



PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, OCTOBER 12, 2016
5:30 PM

[Johnnie Roark](#), Community Development Director

153A Morton Lane, Appomattox, VA 24522
www.AppomattoxCountyVA.gov

Call to Order

Determination of Quorum

Citizen's Comment Period

Approval of Minutes

1. [16-0239](#) Minutes-8/10/2016
Documents: [Aug 10 Minutes.pdf](#)
2. [16-0240](#) Minutes 9/14/2016
Documents: [Sept 14 Minutes.pdf](#)

Discussion of Petition/Public Hearing

3. [16-0241](#) Public Hearing-CUP16-0602-Spring Grove Properties, LLC
CUP16-0602 Spring Grove Properties, LLC (owner), Barry Clarkson (agent) has applied for a conditional use permit to operate a Wedding facility/Multi-purpose facility (indoor/outdoor gatherings) on property located at 4414 Spring Grove Road, Spout Spring, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 37 (A) 1A. The project will utilize approximately 2 acres of an approximately 123.13 acre farm.
Documents: [cup160602packet.pdf](#)
4. [16-0242](#) Discussion-CUP16-0602-Spring Grove Properties, LLC
A public hearing has been held and comments received. Motions have been prepared in your staff report for your consideration.

Old Business

New Business

5. [16-0243](#) Discussion-Capital Improvement Program FY18-22
Please find the summary document detailing the projects submitted by the various departments for the Capital Improvements Program for fiscal years 2018 through 2022. Staff will review these projects with you and discuss the next steps.
Documents: [Summary Sheet.pdf](#)

Adjournment

MINUTES

APPOMATTOX COUNTY PLANNING COMMISSION MEETING APPOMATTOX, VIRGINIA

Wednesday, August 10, 2016

Members Present: (Quorum)

George Almond
Susan Hudson
Sara Carter
Earl Dickerson

Members Absent:

Steve Conner
Joshua Mills
Kevin O'Brien

Also Present:

Johnnie Roark, Director of Community Development

Mr. George Almond, Chairman, called the meeting to order at 5:32 p.m.

Mr. Almond circulated the attendance sheet.

Citizens Comment Period

No citizens spoke.

Approval of Minutes

The minutes from the regular meeting in May were reviewed. On a motion by Mr. Earl Dickerson with a second by Ms. Sara Carter, the minutes were approved unanimously.

New Business

Overview of New Agenda Format

Mr. John Spencer provided the Commission with a brief overview of the new web-based agenda format that was being used for the first time. Mr. Spencer answered questions and offered his assistance during the remainder of the meeting.

Discussion-Temporary/Directional Signs

Mr. Johnnie Roark stated that over the past several months he has been meeting with the owners of the WolfPAC, located at 618 Country Club Road concerning temporary/directional signs they would like to use to assist the public in locating their facility. There are at least four intersections that would be impacted from the west and two intersections impacted coming from the east. Mr. Roark further stated that as the ordinance is written, the argument could be made that the signs are "off-premise" signs. He noted the regulation for this type of sign and the need for VDOT involvement. If the signs were temporary or directional, then the time limit established in the zoning ordinance would limit the WolfPAC and each individual site would need to be permitted.

Mr. Roark stated that a third option would be to tell them the signs had to be removed and they needed to apply with VDOT for the Tourist Oriented Directional Signs (TODS) program.

Ms. Carter noted that either situation using the local ordinance would be chaos and virtually unenforceable. She concurred with the TODS program. After several minutes of discussion, it was the consensus of the Commission to have this type of activity work through the TODS program.

Discussion-Cemetery Definition

Mr. Roark stated that upon adoption of the zoning ordinance re-write in 2014, the land use category “cemetery” was moved to the conditional use permit list in the A-1, R-1, R-2, R-3, and V-1 zoning districts. This was a significant change that has had unintended consequences when combined with the definition of a cemetery. Mr. Roark further stated that the intent was to have “commercial or for-profit” cemeteries meet this standard and not necessarily people wanting to establish a “family” cemetery.

Mr. Almond concurred that this was not the intent. After some discussion concerning the definition and the different types and ways to approach cemeteries, it was agreed by consensus that language would be drafted similar to what was in Cumberland County’s ordinance and this would be brought back to the Planning Commission as a zoning amendment with a new definition and additional regulations (platting requirement, minimum lot size).

Discussion-Legislative Changes to Proffers

At the July meeting of the Board of Supervisors, Mr. J. G. Overstreet, County Attorney, provided a memorandum analyzing the latest changes to Section 15.2-2303.4 of the Code of Virginia pertaining to cash proffers. Mr. Roark provided a brief overview of the memorandum.

Ms. Carter stated that this new legislation could have tremendous on all counties moving forward and how they handle conditional rezonings. Ms. Carter stated that there was no action needed, just this issued bared watching.

Twin Tunnel Rezoning Area

Mr. Roark stated that through the tornado and a recent zoning complaint an issue along Twin Tunnel Road has come to light concerning R-1, Low-Density Residential zoning. Mr. Roark stated that this area was zoned this way back in the original zoning in 1988 but seems to have been zoned inappropriately. Mr. Roark would like to survey the residents and consider an administrative rezoning.

The Planning Commission concurred that this area would be appropriate to consider a survey and instructed Mr. Roark to proceed as discussed.

Adjournment

Having no further business, Mr. Almond asked for a motion to adjourn.

Ms. Carter made a motion, with Mr. Dickerson seconding, that the meeting be adjourned.

Joint Planning Commission
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The motion carried unanimously.

The meeting was adjourned at approximately 6:15 p.m.

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark
Director of Community Development

MINUTES

APPOMATTOX COUNTY PLANNING COMMISSION MEETING APPOMATTOX, VIRGINIA

Wednesday, September 14, 2016

Members Present: (Quorum)

George Almond
Steve Conner
Susan Hudson
Joshua Mills
Sara Carter
Earl Dickerson

Members Absent:

Kevin O'Brien

Also Present:

Johnnie Roark, Director of Community Development

Mr. George Almond, Chairman, called the meeting to order at 5:30 p.m.

Mr. Almond circulated the attendance sheet.

Citizens Comment Period

No citizens spoke.

Approval of Minutes

Mr. Johnnie Roark noted that the minutes from the August meeting were not ready.

Public Hearing

CUP16-0503-Jesus Center Church (owner), Roselle Brown (applicant) has applied for a conditional use permit to operate a day care center on property located at 1664 Mountain Cut Road, Appomattox, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 77 (A) 37. The project will utilize the existing buildings and a small outside area on an approximately 13.86 acre parcel.

Mr. Almond opened the public hearing at 5:31 p.m. and asked staff for a report.

Mr. Roark provided an overview of the petition, mentioning that the church has been in existence for nearly 30 years and has expanded recently with a multi-purpose building. Mr. Roark noted the proposed conditions that are typically placed on this type of use (hours of operation, licensor).

Mr. Almond asked if anyone wished to speak. Mr. Al Jones, Pastor of Jesus Center Church and Ms. Roselle Brown, applicant, were available for questions.

Hearing no one wishing to speak, Mr. Almond closed the public hearing at 5:34 p.m.

Discussion of CUP16-0503-Jesus Center Daycare Center

Mr. Almond asked the Commission if there was any discussion.

Mr. Steve Conner asked if there was a particular reason to recommend hours of operation? Mr. Roark responded that the condition was a standard condition applied to all day care centers in recent years.

Ms. Sara Carter asked the applicant if they had any concerns? Ms. Brown responded “no”.

Mr. Earl Dickerson motioned, with a second by Ms. Carter, that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Roselle Brown (Jesus Center Church) to operate a daycare center, with the following conditions:

1. Hours of operation for the Day Care Center shall be limited to 6:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday hours.
2. Licenser by the Virginia Department of Social Services shall be maintained at all times. If license expires or is terminated, the conditional use permit will automatically become void.

The motion passed unanimously.

Public Hearing

The following public hearings were held concurrently.

CUP16-0508- George P. Carson Estate/Clifton W. Carson & Harriette Beasley (owner), New Energy Ventures, Inc. (applicant), has applied for a conditional use permit to locate a solar farm (resource extraction) on property located off of Richmond Highway in the Spout Spring area. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 62 (A) 170A. The project will utilize approximately 50 acres of an approximately 190 acre parcel. This project is in conjunction with CUP16-0509.

CUP16-0509-Danny R. Moon (owner), New Energy Ventures, Inc. (applicant), has applied for a conditional use permit to locate a solar farm (resource extraction) on property located off of Richmond Highway in the Spout Spring area. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 63 (A) 17. The project will utilize approximately 28 acres of an approximately 108 acre parcel. This project is in conjunction with CUP16-0508.

Mr. Almond opened the public hearings at 5:36 p.m. and asked staff for a report.

Mr. Roark provided an overview of the petitions detailing the number of acres to be used for the solar farm versus the total number of acres on the two parcels. Mr. Roark noted that the site would be visible from

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Richmond Highway for a short period of time in the Police Tower Road area. Mr. Roark noted the access points currently exist as rail crossings for residential purposes, however this should not be an issue after construction.

Mr. Almond asked if anyone wished to speak either for or against the petitions.

Mr. Jack Sterne, representative for New Energy Ventures, provided an overview of solar farms and the solar industry. Mr. Sterne stated that this would be a 15 megawatt power farm that could provide enough electricity for about 4,500 homes. The land is ideal due to its orientation to the sun and its limited amount of slope. Also, the location is reasonably close to a Dominion substation. Mr. Sterne noted that the project would require six to nine months of construction and he hoped to break ground in the spring. The project would create 180 jobs during construction; however, only one job would remain for maintenance. This person would not be at the site every day but would make periodic visits.

Mr. Buddy Conner appeared to provide his support for the project. Mr. Conner noted that “green” industry is a key draw for future economic development.

Mr. Almond asked if anyone else wished to speak. Hearing none, Mr. Almond closed the public hearing at 5:52 p.m.

Discussion CUP16-0508 George P. Carson Estate/Clifton W. Carson & Harriette Beasley (owner), New Energy Ventures, Inc. (applicant) and CUP16-0509 Danny Moon (owner), New Energy Ventures, Inc. (applicant)

Mr. Almond asked the Commission if there was any discussion.

Mr. Almond clarified that the 4,500 homes to be supplied were not necessarily in Appomattox County, that the electricity generated would be placed on the power supply grid and go “wherever”. Mr. Sterne concurred.

Mr. Dickerson asked Mr. Sterne to discuss the “life cycle” of the project. Mr. Sterne noted that the life cycle is for a period of 30 years. The lease agreement with the owner requires a bond be put in place and at the end of the project the land would be returned to its former state.

Mr. Roark noted that returning the land to the former state is one of the proposed conditions.

Mr. Dickerson and Mr. Conner noted that they had seen various solar farms in their travels throughout North Carolina and found this site to be comparable.

Mr. Almond asked about the use of Depot Lane during construction. Mr. Sterne noted that this would be the most logical location for the workers and building material to access the site, then after construction the access would be minimal.

Mr. Conner asked about the economic impact to the community? Mr. Sterne stated that the farm would be a \$17 million to \$20 million investment.

Mr. Almond asked if there were any additional comments or questions.

Mr. Dickerson motioned with a second by Ms. Carter that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Carson Estate (owner) to operate a solar farm (Resource Extraction), with the following conditions:

1. The project will generally conform to the sketch drawing marked as “Exhibit A” and submitted with the petition August 26, 2016.
2. All applicable local, state, and federal laws will be followed as necessary.
3. At the end of the project “life cycle”, all equipment, including panels, mounts, etc. will be removed and the property returned to its previous state as productive farmland.

The motion passed unanimously.

Ms. Carter motioned with a second by Mr. Dickerson that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Danny Moon (owner) to operate a solar farm (Resource Extraction), with the following conditions:

1. The project will generally conform to the sketch drawing marked as “Exhibit A” and submitted with the petition August 26, 2016.
2. All applicable local, state, and federal laws will be followed as necessary.
3. At the end of the project “life cycle”, all equipment, including panels, mounts, etc. will be removed and the property returned to its previous state as productive farmland.

The motion passed unanimously.

Public Hearing

CUP16-0510-Matt & Ashley Wilt (owner) has applied for a conditional use permit to locate a landscape supply business (Landscaping & Lawn Care Services) on property located at 1364 Oakleigh Avenue, Appomattox, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 65 (A) 29 & 30. The project will utilize approximately 5 acres of an approximately 62.55 acre farm.

Mr. Almond opened the public hearing at 5:55 p.m. and asked staff for a report.

Mr. Roark provided a brief overview of the project and noted that Mr. and Mrs. Wilt were available for questions.

Mr. Matt Wilt, applicant, provided some details about the proposed business and how it related to the surrounding properties. Mr. Wilt noted that he would be starting out small, probably less than one acre in size as this would be a part-time activity. He noted that his use would be of a similar scope to C&S farms “up the street”.

Mr. Almond asked if anyone else wished to speak for or against the petition.

Hearing no one, Mr. Almond closed the public hearing at 5:59 p.m.

Discussion CUP16-0510 Matt & Ashely Wilt

Mr. Almond asked the Commission if there was any discussion.

Mr. Dickerson motioned with a second by Mr. Conner that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Matt & Ashley Wilt to operate a landscape supply business (Landscape and Lawn Care Services), with the following conditions:

1. The business shall not be open to the public prior to 8:00 a.m. nor after 6:00 p.m. during traditional spring/summer months of April through August.
2. The entrance will be reviewed by VDOT staff and the appropriate entrance shall be installed per VDOT recommendation.

The motion passed unanimously.

Public Hearing

RZ16-0507/CUP16-0511-Lawson Family LLC (owner), Innovatio Sealing Technologies (applicant) has applied to rezone property from M-1, Industrial Zoning District to B-1, General Commercial Zoning District and obtain a conditional use permit within the new zoning district. The purpose of the petition is for the applicant to locate an automobile dealership on the property as a permitted use and concurrently obtain a conditional use permit for manufacturing of automotive gaskets and seals (industrial manufacturing). The parcel is located near 191 Police Tower Road, in the Appomattox area and is further identified as Tax Map Identification Number 63 (A) 11. Total Acres: 5.83 acres.

Mr. Almond opened the public hearing at 6:01 p.m. and asked staff for a report.

Mr. Roark stated that he had many discussions with the applicant over the past several months about how to add the car sales lot to the existing manufacturing use. After consultation with the County Attorney, the best way to allow the current use to continue, without having it restricted by the non-conforming use limitations, was to rezone the property from M-1 to B-1 and add a conditional use permit for the existing industrial use. Mr. Roark stated that this intersection has been transitioning from industrial to more commercial/retail over the past decade and a used car sales lot was located within 100 feet of this location.

Mr. Almond asked if anyone wished to speak for or against the petition.

Mr. Jason Brown, owner of Innovatio Sealing Technologies, provided a brief overview of his business and spoke in favor of the rezoning and conditional use permit.

Mr. Keith Mann spoke in favor of the rezoning and conditional use permit detailing the used car sales operation. Mr. Mann would be the primary operator of the used car sales lot.

Mr. Almond asked if anyone else wished to speak either for or against the petition.

Hearing none, Mr. Almond closed the public hearing at 6:10 p.m.

Discussion RZ16-0507 and CUP 16-0511 Lawson Family LLC (owner), Innovatio Sealing Technologies (applicant)

Mr. Almond asked the Commission if there were any questions or comments. Hearing none, Mr. Almond asked for a motion. Mr. Almond reminded the Commission that they would need to consider the rezoning first, then the conditional use permit.

Mr. Dickerson motioned with a second by Mr. Conner that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the rezoning petition (RZ16-0507 Lawson Family LLC (owner) from M-1, Industrial to B-1, General Commercial, as submitted.

The motion passed unanimously.

Ms. Carter motioned, with a second by Ms. Hudson that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the conditional use permit (CUP16-0511) Lawson Family LLC (owner) with the following condition:

1. The project will be developed in general conformance with the sketch plan submitted with the application.

The motion passed unanimously.

Public Hearing

A public hearing was scheduled concerning a possible amendment to the zoning ordinance as follows:

ADD the following terms to the Definitions section: CEMETERY, FAMILY OR CHURCH and CEMETERY, PRIVATE, ASSOCIATION, OR FOR-PROFIT.

DELETE the following term from the Definitions section: CEMETERY

The following changes are proposed to Zoning District Classifications:

ADD: “Cemetery, Family or Church” to PERMITTED USE LIST in A-1, Agricultural

ADD: “Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in A-1, Agricultural

ADD: “Cemetery, Family or Church” to PERMITTED USE LIST in R-1, Low-Density Residential

ADD: “Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-1, Low-Density Residential

ADD: “Cemetery, Family or Church” to PERMITTED USE LIST in R-2, Medium-Density Residential

ADD: “Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-2, Medium-Density Residential

ADD: “Cemetery, Family or Church” to PERMITTED USE LIST in R-3, High-Density Residential

ADD: “Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-3, High-Density Residential

ADD: “Cemetery, Family or Church” to PERMITTED USE LIST in V-1, Village Center

ADD: “Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in V-1, Village Center

ADD: “Cemetery, Family or Church”, and “Cemetery, Private, Association, or For-Profit to PERMITTED USE LIST in B-1, General Business

DELETE: “CEMETERY” from each of the aforementioned zoning district classifications.

The following proposed amendment to Additional Regulations section:

- ADD:** Section 19.6-87.2 Cemetery, Family or Church and Cemetery, Private, Association, or For-Profit
1. The location of any new cemetery shall be sufficiently documented by a land survey, recorded in the office of the Clerk of the Circuit Court, so as to inform prospective and future property owners of the presence and location of such cemetery.
 2. The minimum lot size for a cemetery lot shall be one-half acre. No road frontage shall be required for lots designated on a survey as a “cemetery lot”.
 3. An easement for ingress/egress shall be provided on the survey at a minimum width of 20 feet.
 4. Interment must be a minimum of 5 feet from the boundary of the lot and the lot must be a minimum of 100 feet from any active well.

Mr. Almond opened the public hearing at 6:21 p.m. and asked for staff report.

Mr. Roark gave an overview of the proposed amendments concerning the cemetery use.

Mr. Almond asked if anyone wished to speak either for or against the amendments. No one spoke.

Mr. Almond closed the public hearing at 6:23 p.m.

Discussion Zoning Amendments-Cemetery

Mr. Almond asked the Commission if there was any discussion.

Ms. Carter motioned with a second by Mr. Dickerson to recommend to the Board of Supervisors the amendments to the zoning ordinance as advertised.

The motion passed unanimously.

Adjournment

Having no further business, Mr. Almond asked for a motion to adjourn.

Ms. Carter made a motion, with Mr. Conner seconding, that the meeting be adjourned.

The motion carried unanimously.

The meeting was adjourned at approximately 6:28 p.m.

Approved:

George Almond, Chairman
Appomattox County Planning Commission

Attest:

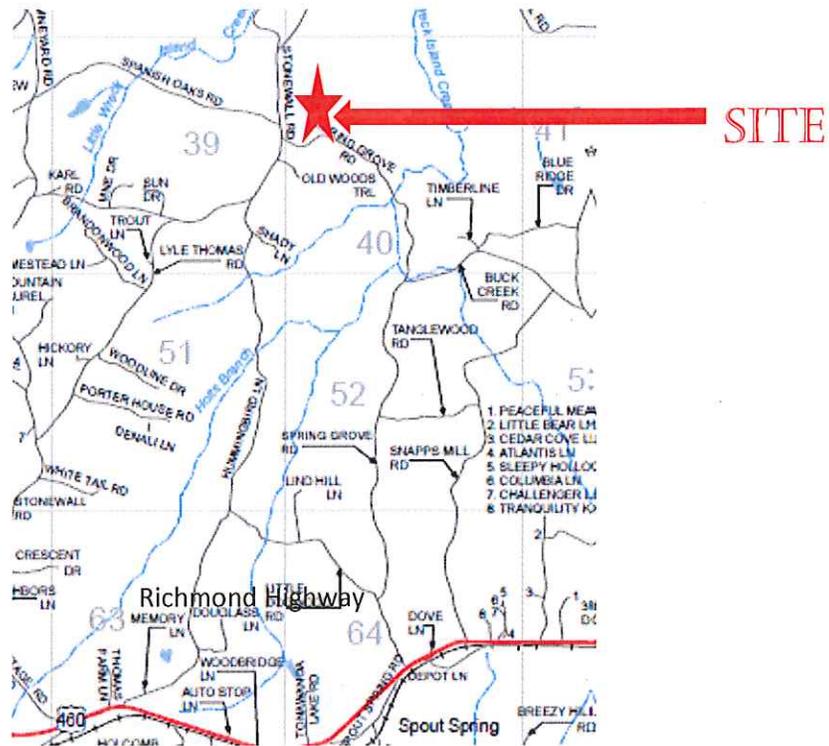
Johnnie Roark
Director of Community Development



Appomattox County

VIRGINIA

JOINT PLANNING COMMISSION MEETING FOR OCTOBER 12, 2016



CUP 16-0602

SPRING GROVE PROPERTIES LLC

**County of Appomattox
Department of Community Development
Staff Report**

To: Planning Commission
From: Johnnie Roark 
Director of Community Development
Date: October 12, 2016
RE: Conditional Use Permit Application CUP16-0602-Spring Grove Properties LLC

SYNOPSIS

Barry D. Clarkson d/b/a Spring Grove Properties LLC is requesting a conditional use permit to operate a wedding venue on property located at 4414 Spring Grove Road in the Spout Spring community.

Specifics

Applicant: Barry Clarkson
Property Owner: Spring Grove Properties LLC
Current Use: Residential/Agricultural
Proposed Use: add Wedding Venue
Surrounding Uses: Sporadic Residential, Agricultural
Parcel Size: Approximately 123.13 acres, 1 acre in this use
Zoning: A-1, Agricultural
Surrounding Zoning: A-1, Agricultural
Tax Map Number(s): 37 (A) 1A

ANALYSIS

This property is located approximately 0.37 miles from Stonewall Road along Spring Grove Road in the Spout Spring Community. The property is currently used for residential and agricultural purposes. Mr. Clarkson would like to construct a building to hold weddings and special events. A "honeymoon suite" would be constructed on the opposite side of the lake. The facility would be rented mainly on the weekends. This facility is similar in use the Spring Grove B& B which is located approximately 0.75 miles (by road) east of this location.

The project is located in the Rural Preservation Area. The RPA areas encompass land with special natural characteristics that make their preservation in open space particularly important to the County's environmental health. These areas include active and passive farm land, stream or river areas, steep slopes, trails, forestland or other passive recreational areas. Economic Development and tourism goals and objectives are supported by the Comprehensive Plan.

Zoning around the area is predominantly agricultural. Several conditional use permits have been issued in the area throughout the years, including the Spring Grove B&B and multiple second dwellings; however no conditional use permits have been issued in this general area in approximately 14 years.

PROJECT IMPACTS

The property would have little development impact since the active farm would continue to operate during the week and the “venue” would be weekends mainly during the Spring to Fall season. This use will not add significantly to the traffic count overall, however, it could be limited times when traffic becomes problematic. This has not been an issue at the B&B which has a similar use. No environmental impacts are anticipated. Noise and air pollution would be negligible due to the isolated location of the facility.

Planning Considerations

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.
This use appears to be in line with the general objectives of the Comp Plan.
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.
The proposed use is being designed to mitigate any impact to the greatest extent. The nearest residential use will be between a half and three-quarters of a mile from this location.
3. Will not be hazardous or disturbing to existing or future neighborhood uses.
The proposed use will not be hazardous or disturbing to the neighborhood.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
The impact on public facilities is negligible.
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.
Use will not negatively impact public facilities or services. Use provides added benefit by providing an additional business to the community.
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.
Minimal traffic will be associated with this use. Entrance upgrades will be made as required.
7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.
The proposed use will not negatively impact natural, scenic or historic features based on the sketch provided. The use will not be visible from the public right of way.

Planning Commission Action:

The following motions are available for the Planning Commission:

To approve as submitted:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as submitted.

To approve with conditions:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, with the following conditions:

To deny:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as the petitioner has failed to show the following:



Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

Applicant Name: BARRY D. CLARKSON

Address: 4414 SPRING GROVE RD, APPOMATTOX, VA. 24522

Phone: 434 942-6310 email: BCLARKSON@ERVISFINANCIAL.COM

Property Owner Name: BARRY D. CLARKSON / SPRING GROVE PROPERTIES, LLC

Address: P.O. BOX 700, CONCORD, VA. 24538

Phone: 434 942-6310 email: SAME AS ABOVE

Authorized Agent/Contact Person: BARRY D. CLARKSON

Address: SAME AS ABOVE

Phone: _____ email: _____

Project Information

Location/Address of Property (from County Administration office):

4414 SPRING GROVE RD, APPOMATTOX, VA. 24538

Tax Map Number(s): 37(A) 1A Election District: _____

Size of Parcel(s): 123.13 Amount of area to be utilized by proposed use: less than 1 Acre

Current Zoning: A-1 Current Land Use: Agriculture

Proposed Zoning: A-1 Proposed Land Use: add Wedding Venue

Please describe the proposed project or purpose of the request:

wedding venue

Proffers: The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** YES NO (If yes, please submit proffer statement to staff.)

Traffic Impact Analysis: If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

Justification

The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.

Spruce Grove Ranch will have a barn venue that is available for rent for special events including weddings, corporate events & private parties. The venue will mainly be utilized on weekends for these events.

Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.

Certification

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: _____

BAD Clark

Date: 9/26/2016

Print Name: _____

BARRY D. CLARKSON

**PERKINS
ORRISON**
ENGINEERS & PLANNERS SURVEYORS

PO BOX 1567, 17 W. NELSON STREET
LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
FOREST, VIRGINIA 24551
PHONE: 434-825-5985 FAX: 434-525-5986



JOB: **SPRING GROVE RANCH
WEDDING BUILDING**

CLIENT: **W. A. STRATTON**

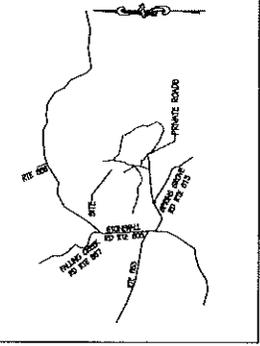
APPOMATTOX, VA

MARK	DATE	DESCRIPTION
ISSUE:	09/29/16	
CONTOUR INTERVAL:	NA	
DRAWN BY:	MJD	
CHECKED BY:	NBW	

CUP PLAN

GRAPHIC SCALE
0 500 1000
1"=50'

16277 SHEET NO. 1 OF 1



PROPERTY INFORMATION:

VICINITY MAP

PARCEL ID: 37 A 1A

PROPERTY ADDRESS: 4418 SPRING GROVE RD

OWNER: SPRING GROVE PROPERTIES, LLC

CURRENT ZONING: A-1

CURRENT USE: AGRICULTURAL

PROPOSED USE: PUBLIC ASSEMBLY (WEDDINGS)

LOT REQUIREMENTS:

LOT SIZE: 43,560 SQ. FT.

FRONT YARD: 50' OR 75' FROM CENTER LINE OF PUBLIC ROAD, WHICHEVER IS GREATER (PRINCIPAL)

FRONT YARD: 75' FROM CENTER LINE OF PUBLIC ROAD OR BEHIND THE FRONT BUILDING LINE, WHICHEVER IS GREATER (ACCESSORY)

SIDE YARD: 25' (PRINCIPAL)

SIDE YARD: 15' (ACCESSORY)

REAR YARD: 35' (PRINCIPAL)

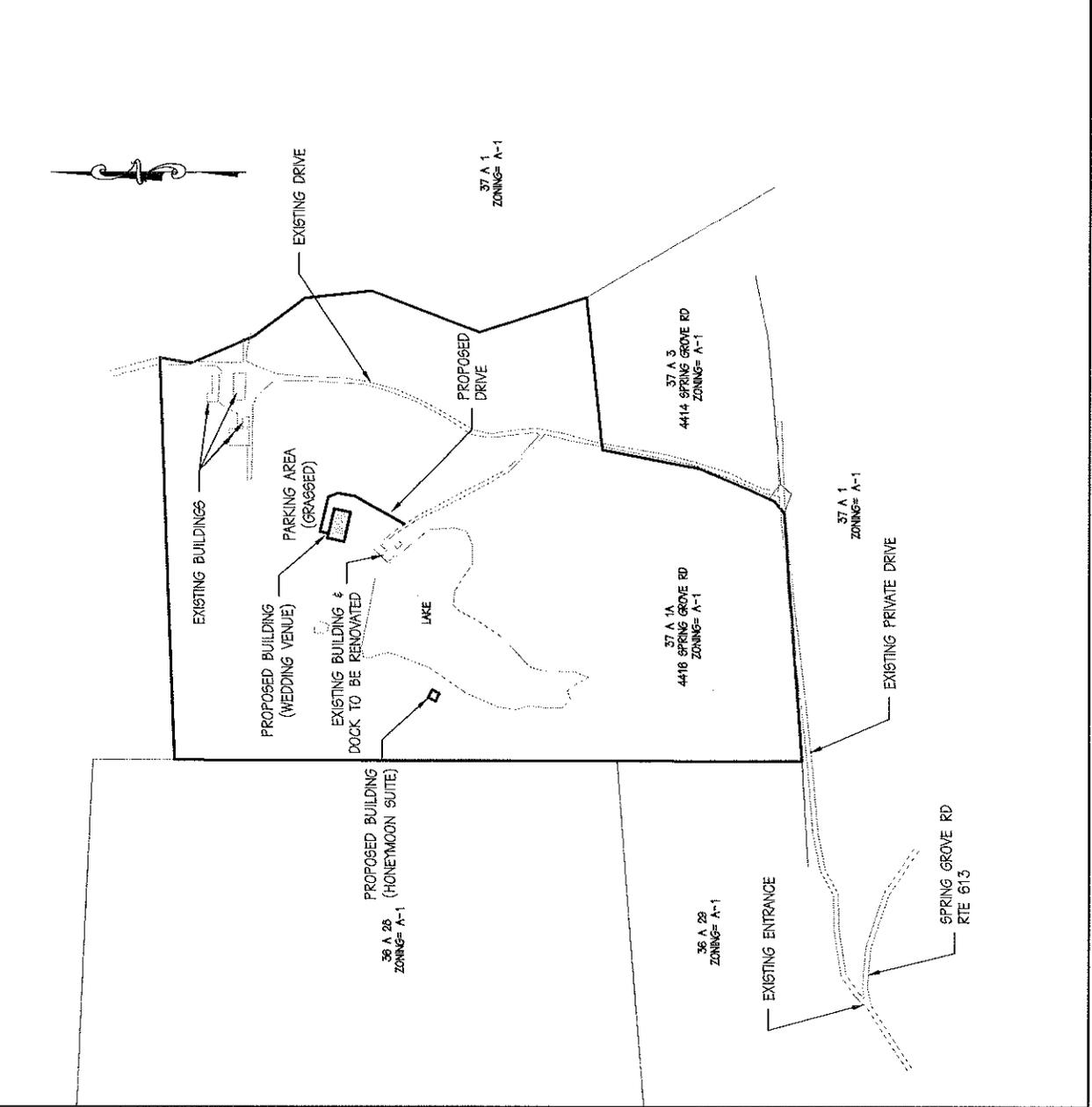
REAR YARD: 15' (ACCESSORY)

MAX HEIGHT: 45' (EXCEPT SILOS)

100' (SILOS)

MAX COVERAGE BUILDING: 10% TOTAL LOT AREA

LOT: 25% TOTAL LOT AREA



Spring Grove Properties LLC



October 4, 2016

1:9,028

0 0.075 0.15 0.3 mi

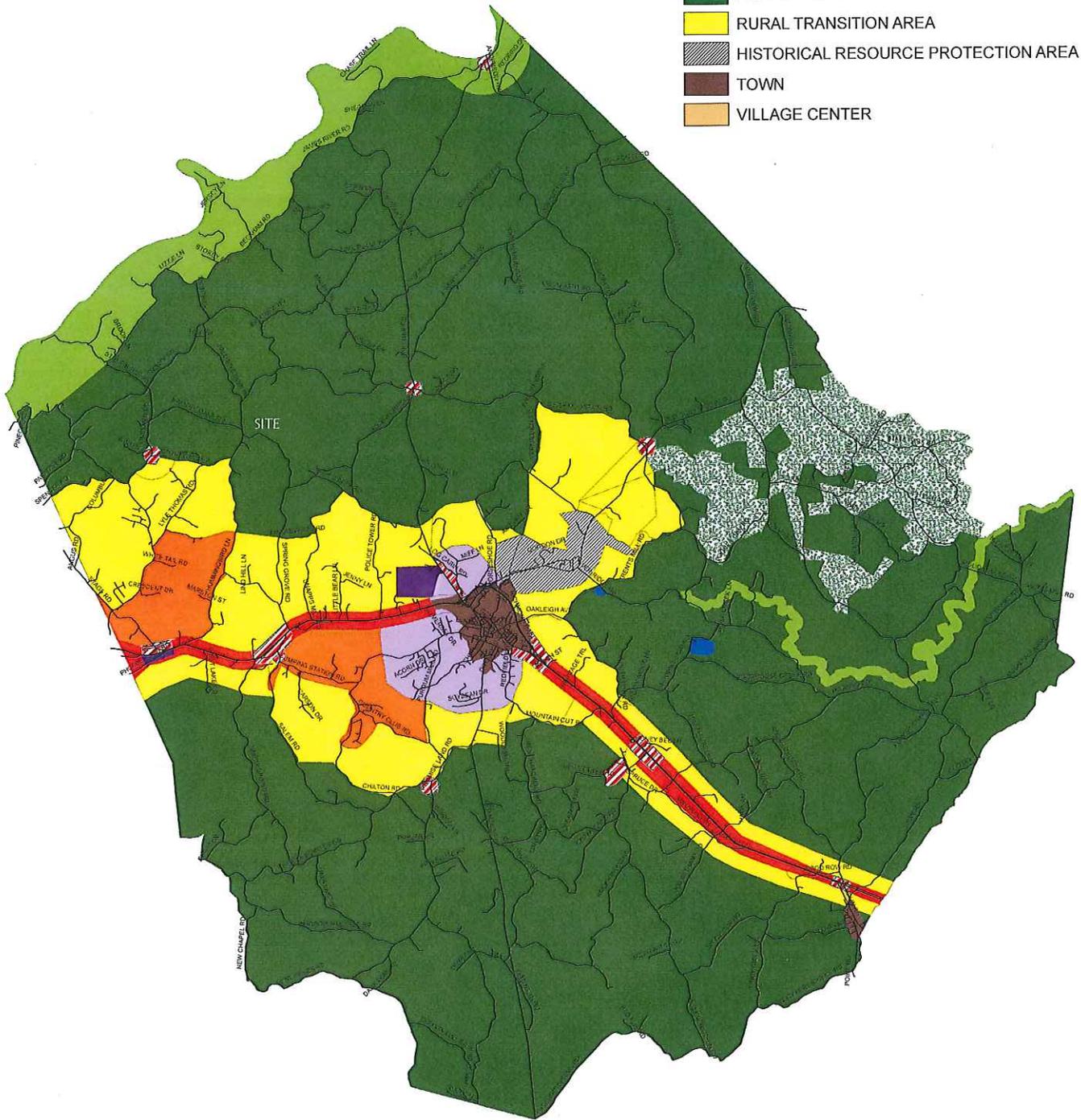
0 0.1 0.2 0.4 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Appomattox County Future Land Use Map Updated: 2016

Land Use

-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  SUBURBAN GROWTH AREA
-  STATE FOREST PROTECTION AREA
-  PRIMARY CONSERVATION AREA
-  PRIMARY GROWTH AREA
-  RURAL PRESERVATION AREA
-  RURAL TRANSITION AREA
-  HISTORICAL RESOURCE PROTECTION AREA
-  TOWN
-  VILLAGE CENTER





**COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
SUMMARY**

Project Name	Agency	Priority	Estimated Cost	Local Share
1. Community Center Roof	Parks & Recreation		\$27,000	\$27,000
2. Old Elementary School Gym Room Repair	Parks & Recreation		\$34,075	\$34,075
3. Computer Aided Dispatch (CAD) System	Public Safety -E911	1	\$275,000	\$125,000
4. Vista Pallas Emergency Phone	Public Safety -E911	1	\$314,000	\$180,000
5. Financial Software	Information Technology		\$32,578	\$32,578
6. Heritage & Recreation Trail Phase II	Parks & Recreation		\$463,221	\$92,650
7. Self-Contained Breathing Apparatus & Sapir Bottles	Public Safety-AVFD		\$210,000	\$210,000
8. Sheriff Radio's	Public Safety-Sheriff	2	\$490,952	\$490,952
		Subtotal	\$1,846,826	\$1,192,255
9. Soccer Field Pavilion	Parks & Recreation		\$25,000	\$25,000

Project Name	Agency	Priority	Estimated Cost	Local Share
10. Community Center Kitchen Counter Tops	Parks & Recreation		\$1,900	\$1,900
11. Community Park Fields #3 & #4 Lights	Parks & Recreation		\$125,000	\$125,000
12. Community Park Soccer Fields Restrooms	Parks & Recreation		\$30,000	\$30,000
13. Stand-by Generator	Public Safety-Sheriff	3	\$25,000	\$25,000
14. Storage Renovation	Public Safety-Sheriff	4	\$100,000	\$100,000
15. Complex Signage	Administration		\$30,000	\$30,000
16. Carver-Price Parking Improvements	Administration		\$496,750	Unknown
17. Administration Roof Repair	Administration	1	\$75,000	\$75,000
18. ACBC Park Infrastructure	Economic Development	1	\$300,000	Unknown
19. NPS Trail	Community Development		\$800,000	\$80,000
20. New Tanker Apparatus	Public Safety-PVFD	1	\$400,000	\$400,000
21. Firehouse Expansion	Public Safety-PVFD	2	\$450,000	\$450,000
22. Engine 2 Replacement Class A Pumper	Public Safety-AVFD		\$500,000	\$500,000

Project Name	Agency	Priority	Estimated Cost	Local Share
23. Ladder 7 Replacement Quant Truck	Public Safety-AVFD		\$900,000	\$900,000
24. CoR/Treasurer Building Expansion	Comm of Rev & Treasurer	1	\$291,610	\$291,610
TOTAL			\$6,397,086	\$4,225,765



**COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
PUBLIC SCHOOLS SUMMARY (Priority List)**

<u>Project Name</u>	<u>School</u>	<u>Estimated Cost</u>
1. Library Roof Replacement	High School	\$35,000
2. Emergency Generator for Life Safety Equipment	High School	\$135,000
3. Carpet Replacement in Main Office	High School	\$65,000
4. Interior Painting	High School	\$170,000
5. Replace Entry Door & Hardware-Main Entrance/Bus/Aud	High School	\$160,000
6. Life Safety Fire Alarm, Intercom, & Bell System	High School	\$190,000
7. Sidewalk Replacement, Phase 2	High School	\$105,000
8. Fire Alarm (Main/Voc.)	Middle School	\$145,675
9. Outside Painting (Voc./Addition)	Middle School	\$67,582
10. Emergency Power	Middle School	\$165,425
11. Repair Walls (Main)	Middle School	\$121,250

Project Name	School	Estimated Cost
12. Paint Windows & Door Lintels (Main)	Middle School	\$35,850
13. Roof Replacement (Wings)	Elementary School	\$121,960
14. Replace Boilers	Elementary School	\$150,000
	TOTAL	\$1,667,742



**COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
PUBLIC SCHOOLS SUMMARY (NEEDS LIST)**

Project Name	School	Estimated Cost
15. Replace Tile Insulation in Ceiling	School Board Office	\$15,000
16. Painting Halls/Offices	School Board Office	\$9,000
17. New Bus Maintenance Facility	Bus Shop	\$900,000
18. Bus Shop Pavement	Bus Shop	\$325,000
19. Bus Shop Fence	Bus Shop	\$50,000
20. Install Security System	Elementary School	\$39,825
21. Replace Oil Piping System to Boiler Room	Elementary School	\$8,750
22. Plumbing Upgrade	Elementary School	\$219,800
23. Mechanical System Renovation	Elementary School	\$3,540,000
24. Painting Classrooms/Hallways	Elementary School	\$157,844
25. Replace Gym Floor	Middle School	\$100,000
26. Mechanical System Replacement	Middle School	\$1,668,500

Project Name	School	Estimated Cost
27. Install Security System	Middle School	\$17,595
28. Ceiling Tile Replacement	Middle School	\$98,000
29. Emergency Lighting (Gym/Hallways/Caf) (Main & Add.)	Middle School	\$27,950
30. Clocks & Bell System/Public Address System	Middle School	\$125,550
31. Sprinkler System (Main & Add.)	Middle School	\$397,750
32. Down Spout Piping/Stormwater Drain	Middle School	\$30,000
33. Re-Caulk Gutters & Expansion Joints	Middle School	\$30,000
34. Resilient Tile (Voc. & Add.)	Middle School	\$84,483
35. Kitchen Equipment Replacement	Middle School	\$350,000
36. Interior & Exterior Lighting/Exit Signs (Add., Voc. & Library)	Middle School	\$201,000
37. Plumbing Upgrade (Voc./Library)	Middle School	\$140,860
38. Update Electrical Wiring (Main/Voc.)	Middle School	\$82,700
39. Casework	Middle School	\$30,000

Project Name	School	Estimated Cost
40. Miscellaneous Repairs (Gutters/flashing/plaster walls)	Middle School	\$68,000
41. Roof Replacement for Gymnasium	High School*	\$85,000
42. Roof Replacement for Vetch Wing	High School*	\$85,000
43. Roof Replacement for Administration Wing	High School*	\$65,000
44. Roof Replacement for Auditorium	High School*	\$65,000
45. Plumbing Fixture Replacement	High School*	\$441,000
46. Replace All Lighting Fixtures Interior & Exterior	High School*	\$568,000
47. Pave Parking Lot	High School*	\$378,611
48. HVAC/Electrical Replacement	High School*	\$5,500,000
49. Replace Ceiling Tile	High School*	\$247,000
50. Classroom Floor Tile Replacement	High School*	\$270,000
51. Replace Lockers (Caf & Locker Rooms)	High School*	\$325,000
52. Replace Wiring, Switches, Receptacles	High School*	\$650,000
53. Kitchen Equipment Replacement	High School*	\$400,000
54. Replace Library Equipment & Furniture	High School*	\$90,000

Project Name	School	Estimated Cost
55. Upgrade Plumbing/Waterlines/Drainage/Gas Piping	High School*	\$750,000
56. Security System	High School*	\$66,150
57. Renovate Bathrooms (200, 300 Wing)	High School*	\$221,000
58. Replace HVAC @ Field House	High School	\$24,000
59. Replace 3 Mobile Classrooms	High School	\$159,000
	TOTAL	\$19,107,368

*Indicates projects that would not be replicated during the proposed High School renovation, thus reducing the overall cost of the renovation.