PRINCE EDWARD COUNTY
PLANNING COMMISSION

December 18, 2018

AGENDA

7:00 p.m.

1. Chairman will call the December meeting to order.

2. Approval of the Minutes: November 20, 2018 at 7:00 p.m. 1

3. Public Hearing: Special Use Permit: PAR 5 Development Group, LLC 5

4. Public Hearing: Special Use Permit: Jamestown Presbyterian Church 15

5. Old Business

6. New Business

Next Meeting: TBD
Meeting Date: December 18, 2018
Item No.: 2
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Approval of Minutes

Summary:

Approval of Meeting Minutes – November 20, 2018

Attachments:
Meeting Minutes

Recommendations:
Approval
Prince Edward County Planning Commission
Meeting Minutes
November 20, 2018
7:00 pm

Members Present: John Prengaman, Chair  John “Jack” W. Peery, Jr., Vice Chairman
                Donald Gilliam  Preston L. Hunt
                Mark Jenkins  Robert “Bobby” Jones
                Clifford Jack Leatherwood  Whitfield M. Paige
                Teresa Sandlin  Cannon Watson

Staff Present: Rob Fowler, Zoning Director

Chairman John Prengaman called the November 20, 2018 meeting to order at 7:00 p.m.

Approval of Minutes: September 18, 2018
Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from September 18, 2018, as presented; the motion carried:

Aye: Donald Gilliam  Nay: (None)
     Preston Hunt
     Mark Jenkins
     Robert M. Jones
     Clifford Jack Leatherwood
     Whitfield M. Paige
     John “Jack” W. Peery, Jr.
     John Prengaman
     Teresa Sandlin
     Cannon Watson

In Re: Public Hearing – Atlantic Coast Pipeline, LLC
Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Atlantic Coast Pipeline, LLC for a Special Use Permit to construct a lighted microwave tower (225’ in height) located on the west side of Route 617, Saylers Creek Road, approximately 0.6 mile north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47. This is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Wednesday, November 7, 2018 and Wednesday, November 14, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Prengaman reviewed the process for public hearings.
Mr. Rob Fowler, Zoning Director, stated the County has received a Special Use Permit application for the construction of an unmanned microwave tower to serve as part of the telecommunications network for the Atlantic Coast Pipeline, LLC (ACP) project. The proposed location of the tower will be on the west side of Route 617, Saylers Creek Road, approximately 0.6 miles north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47, Prince Edward, VA. This is an A1, Agricultural Conservation District.

Mr. Fowler said the tower will be 225’ in height and will be lighted as required by the FAA with one top flashing beacon and flashing side beacons at the tower’s midpoint. The lease area dimensions will be 100’X 120’ and the compound will be fenced and secured. Atlantic Coast Pipeline, LLC will provide the County co-location opportunities without compensation for emergency services equipment. There are no existing towers or structures in the area that can accommodate the proposed tower which will be the backbone for the Atlantic Coast Pipeline communication network to monitor, control and ensure the security and safety of the project. This property is presently zoned A1, Agricultural Conservation, and this zoning classification permits towers, with related unmanned equipment buildings by Special Use Permit.

The Board of Zoning Appeals conducted a Public Hearing on November 20, 2018 at 10:00 a.m. to receive citizen input prior to considering action for granting a variance from Section 3.100(C)3 of the Prince Edward County Zoning Ordinance which restricts the height of towers to no greater than 199 feet in height. The Board of Zoning Appeals granted the variance on the height of the tower during their meeting.

Mr. Fowler said Staff does not have any concerns of negative impacts on the surrounding properties associated with the request.

Mr. Fowler stated that several months ago, Atlantic Coast Pipeline representatives met with Saylor’s Creek Battlefield Park Rangers and performed a balloon test at key locations in the park and determined there is no adverse impact on the park or the skyline view. Mr. Fowler said Atlantic Coast Pipeline will allow the County to collocate emergency equipment on the tower but it will not be available for other commercial collocation. He added there had been no inquiries and no opposition.

Commissioner Jones stated he rents farmland from Mrs. Atkins Wilson, on the same parcel. This tower will be no asset or detriment to him, but could abstain if others view his participation as a conflict of interest. There was no opposition to Commissioner Jones participating in the public hearing.

Sarah Perkinson, Atlantic Coast Pipeline, LLC, stated the tower is for the telecommunications system for the Atlantic Coast Pipeline project. This tower will be located at a valve site for the Atlantic Coast Pipeline, on the pipeline; it allows them to communicate between the different valve sites on the project as well as the main control systems located in Bridgeport. She said it allows them to monitor the pipeline for safety, and also if there were to be any type of issue, it allows them to close the valves, including the one at this site, versus having to deploy someone out which could take more time.

Commissioner Peery asked how far apart the towers can be. Ms. Perkinson stated it varies due to topography of the land; she added that the next one over is in Nottoway County.

Commissioner Hunt questioned use by the County. Ms. Perkinson stated the County EMS may collocate but not commercial entities such as Verizon or Comcast.

Chairman Prengaman opened the public hearing.

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

Commissioner Watson made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors a request for a Special Use Permit to construct a lighted microwave tower (225’ in height) located on the west side of Route 617, Saylers Creek Road, approximately 0.6 mile north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47; the motion carried:
Aye: Donald Gilliam
Preston Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Whitfield M. Paige
John “Jack” W. Peery, Jr.
John Prengaman
Teresa Sandlin
Cannon Watson

Nay: (None)

In Re: Old Business
(None)

New Business
(None)

Chairman Prengaman adjourned the meeting at 7:08 p.m.

Next Meeting: December 18, 2018
Meeting Date: December 18, 2018
Item No.: 3
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Par 5 Development Group, LLC

Summary:

The County has received a special use permit application to permit the construction of a retail establishment along with an illuminated freestanding sign located in the 8200 Block of Patrick Henry Highway (US 360) on Tax Map Parcels 107-A-30, 107-A-31, 107-A-32, and 107-A-33 owned by Harvie and Rebecca Whitus.

The proposed Dollar General store will be approximately 9,100 square feet, provide a minimum of 35 parking spaces, between 6-8 employees and have illuminated signage. This is an allowed use in the A1, Agricultural Conservation District by Special Use Permit.

The store will operate between the hours of 8 a.m. to 10 p.m. Monday thru Sunday, receive one delivery by tractor trailer a week during normal operating hours, and utilize “Night Friendly” LED lighting.

Attachments:
1. Public Hearing Notice
2. Original Use Permit Application
3. List of Adjoining owners notified of Special Use Permit Application
4. Sample Letter Sent to Adjacent Owners

Recommendations:

The Planning Commission will wish to hold a public hearing and render a decision concerning the Special Use Permit.
Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, December 18, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Request by PAR 5 Development Group, LLC for a Special Use Permit to construct and operate a Retail Sales Establishment and have illuminated signage located on Tax Map Parcels 107-A-30, 107-A-31, 107-A-32, and 107-A-33, located at 8277 Patrick Henry Highway, Green Bay, VA. This is an A1, Agricultural Conservation District.

2. Jamestown Presbyterian Church for a Special Use Permit to construct a new building to operate a Private Educational Facility located on Tax Map Parcel 27-(6)-C-0, just north of 1751 Lockett Road, Rice, VA. This is an A1, Agricultural Conservation District.

Complete copies of each Special Use Permit application are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at www.co.prince-edward.va.us. It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W.W. Bartlett, County Administrator at 434-392-8837.
County of Prince Edward

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: Par 5 Development Group, LLC
Applicant’s Address: 2075 Juniper Lake Road, West End, NC 27376
Applicant’s Telephone Number: (910) 944-0881 / 910-538-3071

Present Land Use: Single family residential

Legal Description of Property with Deed Book and Page No. or Instrument No. See attached Tax Property Cards

Tax Map #: 107 A 30; 107 A 31; 107 A 32; 107 A 33
Acreage: ±2.22

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) see attached project narrative - paragraph # 2

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) see attached project narrative - paragraph # 3

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.

Signature of Applicant (if not property owner) 11/23/18

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 of Property Owner(s) 11-28-18

Signature of Property Owner(s)

Signature of Property Owner(s)

Signature of Property Owner(s)

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 11/30/18

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) 392-9537

7
Prince Edward County
Special Use Permit

Applicant: PAR 5 Development Group, LLC
8277 Patrick Henry Highway

Date: December 4, 2018

Schedule B

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Address</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>107-A34</td>
<td>Anthony Demarco</td>
<td>2647 Mountain Creek Road</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Farmville, VA 23901</td>
<td></td>
</tr>
<tr>
<td>107-A-29</td>
<td>Allen and Gayle Farmer</td>
<td>PO Box 265</td>
<td></td>
</tr>
<tr>
<td>107-A-34A</td>
<td></td>
<td>Green Bay, VA 23942</td>
<td></td>
</tr>
<tr>
<td>107-A-41</td>
<td>Roy Samuel Coleman</td>
<td>2773 Green Bay Road</td>
<td></td>
</tr>
<tr>
<td>107-A-42</td>
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<td>Green Bay, VA 23942</td>
<td></td>
</tr>
<tr>
<td>107-A-43</td>
<td>Kenneth Morgan</td>
<td>PO Box 16607</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chapel Hill, NC 27516</td>
<td></td>
</tr>
<tr>
<td>107-A-27</td>
<td>Linda Mayher &amp; James Welton</td>
<td>PO Box 172</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Bay, VA 23942</td>
<td></td>
</tr>
</tbody>
</table>
September 5, 2018

RE: Special Use Permit Application located at 8277 Patrick Henry Highway (US 360).

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, December 18, 2018 at 7:00 p.m. to consider a Special Use Permit Application by Par 5 Development Group, LLC. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse located at 111 South Street, Farmville, VA. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

The request by Par 5 Development Group, LLCs to allow the construction of a retail store approximately 9,100 square in area, provide 35 parking spaces and have illuminated signage on property located on Tax Map Parcels 107-A-30,107-A-31,107-A-32, and 107-A-33 owned by Harvie and Rebecca Whitus. The property is presently zoned A1, Agricultural Conservation District, and this zoning classification permits retail sales after issuance of a Special Use Permit.

You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at r Fowler@co.prince-edward.va.us

Sincerely,

Robert S. Fowler
Director
Planning and Community Development
Project Narrative:

Par 5 development Group, LLC is seeking a special use permit (SUP) to develop a 70' x 130' 9,100 square foot retail store with 6-8 Employees with operating hours between 8 a.m.- 10 p.m. The proposed new building has a total of 7,302 sq. ft. of retail floor space which would require a minimum of 37 parking spaces by Zoning Ordinance. There is a total of 35 standard parking spaces and 2 handicapped/van accessible spaces being proposed.

The establishment, maintenance, and operation resulting from the SUP will not be detrimental to or pose any danger to the public health, safety, morals, comfort or general welfare. Furthermore, the issuance of the SUP will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The establishment of the SUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water areas, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety and general welfare of the community. The parking arrangement as shown on the site concept plan is designed in order to provide a formal and flowing site with standardized parking and drive aisle, landscaping and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Zoning Ordinance.

We are requesting that the proposed pylon sign be illuminated, however site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All setbacks and other open spaces are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood and the other properties in the zoning district. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Prince Edward County Zoning Code.
TO: Prince Edward County Planning Commission and Board of Supervisors

FROM: Matt Hastings, PE
Project Manager – Land Development

RE: Par 5 Development Group, LLC – Green Bay Dollar General Site Special Use Permit Application

Summit Design and Engineering Services is filing this Land Use Application for Special Use Permit on behalf of Par 5 Development Group, LLC. The current zoning of Tax Map Parcels 107 A 30; 107 A 31; 107 A 32; & 107 A 33 which totals ±2.22 Acres is A-1, Agricultural Conservation District.

This proposed SUP would satisfy the following goals and objectives of the 2014 Prince Edward County Comprehensive Plan.

Economic Development:

Goal: To stabilize, balance and strengthen the economy of Prince Edward County.
Objective 2: Promote the retention and growth of existing County businesses, and location of new businesses in the County.
Objective 3: Develop a diversified economic base in the County.
Objective 4: To encourage the development of essential employment opportunities within Prince Edward County for the resident workforce.

Land Use:

Goal: Ensure the optimal use of land resources within Prince Edward County, and promote and support an environmentally sound feature land use pattern that provides for a variety of community needs, minimizes conflicts between existing and proposed land uses, and can be supported by adequate public facilities.
Objective 4: Promote a strong and diversified industrial and commercial base which does not create significant negative impacts on residential areas, prime agricultural lands or public facilities.
Objective 7: Promote Prince Edward County’s rural communities as suitable locations for appropriately scaled residential, commercial and civic development.

The proposed use in this area is compliance with the Comprehensive Plan and the intent of the A-1 district, with a mix of residential and business uses.
PARCEL BOUNDARY INFORMATION FROM AVAILABLE GIS RECORDS, TOPOGRAPHY FROM COUNTY GIS.
AN ALTA SURVEY WILL NEED TO BE PERFORMED FOR THIS SITE TO ACCURATELY SHOW THE EXISTING BOUNDARY LINES AND ANY EASEMENTS OR ENCUMBRANCES. A TOPOGRAPHIC SURVEY WILL NEED TO BE PERFORMED FOR THIS SITE TO SHOW ACCURATE ELEVATIONS. THIS EXHIBIT IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR REGISTRATION PURPOSES.

MINIMUM REQUIREMENTS

- MINIMUM LOT AREA - 1.5 ACRES
- MAXIMUM BUILDING COVERAGE - 60%
- CURRENT LOT AREA - 2.22 ACRES
- PROPOSED LOT AREA - 2.22 ACRES
- PARKING AREA - 2,000 SF
- PARKING SPACES REQUIREMENT - 9,190 SF, GFA / 250 = 37 (98 X 25 L)
- PARKING SPACES PROVIDED = 37 (98 X 25 L)
- FRONT SETBACK = 7'-0" FROM FW LINE
- SIDE SETBACKS = 20'
- REAR SETBACK = 70'
- MAXIMUM HEIGHT OF STRUCTURES = 80FT
- FRONT LANDSCAPE BUFFER = 25'
- SIDE LANDSCAPE BUFFER = 25'
- MONUMENT SIGN AREA = 24 SF
- MAX. SIGN HEIGHT = 4' W/ 3' BASE

PARCEL NUMBER
101A368

AREA OF DEVELOPMENT
2.22 ACRES

CURRENT ZONING
A-1
(AGRICULTURE CONSERVATION)

PROPOSED ZONING
A-1 (NO REZONING IS ANTICIPATED TO BE REQUIRED AT THIS TIME)

CURRENT USE
RESIDENTIAL

PROPOSED USE
DOLLAR GENERAL

VACANT
A-1 ZONING
TAX MAP: 10A404

MERKING ROAD
ABANDONMENT REQUIRED

100'-0" WELL LOT

RESIDENTIAL
A-1 ZONING
TAX MAP: 10A405

PROPOSED DOLLAR GENERAL BUILDING
Prototype 'C'
9,110 SF
FFE, TBG

RESIDENTIAL
A-1 ZONING
TAX MAP: 10A407

SEPTIC AREA

PATRICK HENRY HWY.
US ROUTE 360

UTILITIES
SEWER: ON-SITE SEPTIC WILL BE REQUIRED
WATER: ON-SITE WELL WILL BE REQUIRED
Meeting Date: December 18, 2018
Item No.: 4
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Jamestown Presbyterian Church

Summary:

The County has received a special use permit application to permit the construction and operation of a Private Educational Facility for up to fifty (50) children located on Tax Map 27-(6)-C-0, just north of 1751 Lockett Road, owned by Jamestown Presbyterian Church.

The proposed facility will offer full-time and part-time enrollment options for K-12 grade students. The school will operate Monday-Friday from 8:00 am to 3:00 pm. After school activities will occur from 3 p.m. - 5 p.m. on occasion. The school will utilize outdoor learning and community service projects as a foundation for curriculum development and transportation will be provided by the parents.

Access to the new facility will be through the existing church parking and no new entrances are proposed.

The proposed new structure will operate in conjunction with the existing facility located within the church that currently provides services to 15 children. The Board of Supervisors granted a Special Use Permit to allow the operation in 2017.

We have not received any complaints or concerns with the original operation.

The property is located in an A-1, Agriculture Conservation District and the use is allowed by Special Use Permit.

Attachments:
1. Public Hearing Notice
2. Special Use Permit Application
3. List of Adjoining property owners notified of Special Use Permit
4. Sample letter sent to adjoining property owners

Recommendations:
The Planning Commission will wish to hold the public hearing and render a decision concerning the Special Use Permit Request.
Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on **Tuesday, December 18, 2018 at 7:00 p.m.** in the Board of Supervisors Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Request by PAR 5 Development Group, LLC for a Special Use Permit to construct and operate a Retail Sales Establishment and have illuminated signage located on Tax Map Parcels 107-A-30, 107-A-31, 107-A-32, and 107-A-33, located at 8277 Patrick Henry Highway, Green Bay, VA. This is an A1, Agricultural Conservation District.

2. Jamestown Presbyterian Church for a Special Use Permit to construct a new building to operate a Private Educational Facility located on Tax Map Parcel 27-(6)-C-0, just north of 1751 Lockett Road, Rice, VA. This is an A1, Agricultural Conservation District.

Complete copies of each Special Use Permit application are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W.W. Bartlett, County Administrator at 434-392-8837.
COUNTY OF PRINCE EDWARD

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: Jamestown Presbyterian Church
Applicant's Address: 1751 Lockett Rd Rice, VA 23966  P.O. Box 188
Applicant’s Telephone Number: (434) 392-3816

Present Land Use: Empty Lot

Legal Description of Property with Deed Book and Page No. or Instrument No. Church property
Deed Book 318, Page 18

Tax Map #: 14-A-4 27-G-C-28  Acreage: 1.070

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) No negative effects, simply an extension of existing facility with continued circumstances and situations

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) An extension at existing facility to match or improve landscape.

Height of Principal Building(s): Feet 15  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.

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 of Property Owner(s)  ____________________________________________
Date  12-1-18

Signature of Property Owner(s)  ____________________________________________
Date  12-1-18

Signature of Property Owner(s)  ____________________________________________
Date  12-1-2018

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  ____________________________________________________________________________ Date ____________________________________________________________________________

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied as 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) 392-3837
Prince Edward County
Special Use Permit

Applicant: Jamestown Presbyterian Church
Date: December 4, 2018

Schedule B

List of property owners and mailing addresses adjoin the parcel proposed for Special Use.

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Address</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>027-A-9A</td>
<td>C. Hicksie &amp; Lisa Wells</td>
<td>1746 Lockett Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rice, VA 23966</td>
<td></td>
</tr>
<tr>
<td>027-6C-1</td>
<td>Robert Christopher Mason</td>
<td>1863 Lockett Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rice, VA 23966</td>
<td></td>
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<tr>
<td>027-6B-0</td>
<td>Mary Carroll-Hackett</td>
<td>1814 Lockett Road</td>
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<td></td>
<td></td>
<td>Rice, VA 23966</td>
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<tr>
<td>027-A-8</td>
<td>Jamestown Presbyterian Church</td>
<td>1751 Lockett Road</td>
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<td>Rice, VA 23966</td>
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</table>
December 4, 2018

RE: Special Use Permit Application on Lockett Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, December 18, 2018, at 7:00 p.m. to consider a Special Use Permit Application by Jamestown Presbyterian Church. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

Request by Jamestown Presbyterian Church to construct and operate a Private Educational Facility located next to Jamestown Presbyterian Church. The proposed facility will offer full-time and part-time enrollment options for K-12 grade students. The school will operate Monday-Friday from 8:00 am to 3:00 pm. After school activities will occur from 3 p.m. -5 p.m. on occasion. The school will utilize outdoor learning and community service projects as a foundation for curriculum development and transportation will be provided by the parents.

The property is located on Tax Map Parcels 027-(6)-C-O owned by Jamestown Presbyterian Church. This is an A1, Agricultural Conservation District and the use is allowed by Special Use Permit.

You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

Sincerely,

Robert S. Fowler
Director
Planning and Community Development
Jamestown Building Site Narrative

Full Circle Education Center Building

The parking lot will be gravel, 136 feet by 68 feet. Parking lot is located between the new structure and Lockett Road. Edge of the lot will be no closer than 35 feet to the neighboring property and will connect to the existing parking on the church site. No new entrances will be needed.

The building is a 40’ by 70’ structure located at least 80ft. from locket Road and 80ft. from the neighboring property.

The school will operate from 8 am to 3 pm Monday – Friday. Afterschool activities will occur from 3pm – 5pm on occasion. The school will offer educational services to K-12 grades. Students will provide their own lunches and snacks.

Full Circle will serve 50 students in the new structure and 15 in the existing church. There will be up to 7 teachers/staff employed.

The site will also place a sign near Lockett Road noting the school name and upcoming events.