



PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, NOVEMBER 9, 2016
5:30 PM

[Johnnie Roark](#), Community Development Director

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

Call to Order

Citizen's Comment Period

Approval of Minutes

1. [16-0285](#) **October 12, 2016 Minutes**
Staff has prepared the draft minutes of the October regular meeting for your review.
Documents: [Oct 12 Minutes.pdf](#)

Old Business

2. [16-0286](#) **Continued Discussion of Capital Improvement Program FY2018 through FY2022**
Following the initial discussion last month, staff has filled in a funding scenario for the plan. This scenario only funds \$2.2 million of projects over the 5-year period for County projects and \$1.2 million of School projects.
After discussion, if the Planning Commission wishes, a public hearing can be scheduled for the December regular meeting.
Documents: [Funding Sheet.pdf](#)

New Business

Adjournment

MINUTES

APPOMATTOX COUNTY PLANNING COMMISSION MEETING APPOMATTOX, VIRGINIA

Wednesday, October 12, 2016

Members Present: (Quorum)

George Almond
Steve Conner
Joshua Mills
Earl Dickerson

Members Absent:

Kevin O'Brien
Susan Hudson
Sara Carter

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. Joshua Mills motioned, with a second by Mr. Earl Dickerson to approve the minutes for August and September. Mr. Steve Conner noted that he was not present for the August meeting and would like to abstain on that set of minutes. A separate vote was taken. The August minutes were approved three to zero with Mr. Conner abstaining. The September minutes were approved four to zero.

Public Hearing

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.

Mr. Almond opened the public hearing at 5:32 p.m. and asked staff for a report.

Mr. Roark provided an overview of the petition noting that 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

Joint Planning Commission
Minutes

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. 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.

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

Mr. Norman Walton, Perkins and Orrison Engineering, was present and available to answer questions for the petitioner. Mr. Walton reiterated that the property would be used mainly on weekends.

Mr. Almond asked if anyone else wished to speak either for or against. Hearing none, the public hearing was closed at 5:36 p.m.

Discussion of CUP16-0602

Mr. Almond asked for comments from the Planning Commission members. Mr. Conner stated that he had done business, actually selling the property, so he would be abstaining.

Mr. Almond asked if there were any proposed conditions. Mr. Roark replied that there were not.

Mr. Dickerson motioned, with a second by Mr. Mills, that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission recommends approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as submitted.

The motion passed three to zero with Mr. Conner abstaining.

Discussion-Capital Improvement Program FY2018 through FY2022

Mr. Roark provided a summary of the Capital Improvement Program update for FY18-FY22. Mr. Roark noted the projects that had been completed and the new projects added. Mr. Roark reviewed the school projects. The CIP for the County totaled \$6.3 million and the school projects totaling \$19.1 million.

Mr. Dickerson suggested moving #17, Administration Roof Repair up into the funded portion. Mr. Almond suggested removing #10, Community Center Kitchen Counter Tops. After some discussion it was the consensus to move #18 and #19, respectively park infrastructure and NPS trail should be moved up to the funded portion. The group agreed with the suggestions of Mr. Dickerson and Mr. Almond.

The Planning Commission agreed by consensus to continue to recommend a facilities study.

Mr. Roark stated that he would make the changes and add a funding scenario for next month with a public hearing planned for December.

Informational Item

Mr. Almond noted that he recently participated in the Region 2000 Solid Waste Committee, which is a group of citizens from around the Lynchburg area looking into the future at the trash needs out past the useful life of the current landfill in Campbell County. Mr. Almond stated that he would keep the Planning Commission informed as the committee continued to work. The committee was looking for alternative locations for future landfills or alternative methods to handling solid waste.

Adjournment

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

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

The motion carried unanimously.

The meeting was adjourned at approximately 6:24 p.m.

Approved:

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark
Director of Community Development



**COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
Proposed Funding**

Project Name	Agency	FY18	FY19	FY20	FY21	FY22	Estimated Cost
1. Community Center Roof	P&R	\$27,000	-	-	-	-	\$27,000
2. Administration Roof	Admin	\$25,000	\$50,000				\$75,000
3. Old Elementary School Gym Room Repair	P&R	-	\$17,000	\$17,075	-	-	\$34,075
3. Computer Aided Dispatch (CAD) System	PS-911	\$75,000	\$50,000	-	-	-	\$275,000
4. Vista Pallas Emergency Phone	PS-911	\$90,000	\$90,000	-	-	-	\$314,000 (\$150,000 grant)
5. Financial Software	IT	-	-	\$32,578	-	-	\$32,578
6. Heritage & Recreation Trail Phase II	P&R	\$92,650	-	-	-	-	\$463,221
7. Self-Contained Breathing Apparatus & Sapir Bottles	PS-AVFD	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$210,000
8. Sheriff Radio's	PS-Sher	\$240,000	\$250,952	-	-	-	\$490,952
9. ACBC Park Infrastructure	ED	\$100,000	\$100,000	\$100,000	-	-	\$300,000

Project Name	Agency	FY18	FY19	FY20	FY21	FY22	Estimated Cost
10. NPS Trail	CD	-	\$40,000	\$40,000	-	-	\$800,000
11. Soccer Field Pavilion	P&R	-	-	-	\$25,000	-	\$25,000
12. Community Park Fields #3 & #4 Lights	P&R	-	-	-	\$50,000	\$50,000	\$125,000
13. Community Park Soccer Fields Restrooms	P&R	-	-	-	\$30,000	-	\$30,000
14. Stand-by Generator	PS-Sher	-	-	-	\$25,000	-	\$25,000
15. Complex Signage	Admin	-	-	-	-	\$30,000	\$30,000
Office Renovation	PS-Sher	-	-	\$50,000	\$50,000	-	\$100,000
17. Carver-Price Parking Improvements	Admin	-	-	-	-	-	\$496,750
20. New Tanker Apparatus	PS-PVFD	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$400,000
21. Firehouse Expansion	PS-PVFD	-	-	-	-	-	\$450,000
22. Engine 2 Replacement Class A Pumper (3yrs out)	PS-AVFD	-	-	\$50,000	\$50,000	\$50,000	\$500,000 \$250,000 County, \$125,000 Town
23. Ladder 7 Replacement Quant Truck (8 yrs out)	PS-AVFD	-	-	-	-	\$50,000	\$900,000 \$450,000 County, \$225,000 Town
24. CoR/Treasurer Building Expansion	CoR&Tres	-	-	-	-	-	\$291,610
Totals		\$719,650	\$667,952	\$359,653	\$300,000	\$250,000	\$6,395,186

5-Year Local Contribution= \$2,297,255


TOTAL **\$6,397,086** **\$4,225,765**
COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
PUBLIC SCHOOLS SUMMARY (Priority List)

Project Name	School	FY18	FY19	FY20	FY21	FY22	Total Cost
1. Library Roof Replacement	High School	\$35,000	-	-	-	-	\$35,000
2. Emergency Generator for Life Safety Equipment	High School	\$25,000	\$25,000	\$25,000	\$25,000	\$35,000	\$135,000
3. Carpet Replacement in Main Office	High School	\$30,000	\$35,000	-	-	-	\$65,000
4. Interior Painting	High School	-	\$20,000	\$50,000	\$50,000	\$50,000	\$170,000
5. Replace Entry Door & Hardware- Main Entrance/Bus/Aud	High School	\$40,000	\$40,000	\$40,000	\$40,000	-	\$160,000
6. Life Safety Fire Alarm, Intercom, & Bell System	High School	-	-	-	-	-	\$190,000
7. Sidewalk Replacement, Phase 2	High School	-	\$50,000	\$55,000	-	-	\$105,000
8. Fire Alarm (Main/Voc.)	Middle School						\$145,675
9. Outside Painting (Voc./Addition)	Middle School	\$33,000	\$34,582	-	-	-	\$67,582
10. Emergency Power	Middle School	-	-	-	-	-	\$165,425
11. Repair Walls (Main)	Middle School	\$30,000	\$30,000	\$30,000	\$31,250	-	\$121,250
12. Paint Windows & Door Lintels (Main)	Middle School	\$35,850	-	-	-	-	\$35,850
13. Roof Replacement (Wings)	Elementary School	-	\$121,960	-	-	-	\$121,960
14. Replace Boilers	Elementary School	-	-	\$50,000	\$50,000	\$50,000	\$150,000
Totals		\$228,850	\$356,542	\$250,000	\$196,250	\$135,000	\$3 Page



**COUNTY OF APPOMATTOX
CAPITAL IMPROVEMENT PROGRAM
FY 2018 THROUGH FY 2022
PUBLIC SCHOOLS SUMMARY (NEEDS LIST, NOT FUNDED)**

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.