesky on behalf of Hampden-Sydney College in order to allow for a master plan of development for expanded activities with the conditions as stated:

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

**HAMPDEN-SYDNEY COLLEGE SUP
SITE CONDITIONS - REVISED 5/21/2024
Tax Map Parcel# 064-A-45B**

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 amendment dated 04/24/2024 are hereby made part of these development conditions.
2. Final site plan approval for the facilities 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 as a cohesive entity ensuring that building placement, architectural treatment, parking lot lighting, landscaping, trash disposal, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically.
5. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/ or improved at the reasonable direction of the Planning and Community Development Director or his designee.

ENVIRONMENTAL

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. All facilities for the provision of potable water and sanitation and wastewater disposal systems and food preparation 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. The existing access connection to Farmville Road (State Route 15) shall be improved in accordance with and permitted by the Virginia Department of Transportation, as a commercial entrance. Permit issuance for the improvement is subject to VDOT review of the site plan submission.
10. The road leading along the edge of the property will be maintained by Hampden-Sydney College in good condition.
11. Adequate area shall be provided on site to accommodate parking of all staff, students, alumni, parents, and visitors. It shall be the responsibility of the Permittee to assure that parking will occur 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.

SHOOTING ACTIVITIES

12. Shooting may occur from dawn till dusk up to three hours of active range time per day on Monday through Friday and up to six hours of active range time on Saturday. Shooting activities shall be prohibited on Sunday.
13. A schedule of shooting match events shall be provided to the Prince Edward County Planning and Community Development office prior to the beginning of each school semester.
14. Only shotguns and bird shot will be used during practices and shooting match events.
15. The Hampden-Sydney College will coordinate with neighbors to avoid use of the range during times when hay is being harvested on the adjacent property.
16. All practices and shooting match events will be organized and supervised by an appropriately qualified Range Safety Officer (RSO) within NRA guidelines and shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.
17. All individuals using the range will be properly trained in safety and firearms handling prior to use of the facility.

GENERAL

18. The facility will be maintained by the Hampden-Sydney College in good condition, with hulls and any consumable items disposed of at the end of each practice and shooting match events.
19. 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.
20. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
21. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
22. 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.
23. 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 stated the CEP Solar site applications have been tabled at the request of the applicant to work out some issues presented at the public hearing; he said one will be brought back for reconsideration at the June 11th Board of Supervisors meeting. He said there will be a change in the template for these projects. There will be a one-year extension provided for the completion of the project but they must return to the Board of

Supervisors, the soil testing will need to be done annually, and the Surety Bond for decommissioning will be reviewed every five years.

Old Business

(None.)

New Business

Mr. Stanley stated that in 2006, the County received a water permit to withdraw from Sandy River [Reservoir]; this expired in 2021. He said the new permit was issued last week which is good for another 15 years. He said the daily water volume has been reduced to five million gallon per day, but if the County can justify it, there may be room to increase it. He said the County is still waiting to hear about serving the State facilities in Burkeville and Crewe. Mr. Stanley then said the data center site has been getting a lot of attention; he said the Wawa, the car wash, the meat processing facility site, and Harbor Freight projects are underway.

Mr. Love stated he received correspondence from the car wash that they are getting ready to submit the package for the building permit.

Mr. Love stated the Commission will meet on June 18, 2024 in the Board of Supervisors Room, and Thursday, June 20, 2024 at Moton Museum to discuss the Comprehensive Plan.

Chairman Pregelman declared the meeting adjourned at 8:01 p.m.

Next Meeting: Tuesday, June 18, 2024