GREENSVILLE COUNTY PLANNING COMMISSION

AGENDA

Tuesday, January 8, 2019

6:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

A. Approval of Minutes – See Attachment - A.

1. December 11, 2018

IV. PUBLIC HEARING

A. SP-9-18 Marsha Daniel/Hillcrest Farm Events – See Attachment - B.

V. REGULAR SESSION

A. SP-9-18 Marsha Daniel/Hillcrest Farm Events

VI. OTHER MATTERS

VII. ADJOURN

A

The Greensville County Planning Commission meeting was held Tuesday, December 11, 2018, 6:00 P.M., at the Greensville County Government Center, 1781 Greensville County Circle, Emporia, Virginia.

PRESENT
Walter Robinson, Vice-Chairman
Lofton Allen
Stephen Allen
Joe Antorn, Jr.
William Cain
Annie Odom
Dianne Barnes-Rhoades
Jeff Robinson
Kim Wiley

ABSENT
None

STAFF PRESENT
Darren Coffey
Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT
Denise Nelson
David Stoner

Vice-Chairman Robinson called the meeting of Tuesday, December 11, 2018 to order. Mr. Robinson stated that the Commission would start the meeting with prayer. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope welcomed new members, Mr. William Cain and Ms. Kim Wiley, to the Commission. Mr. Pope, the secretary, called the roll. All were in attendance.

In Re: APPROVAL OF THE AGENDA

Vice-Chairman Robinson entertained a motion for approval of the agenda. Mr. Pope requested that an item be added under Other Matters, Item B-Comp Plan and Zoning Ordinance Review and Amendments regarding Solar Projects. Commissioner Jeff Robinson made the motion, seconded by Commissioner Rhoades, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Commissioner Jeff Robinson stated that the minutes of at the last meeting needed clarification, his intention was to give SP-5-17/Sedrick Miles 30 days to start the process for engineered drawings. Mr. Pope stated that Mr. Miles had started the process.

Vice-Chairman Robinson entertained a motion to approve the minutes of November 13, 2018, with the correction as discussed. Commissioner Jeff Robinson made a motion, seconded by Commissioner Stephen Allen, with all voting aye, motion carried.

Vice-Chairman Robinson entertained a motion to go into Public Hearing. Commissioner Stephen Allen made the motion, seconded by Commissioner Jeff Robinson, with all voting aye, to go into Public Hearing.

In Re: PUBLIC HEARING

ZTA-4-18 – Marsha Daniel/Mark Gainey

Mr. Pope stated Marsha Daniel and Mark Gainey were requesting that the Planning Commission and the Greensville County Board of Supervisors look at the Permitted Use Table 4.1 of the County Zoning Ordinance and add a permitted use, a wedding or event venue within a barn or building. He stated that staff is recommending approval, with conditions, of this request with the issuance of a Special Use Permit within an agricultural district only.

Vice-Chairman Robinson asked if there were any other questions or comments. Being none, he asked for a motion to go back into regular session.

Commissioner Lofton Allen made a motion, Commissioner Jeff Robinson seconded, motion carried to return to regular session.

In Re: REGULAR SESSION

Vice-Chairman Robinson entertained a motion concerning ZTA-4-18-Marsha Daniel/Mark Gainey.

Commissioner Stephen Allen made a motion to approve the request to change Table 4.1 of the Zoning Ordinance to include weddings or event venues in a barn/building, seconded by Commissioner Jeff Robinson, with all voting aye, motion carried.

In Re: OTHER MATTERS

Darren Coffey addressed the Commission concerning Utility Scale Solar. It is classified as a public utility and under State Code section 15.2-2232 it states that this use must be in accord with the County's Comprehensive Plan. Once it is found to be in accord, then a Special Use Permit will be applied for. If the Commission does not approve, then the applicant can appeal to the Greensville County Board of Supervisors.

Denise Nelson, with the Berkley Group, addressed the Commission and described the 2232 Review of the SP2232-3-18 Fountain Creek Solar project. She described three key points to consider. The proposed site is in the same vicinity as the previously approved Meherrin Solar project and approximately four miles from the approved Tradewind Energy project site. She stated that it includes 2.2 miles of transmission line affecting six additional parcels. She further stated that the two parcels where the solar panels will be placed, while zoned agricultural, half the land is forested. She state that in this review staff has analyzed Comprehensive Plan elements and the proposed project meets some but not all of the Comprehensive Plan's land use and renewable energy goals, objectives and strategies. Ms. Nelson stated that based on the information review for this report, staff finds that this project may not be substantially in accord with the Greensville County Comprehensive Plan. She stated that the Commission should document their decision to approve, deny or defer the request.

Commissioner Cain suggested that it may be unwise to add another solar project to the county until results from the two previously approved projects have been implemented.

David Stoner, representing Fountain Creek Solar, addressed the Commission. He stated that there are benefits to the County in job creation, economic activity, and tax revenue. He also stated that he felt this project is in accord with the Comprehensive Plan. He further stated that this Fountain Creek Solar project is extremely well screened and sited in terms that 86% of the perimeter is forested and will remain so. He stated that this project, of all that have been discussed, is the lease impactful in terms of visual impact.

Commissioner Cain stated that the tax revenue to the County would decrease each year.

Commissioner Antorn stated that he felt the Commission needed to proceed with caution. He stated that these projects are so new to the County that small steps need to be taken.

Mr. Pope explained that the 2232 Review Process is solely a decision made by the Planning Commission. He stated that if the request is denied, then the applicant can appeal to the Greensville County Board of Supervisors.

Commissioner Robinson stated that, of all the solar projects presented to the Commission, this is the most comfortable because it is so remote. He stated that he would like to see this request approved. He also stated that he is looking forward to discussing the wording in the County's Comprehensive Plan.

Commissioner Wiley stated that she thought this proposed project was a good one and would suggest that this request be approved. She stated that she looked forward to reviewing the Comprehensive Plan.

Vice-Chairman Robinson entertained a motion on SP2232-3-18 Fountain Creek Solar.

Commissioner Jeff Robinson made a motion that the Fountain Creek Solar, LLC's proposed 80-megawatt photovoltaic solar energy facility as described in 2232 Review application 2232-3-18, is substantially in accord with the Greensville County Comprehensive Plan or parts thereof for the following reasons:

1. The Comprehensive Plan notes an interest in the development of environmental friendly energy.

2. The Comprehensive Plan states that so long as a solar energy facility is not detrimental to the surrounding area, solar energy facilities are encouraged in agricultural zoned districts.

3. The proposed project involves only a small part of the total agricultural land in the County and has proposed setbacks and buffers which, if adequate in scope and required in the Special Use Permit, could afford protection for adjacent properties.

Commissioner Wiley seconded, vote was taken with the following results:

AYE	NAY
Commissioner Walter Robinson	Commissioner William Cain
Commissioner Lofton Allen	Commissioner Joe Antorn
Commissioner Jeff Robinson	
Commissioner Stephen Allen	
Commissioner Diane Barnes-Rhoades	
Commissioner Annie Odom	
Commissioner Kim Wiley	

Vice-Chairman Robinson stated that with the majority voting AYE, the motion carried.

Mr. Pope stated that it was time to update the County's Comprehensive Plan as required by State Law. He stated that the County has entered into a contract with the Berkley Group to look at the Comp Plan and Zoning Ordinances with great detail; especially as related to solar development.

Darren Coffey stated that plans were in place to offer public work sessions starting in January 2019 with the Planning Commission, community and staff to hear opinions and concerns about developing solar projects.

In Re: ADJOURNMENT

Motion to adjourn by Commissioner Rhoades, seconded by Commissioner Jeff Robinson, with all voting aye, meeting was adjourned.

_____
Walter W. Robinson, Jr.
Vice-Chairman

B

STAFF REPORT

SP-9-18

OVERVIEW

APPLICANT/AGENT	Marsha A. Daniel
OWNER	Marsha A. Daniel
TAX MAP	33-1-2 & 33-1-2B
ACREAGE	35.13 acres & 2.87 acres
LOCATION	Lot 2 near east side of State Highway 604/Hillcrest Road
ELECTION DISTRICT	Hicksford
EXISTING ZONING	A-1 Agricultural
EXISTING USE	Agricultural/Residential
REQUEST	Requesting the establishment of a wedding & event venue with a barn/building.
ADJACENT ZONING	A-1 Agricultural
PREVIOUS ZONING ACTIVITY	None
CHARACTER OF AREA	Low Density Residential, Agricultural, Forrestal
NATURAL CONDITIONS	260' ± Elevation.
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	Future Land Use Plan: Rural Residential

DIRECTOR'S COMMENTS

The applicants are requesting a Special Use Permit to operate and maintain a wedding and event venue in a rural setting. The existing home will be used for members of the wedding party to dress and prepare for the ceremony, while still being retained for a residence by the property owners. An existing 3960 square foot barn will be used to host weddings and events. The weddings and events

will be held in a 2310 square foot portion of the barn with the remaining square footage being used for bona fide agricultural purposes.

The subject property is zoned A-1, Agricultural. The Greensville County Zoning Ordinance does permit a wedding/event venue by Special Use within the A-1, Agricultural District provided the special use considerations can be met.

The present zoning of the property A-1, Agricultural, reflects the existence of farms, forests, conservation areas, and other types of rural uses. This designation is intended to protect these conditions and encourage only that development which promotes the preservation of the rural qualities of the County. However, selected businesses and industrial uses may be permitted in the district but only when the governing body finds that such development not only enables the rural characteristics of the County to be maintained, but is in harmony with the economic development objectives of the County.

The subject property is located in a Rural Residential/Conservation Area on the Comprehensive Plans Future Land Use Plan. The Rural Residential/Conservation Area is characterized by low-density residential development such as detached single family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. If this request is approved, this area is expected to remain rural in nature with land still being utilized for agricultural use.

The primary site of this activity will be an existing barn, which is located adjacent to the applicant's residence. While another residence is within site, the conditions of the Special Use Permit should be adequate to protect the surrounding property owners from nuisances associated with the business.

The subject property contains an existing well. The property also contains an existing septic and drainfield system that is utilized by the applicant's residence. The applicant has hired an On-Site Soil Scientist and will work with the Greensville County Health Department to determine the capacity required for the wedding and event venue for both well and septic and drainfield. Prior to Site Plan approval and the issuance of a Certificate of Occupancy the applicant will have to receive approval from the Health Department.

Copies of the application were submitted to the Virginia Department of Transportation as well as the Greensville County Health Department for their respective reviews. Staff has received no negative comments from either department.

Being that the proposed use is an allowable use as indicated by the Zoning Ordinance, and that staff finds that the proposed use is consistent with the overall objectives and intent of the Comprehensive Plan, staff recommends approval of the applicant's request subject to the following conditions.

STAFF RECOMMENDATION

APPROVE

Staff makes the recommendation to approve the applicant's request subject to the following conditions:

CONDITIONS

General

1. The wedding and event venue shall be constructed, operated and maintained in accordance with all rules and regulations of the Greensville County Zoning Ordinance, with any and all terms and conditions of this Special Use Permit, and in compliance with all federal, state, and other local laws and regulations for this use.

2. Prior to the issuance of a special use permit for the proposed wedding and event venue the permittees shall submit a site plan, prepared by the applicant, for County approval in accordance with the provisions of Article 16 of the Greensville County Zoning Ordinance.

3. Permittees shall secure and maintain all federal, state and local licenses and certificates required to do business in the Commonwealth of Virginia and the County of Greensville.

4. Only a wedding and event venue in accordance with the approved Special Use Permit is permitted on the subject property.

5. This Special Use Permit shall expire if the use of the site as a wedding and event venue ceases for two (2) years.

6. These conditions shall be binding on any person, entity, including the permittees, their assigns, successors, and any subsequent assignee (s), successor (s), owner (s), operator (s), or lessee (s), owning-operating, or leasing the wedding and events venue situated on the subject property.

Right to Entry and Inspections of Premises

7. Permittees shall allow designated County representatives or employees access to the wedding and event venue at any time for inspection purposes. Reports of such inspections shall be provided to the Director of Planning to determine compliance with permit.

Light

8. All exterior permanent lights shall be arranged and installed so that the direct or reflected illumination is minimized at the property line.

9. All permanent light sources shall be directional with shielded fixtures that cast light downward.

Compliance

10. Violation of any local, state, or federal law, regulation, or ordinance or violation of any conditions of this permit shall be grounds for revocation of this permit by the County in accordance with law

11. In the event the permittees are notified of any violations or applicable laws, regulations or permit conditions of the subject property, permittees shall notify the County and shall provide the County with all information pertinent thereto and details of the applicant's action to remedy said violation.

12. All complaints received by the County will be referred directly to the permittees which shall give prompt and courteous attention and shall advise the County of the disposition of such complaints within thirty (30) days of the complaint referral.

13. The wedding and event venue and all accessory structures shall be designed and constructed to meet all requirements of the Virginia Uniform Statewide Building Code.

14. The applicant must submit a site plan showing all improvements located upon the property. The site plan does not have to be prepared by a licensed professional but can be prepared by the applicant.

15. Failure to abide by the above condition may result in the revocation of this Special Use Permit.

Linwood E. Pope, Jr.
Planning Director

January 2, 2019

COUNTY OF

1781 1781

GREENSVILLE

• V I R G I N I A •

...Growing Towards New Horizons

SPECIAL USE PERMIT

FILE #: SP9-18

Owner **Agent/Applicant** (if different from owner)

Name: Hillcrest Farm Events / Marsha Annette Daniel

Physical Address: 650 Hillcrest Rd.
Emporia, VA 23847

Mailing Address: Same

Telephone: 919 906-3627

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. 33-1-2	38 acres	Hicksford
2. 33-1-2A	2.87	Hicksford

General Location:

Current Zoning/Proffers	Existing Use	Proposed Use
1. A-1 Agricultural	Agricultural/Residential	Wedding + Event Venue (Barn)
2. " "	" "	" "

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

Detail Description of Request (Address impact of proposal on check list items):
Requesting establishment of a Wedding & Event Venue within a Barn/Building.

Lot 2 near East side St. Hwy 604 Hillcrest Rd

Justification: See attached

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greensville County may inspect the property subject to this application and my permission to do so is hereby given.

Signature 12/12/18
Date
(Agents must provide written documentation of authority)

Received by: Date: 12/12/18

Planning Commission Action:

Board of Supervisors Action:

25-2-3
6520
25-2-3I
24-1-5C
33-2-12
33-2-13
SP-9-18
33-1-2
33-2-9
HILLCREST P604
33-1-2A
650
33-2-10B
33-2-12A
33-1-1
33-2-10A
RUBY P693
33-2-10
N
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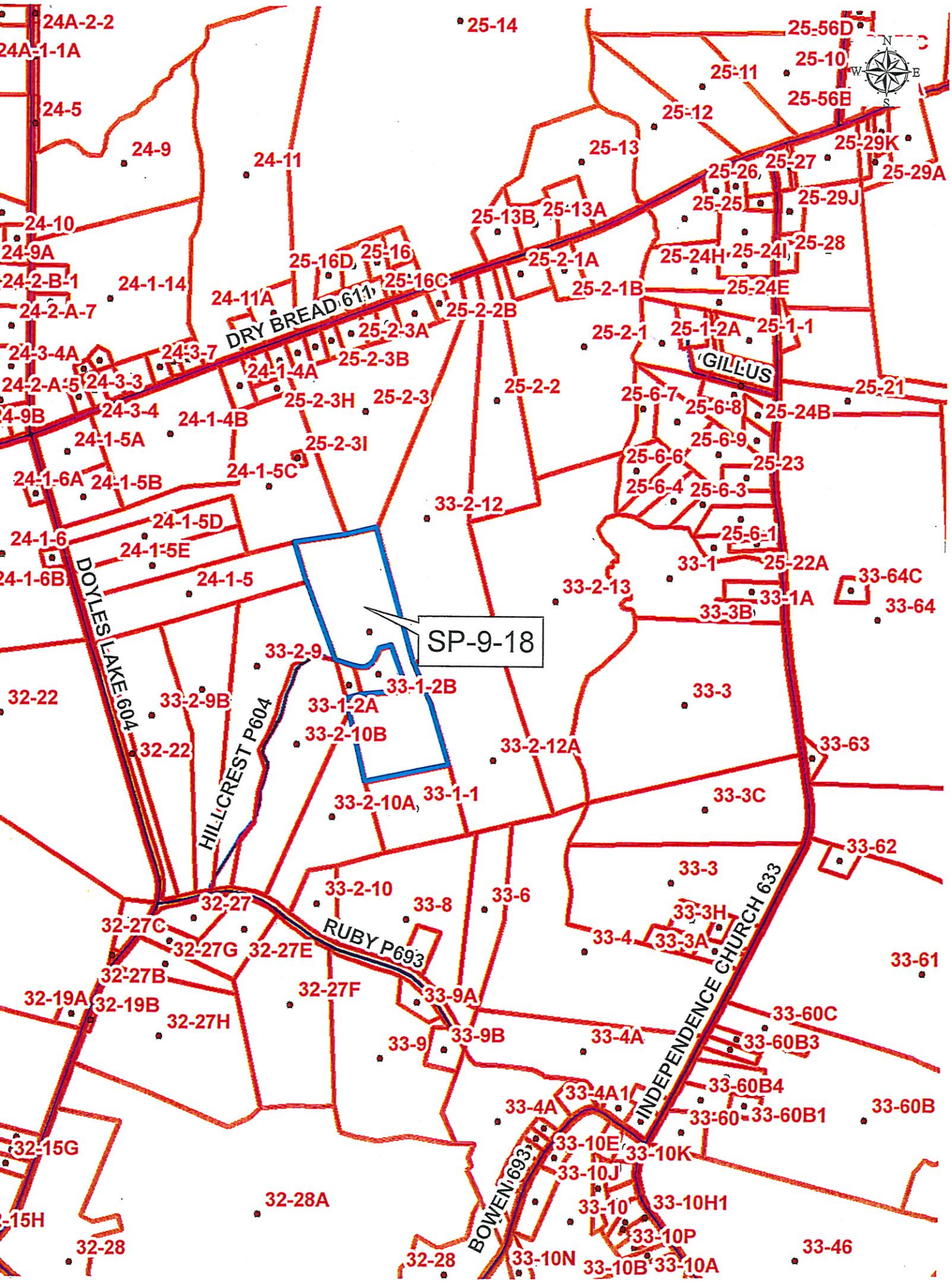
SP-9-18
DRY BREAD 611
GILLUS
DOYLES LAKE 604
HILLCREST P604
RUBY P693
INDEPENDENCE CHURCH 633
BOWEN 693
24A-2-2
24A-1-1A
24-5
24-9
24-11
24-10
24-9A
24-2-B-1
24-1-14
24-2-A-7
24-11A
24-3-4A
24-3-7
24-2-A-5
24-3-3
24-9B
24-3-4
24-1-4B
24-1-5A
24-1-6A
24-1-5B
24-1-5C
24-1-6
24-1-5D
24-1-5E
24-1-6B
24-1-5
32-22
32-22
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32-27G
32-27E
32-27B
32-19A
32-19B
32-27H
32-27F
32-15G
32-28A
32-28
32-28
25-14
25-16D
25-16
25-16C
25-2-2B
25-2-3A
25-2-3B
25-2-3H
25-2-3
25-2-3I
25-2-2
25-13B
25-13A
25-2-1A
25-2-1B
25-2-1
25-1-2A
25-1-1
25-56D
25-10
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25-56B
25-12
25-13
25-29K
25-26
25-27
25-29A
25-25
25-29J
25-24H
25-24I
25-28
25-24E
25-6-7
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25-6-9
25-6-6
25-23
25-6-4
25-6-3
25-6-1
33-2-12
33-1
25-22A
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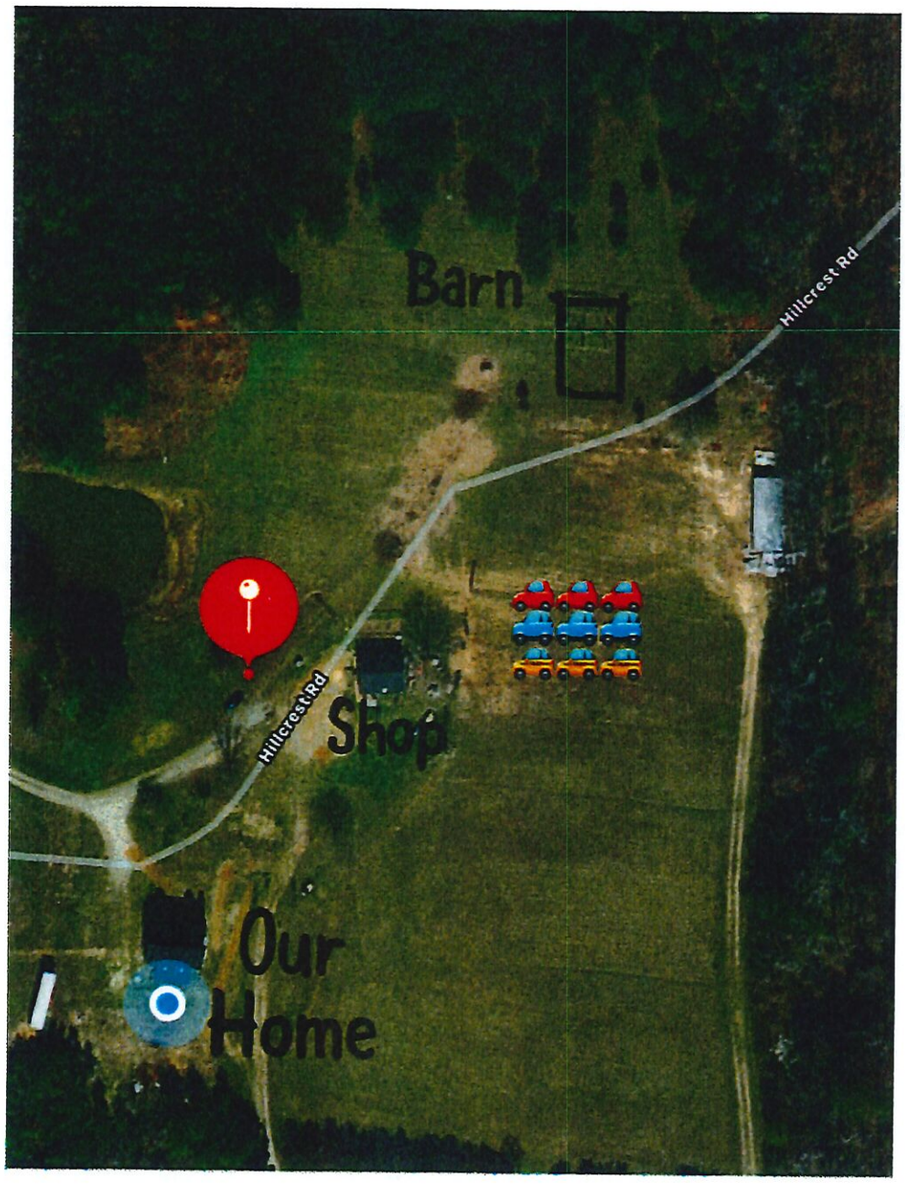
33-2-13
33-1A
33-64
33-3B
33-2-9
33-1-2B
33-1-2A
33-2-9B
33-2-10B
33-3
33-2-12A
33-63
33-2-10A
33-1-1
33-3C
33-62
33-3
33-2-10
33-8
33-6
33-3H
33-4
33-3A
33-61
33-9A
33-9B
33-9
33-4A
33-60C
33-60B3
33-4A1
33-60B4
33-4A
33-60
33-60B1
33-60B
33-10E
33-10K
33-10J
33-10
33-10H1
33-10P
33-10N
33-10B
33-10A
33-46

Zimbra **tpernell@greensvillecountyva.gov**

Layout for Hillcrest Farm Events

From : Marsha Daniel <gaineybuildersinc@gmail.com> Wed, Dec 12, 2018 02:01 PM
Subject : Layout for Hillcrest Farm Events 1 attachment
To : Lin Pope <lpope@greensvillecountyva.gov>
Cc : eventsathillcrest@gmail.com



400 ft
shop to barn

800 ft
home to barn

--
Thank you,

Closest
Residence
Brother
In-law
Tim Gainey
1/2 mile

Justification for Barn Event Venue

Research shows there's a need in our community for an event venue, to provide an additional option, as well as an alternative option. There are many couples that are leaving Greensville County to wed due to lack of options and an extensive wait list at our community's existing venue. And since weddings involve such a wide variety of vendors, that has a tremendous ripple effect resulting in a loss of revenue.

Research also shows a barn wedding venue in a country setting is a destination wedding site. With the increase in couples looking at venues outside the box for a unique wedding location, a barn wedding venue in Greensville County will attract out of town and out of state couples to our area. Our new venue could bring thousands of people to Emporia, Virginia each year and more exposure to our area.

Weddings generate hundreds of thousands, in spending on flowers, cakes, DJs, meals, photographers and hotels. And of course all those purchases generate sales tax revenue for state and local governments.

Weddings have an economic impact from start to finish. Weddings bring family and friends to fill hotel rooms for multiple days. Most out-of-town guests stay a minimum of three nights, so there is the increase in hotel revenue and restaurants. While here, they are shopping, buying groceries and/or dining out. In addition, lots of jobs and businesses involve serving the wedding industry. They are not just venues and hotels, but services providing music, photography, drone photography, retail, jewelers, make-up, hair salons, florists, and the list goes on.

PB 5 pg 24

S.G. KEEDWELL
Oct. 11, 194

N62°35'W
50'

110'
to Dairy
Farm line

Virginia
County of
This Pl
with the

Plat Book No. 5
Page ____.

Magnetic North

PLAT OF LAND

OWNED BY

GEORGE POWELL

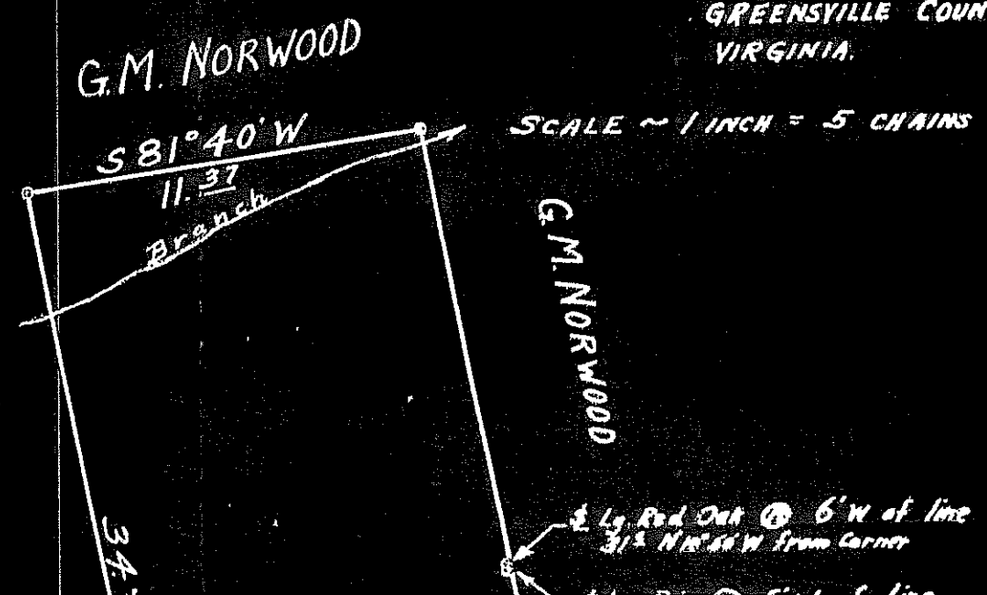
Deed Book No. 55
Page ____.

BEING LOT #11 SHOWN ON PLAT ON RECORD IN PLAT BOOK 2, P. 179.

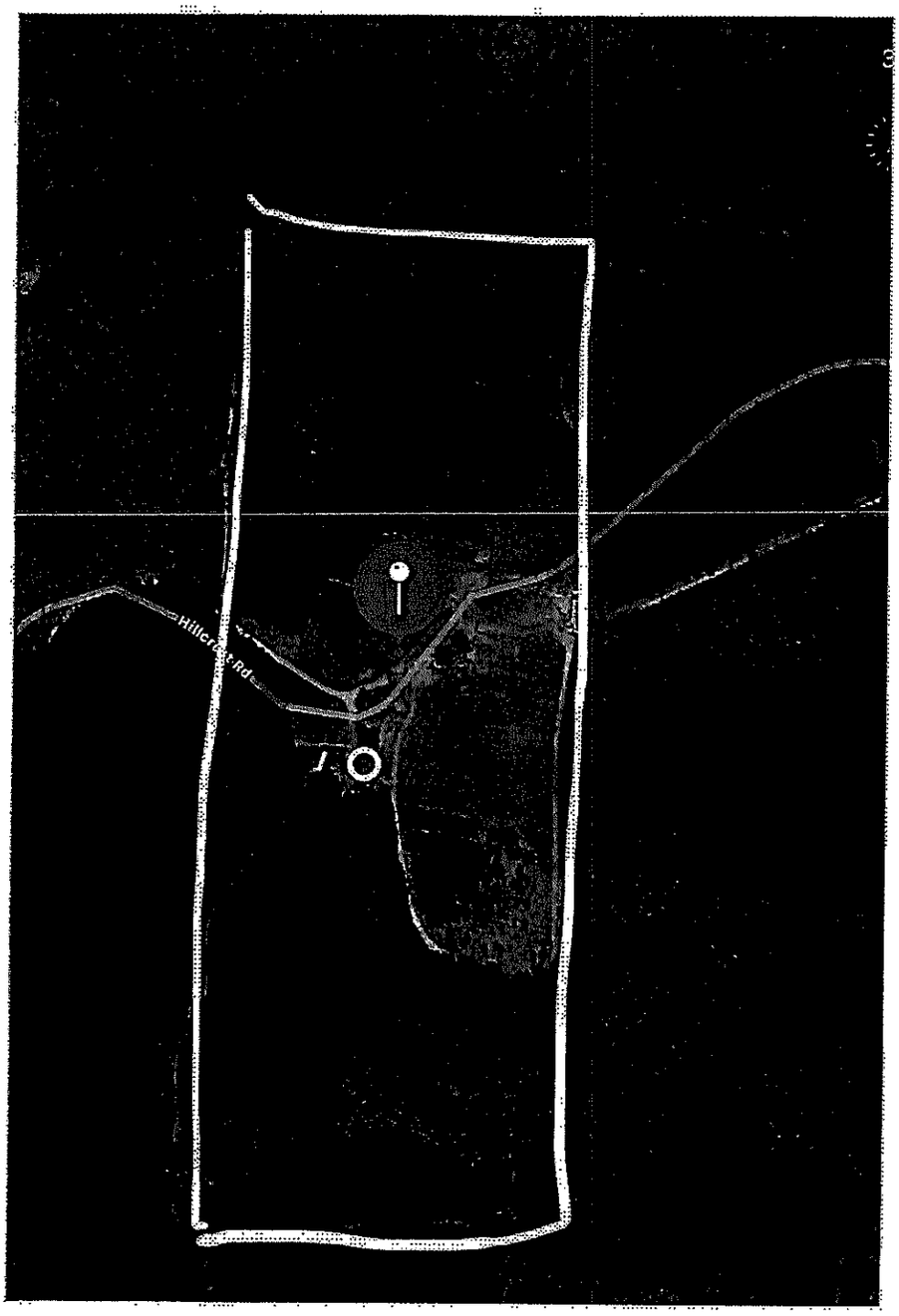
AREA ~ 49 ACRES, more or less.

LOCATION ~ ABOUT 7 MILES WEST OF EMPORIA AND ABOUT 1/4 MILE SOUTH OF THE DRY BREAD RD. (RT. 611), HICKSFORD DISTRICT, GREENSVILLE COUNTY, VIRGINIA.

SCALE ~ 1 INCH = 5 CHAINS



Court of the County of Greensville, on the
m George Washington Powell and wife, to
office, and together with the
Clerk.



Our 39 Acres