

**Buckingham County  
Planning Commission  
April 25, 2022**

At a regular scheduled meeting of the Buckingham County Planning Commission held on Monday, April 25, 2022 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John Bickford; James D. Crews III; Stephen Taylor; Steve Dorrier; Ashley Shumaker; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

**Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance**

Chairman Bickford called the meeting to order. Joyce Gooden gave the invocation, James D Crews III led the Pledge of Allegiance and it was said by all who were in attendance. Chairman Bickford certified there was a quorum- eight of eight members were present. The meeting could continue.

**Bickford:** Before we move forward, I'd like to give Pete our new member a minute to introduce himself and elaborate on how you want to improve the board.

**Kapuscinski:** Im Pete Kapuscinski im a neighbor, I'm pleased to be here, real pleased to have been selected a little bit surprised. Look forward to serving Buckingham, and our community and all of you all. Thank you.

**Bickford:** Thank you, Pete. Look forward to working with you. That brings us to adoption of agenda. Excuse. me, Nicci, any changes to the agenda?

**Edmondston:** No sir.

**Allen:** So moved.

**Bickford:** I have a motion do I have a second.

**Dorrier:** Second.

**Supervisor Allen moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to approve agenda as presented.**

**Bickford:** All right. All in favor, raise your right hand. Passes. Approval of minutes March 21 work session.

**Allen:** So moved.

**Gooden:** Second.

**Supervisor Allen moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to approve minutes as presented.**

**Bickford:** All in favor? Approved. March 28<sup>th</sup> Minutes

**Allen:** So moved.

**Gooden:** A few changes. I said stripe instead of strike and yet was written instead of yes. So those were the corrections with regard to what I saw what I said.

**Allen:** So move with changes.

**Shumaker:** Second.

**Bickford:** Okay. Have a second any further discussion? All in favor, raise your right hand passes. Alright, that brings us to public comment period. Do we have anybody signed up?

**Supervisor Allen moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to approve minutes with changes.**

**Edmondston:** No sir.

**Bickford:** No one signed up. All right, we'll close that and move to our old business, public hearing sign placement for the notice of public hearings.

**Edmondston:** No one signed up.

**Bickford:** No one signed up for that either. So I'll close that and we'll move to the commissioners. Any discussion on that? That's just the revisions we made to the placement of the signs.

**Shumaker:** I would move that we move that along to the Board of Supervisors.

**Edmondston:** Anyone need further clarification or anything, any other discussion for me and further definition? You all did discuss this in our work session because the Board of Supervisors in January had tasked the planning commission with moving forward with a recommendation back to them. I'll just read over just a little bit just to give you a bit more information this afternoon since it's been a little over a month since we had the meeting. But the county's ordinance requires that applicants post signs when an application for special use permit is made. The county by customer has generally done this and we are idle in state and locality cannot do

more than as authorized by the state. The courts have said that a county can't require the posting of the signs by the applicants, Buckingham has continued the practice in a general way just to try to get notice out for all the public. And there may not have been a specific adherence to the to that requirement to that end. But the amendment needs to be added to the zoning ordinance to cover the legal part of the signs we would still require the signs be posted. But we would add language to our zoning ordinance that provides for any type of noncompliance by the applicant with the signposting that would not invalidate the actions taken by the Planning Commission or the Board of Supervisors. So that would be what you're making a recommendation back to the board supervisors.

**Bickford:** Thank you Nicci any discussion from commissioners? Do I have a motion to approve then?

**Dorrier:** I make a motion we approve this for the Board of Supervisors.

**Shumaker:** Second.

**Bickford:** I have a second Any further discussion? All in favor Raise your right hand, passes. That bring us to case 22 special use permit 301 Amos Smucker, it's my understanding that they have pulled this application.

**Commissioner Dorrier moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to move requirement of signs public hearing on to Board of Supervisors.**

**Edmondston:** Yes, sir. We did receive a formal notification from Mr. Smucker and Mr. Beiler withdrawing the application for this SUP22 301. They stay due to the fact that Spouse's lane cannot temporarily be used for Spouses Lane location a new site was picked on Banton Shop road hopefully this letter is a sufficient confirmation to withdraw and or void the special use permit application that was signed by Amos Smucker and Aaron Beiler. Tax map 124 12. And that was submitted to the administration building last week. And each of you have a copy of that as well.

**Allen:** I make a motion we go ahead and accept the withdrawal of the permit.

**Bickford:** Have a second?

**Crews:** Second.

**Bickford:** Any further discussion? All in favor? Passes, withdrawal is approved. That brings us to Nicci our new businesses.

**Supervisor Allen moved, Commissioner Crews seconded, and was unanimously carried by the Commission to accept withdrawal of Case SUP22-301.**

**Edmondston:** Yes sir, I apologize. Our first introduction this evening is case 22- SUP302. Our landowner is Dominick Lamonte and our applicant is Erin Reid Lamonte at 1833 Mulberry Grove Road, Buckingham, Virginia 23921. The tax map is 93. Our parcel is 12 and it contains approximately four acres. And the property of for which they're asking for the special use permit is actually located at 1867 Mulberry Grove Road Buckingham 23921. It is in the Maysville magisterial district. The zoning is currently a one and the request from the applicant is to obtain a special use permit for the purpose of operating an Airbnb Bed and Breakfast with six dry campsites. The applicant is asking the Planning Commission to recommend a public hearing date to hear this request. The zoning ordinance of course does not permit an Airbnb Bed and Breakfast and six dry camping sites is permitted by right uses in an agriculturally one zoning district zoning ordinance requires that an air b&b and breakfast and breakfast and or campground campsite obtain a special use permit. There are 14 conditions that have been listed. If you remember there were a few of these applications. In the months of November that were introduced to the Planning Commission they did move forward and were voted for approval in February of 2022. And these 14 conditions mirror those cases because they are all similar in nature. What would be the wishes of the planning commission? Would it be to set a hearing date May 23 2022 at 7pm. One thing to ponder there and if there are any questions or concerns our applicant, Miss Lamonte is with us this evening.

**Bickford:** Okay would the applicant please come forward. state your full name and address please just give us a quick overview what you want to do here.

**Erin Lamonte:** My name is Erin Reid Lamonte and I currently reside at 1833 Mulberry Grove Road and the property was family property and we bought it because we didn't want to see it you know go anywhere and we currently have five children three and we've adopted two and we really just, I love to host and have people. We've always got people from Louisiana that come to visit so I just there's always an issue of whether they're going to stay and have to go to Appomattox or drive. So I just thought you know instead of the house just sitting and dwindling away just to you know be able to host people and have people there. So it's not an issue of where they're going to stay and when and where so then it just kind of grew to if my family's having an issue of somewhere to stay down, surely that other people that come to visit Buckingham, Appomattox, Charlottesville you know, are surely looking for a place to stay as well

**Bickford:** Do we have any questions for the applicant at this time?

**Kapuscinski:** Yeah, excuse me I the way I read it you had to you have a home and a cottage on the property is that correct?

**Lamonte:** It's two separate parcels. Yes sir.

**Kapuscinski:** Okay, so the cottage is the thing that you're renovating or it's already been renovated?

**Lamonte:** Were renovating it, yes.

**Kapuscinski:** You're expecting to have it completed when?

**Lamonte:** In the next month or so. Yeah. earlier than expected, like the new roof just went up, the guys come in to paint it Wednesday. So that really is just the finishing touches

**Kapuscinski:** This cottage would hold a family? 4? 6? 8?

**Lamonte:** Six. it's got two queen beds and like a day bed area that I've got like a pullout couch to hold two as well. The property is right next to my home.

**Kapuscinski:** Ok thank you.

**Bickford:** Any of questions?

**Shumaker:** Just one, sorry. Condition eight on our list if you've read through these talk about getting a commercial waste container and I noticed in your narrative you said that the trash was taken out with your family trash I just wanted to make sure that you were aware.

**Lamonte:** Nicci and I kind of went over that and discussed there will be need to be you know something done about that.

**Bickford:** While were on that, you've read and understand all the conditions?

**Lamonte:** Yes, sir.

**Bickford:** You're fine with those?

**Lamonte:** Yes, sir.

**Allen:** I make a motion to move it on to the public hearing for the 23<sup>rd</sup>.

**Gooden:** Second.

**Bickford:** Motion and second, any further discussion? All in favor, raise your right hand. See you on the 23<sup>rd</sup>. Thank you.

**Lamonte:** Thank you

**Supervisor Allen moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to move Case SUP22-302 on to public hearing.**

**Edmondston:** Our next case for introduction is case 22 SUP 303 our landowners and applicants are Roy and Janice Turner. They reside at 429 Maple Top Lane, Buckingham 23921. They have I believe it's four tax maps that they are including in their application this evening for special use permit so tax map 34 34 with a little over nine acres nearly 10 tax map 34 33 70.3 acres tax map 34 34 lot A 10 acres tax map 34 34 lot B 7.287. All of these are located by way of entry to 429 Maple Top lane, Virginia 23921. They are in the James River District. They are zoned a one. This applicant wishes to obtain a special use permit for the purpose of operating and Airbnb Bed and Breakfast. campsites and event center. Events to include but not limited to weddings, reunions, festivals, concerts crafting arts celebrations of life with up to 1500 attendees. The applicant is asking the Planning Commission to recommend a public hearing date to hear this request. As I mentioned these properties are all located in the James River District and the zoning ordinance does not permit an Airbnb Bed and Breakfast with campsites and Event Center as by right uses and are agriculturally one zoning district so the zoning ordinance requires that these types of events and uses obtain a special use permit. The Turner's, Mr. Miss Turner did present a narrative and a full application they are also here with us this evening. They do have 14 conditions attached to their special use permit application and introduction would it be the wishes of the planning commission to set a public hearing date possibly may 23 2022 At 7pm the applicants I believe are here with us this evening as well. They're happy to address questions or concerns.

**Bickford:** Would you like to come up and give us a little brief overlay?

**Roy Turner:** We are currently in the process of getting an Airbnb. We have the property that like Nicci explained that we want to use for the special permit events, weddings etc.

**Bickford:** Roy, the access is going to have to come through the farm?

**Turner:** Yes.

**Bickford:** That was one of my questions on some of your major events do you plan got any set times you think you might go till? I know you its sort of in the future here but...

**Turner:** I would think you know that type of thing will be over by midnight I think that would be late. Probably a wedding you know wouldn't even go that late.

**Bickford:** You don't need any special lighting or anything or if it is it'd be temporary?

**Turner:** Absolutely everything would be temporary.

**Bickford:** Any other questions from the commissioners?

**Dorrier:** Yes, I just wanted to know if you have any neighbors or you've got enough land around that you will probably not have any problem with neighbors or anything?

**Turner:** I don't think so I think that it's surrounded by our land on three sides and I think the other one is family beside us downriver.

**Kapuscinski:** I read it I thought it was pretty interesting. But the question I'd have is this event these events that you intend to have will they be like concerts?

**Turner:** Possibly.

**Kapuscinski:** Are they outside or inside?

**Turner:** All be outside

**Kapuscinski:** And so you wouldn't suggest that there would be neighborhood problems in that event right? I mean, you're far enough away?

**Turner:** I certainly wouldn't think so.

**Kapuscinski:** I mean, what about the traffic? I mean if you had a whole 1500 people there What about going in and get out and are you concerned about any congestion in that area and how would you handle that?

**Turner:** Not really because it's fields you know it could easily be opened up to two lanes if need be because its hay field and pasture feeding in.

**Kapuscinski:** Are you going to have any kind of stadium seating or anything like that or not?

**Turner:** Not at this time no, you know we don't have anything planned like that it would be all temporary that they would you know they would bring chairs or you know for wedding you'd bring in tables.

**Kapuscinski:** So for a wedding would your suggestion that maybe people would bring in tents for the weddings?

**Turner:** Possibly.

**Kapuscinski:** You intend to rent those tents toon or are they going to bring that in on their own?

**Turner:** They would probably bring them on their own. You know this is all you know down the road we don't....

**Kapuscinski:** All you want to do is really offer the land and the parking?

**Turner:** Pretty much.

**Kapuscinski:** Would you would take care of any of the ingress or egress to make sure that all that traffic would have a logical place to get back onto the main street?

**Turner:** Absolutely. Yes.

**Bickford:** Any other questions for the applicant? Motion?

**Dorrier:** I'll make a motion we approve

**Edmondston:** Motion to set a public hearing.

**Dorrier:** Yes.

**Bickford:** Do I have a second?

**Shumaker:** Second.

**Bickford:** All right, any further discussion? Seeing none, all in favor raise your right hand. We will see you on May 23. At 7:00 Thank you.

**Commissioner Dorrier moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to move Case SUP22-303 on to public hearing.**

**Edmondston:** All right. Our next introduction is case 22 SUP 304. This is landowner and applicant John Yoder. Its property is located at 2750 Ranson road tax map 65 parcel 13. It does contain approximately 154 acres, and it is located in the slate river magisterial district. It's currently zoned a one. The request before you tonight is to obtain a special use permit for the purpose of operating a sawmill. The applicant is asking the Planning Commission to recommend a public hearing date to actually hear this request. The zoning ordinance does not permit a commercial sawmill as a permitted by right use in an agriculturally one zoning district. However, within the a one district a commercial sawmill may be permitted by the Buckingham County Board of Supervisors by way of a special use permit following recommendation by the Planning Commission in accordance with this ordinance and the Code of Virginia. The Planning Commission may recommend and the Board may impose conditions to ensure protection of the district and the special use permit is approved. The submitted application and narrative are attached. There are 12 conditions currently stated on this introduction which of course may be amended and deleted added to would it be the wishes of the planning commission to hold a public hearing possibly on May 23 2020 to 7pm. I will add Mr. Yoder is in our audience to answer any questions and one thing that I did want to add Mr. Yoder did have vdot come to his

area on 2750 Ranson road to review this, the applicant along with his engineer did turn the document into Steve Snell with vdot. We have not received that back after multiple attempts on behalf of the applicant and I reached out as well to see if maybe they needed confirmation of my email address or any further information I don't have that. So I want to make you aware of that that that will be an additional condition as this moves forward if it is to move forward to the public hearing that we would need to obtain that approval from them.

**Bickford:** Okay, thank you Nicci. Mr. Yoder would you come on up and speak briefly sir? Give full name and address.

**John Yoder:** Good evening, John Yoder my current address is 541 Allens Lake Road in Dillwyn 23936. The property that this application as Nicci said is 2750 Ranson road also Dillwyn Virginia. Most of you probably still remember me from a couple of months ago want the same thing, special use permit to operate a sawmill. I was asked to find a new location and I did so I also have Andy Klepack here from hurt and profit. He has my entrance and site plan here if he can show that.

**Bickford:** Commissioners have any questions for Mr. Yoder?

**Allen:** The subdivision part that you have here. What are you planning for that?

**Yoder:** What was the question?

**Allen:** The subdivision.

**Yoder:** Yes, we are planning on a subdivision. Do they have these Nicci? Okay.

**Allen:** And your acreage? I didn't see the acreage, what are you cutting off on each one?

**Yoder:** We're doing equal there again Andy is doing that he drew up this, pretty much five equal parcels which will be around 30 acres.

**Allen:** You counting on the saw mill being on block one?

**Yoder:** Yes

**Allen:** and the other four lots are they family? or is that...

**Yoder:** Family.

**Allen:** And they going to be above or in between 29 and 39 acres each lot?

**Yoder:** I think so we still didn't finalize that the special use permit is for the sawmill. This subdivision is still in a distance.

**Allen:** But it's all in there so I thought it was part of this.

**Yoder:** The only thing the only reason it's in here is because it would possibly be using the same entrance.

**Allen:** Right. Right. Okay. Just checking.

**Bickford:** Mr. Yoder. Just some quick questions to follow up. Monday through Saturday, you think you'd be sawing?

**Yoder:** Yes. I'd like to have that, I think Nicci said, one condition on there was Monday through Saturday.

**Edmondston:** Yes, sir. Condition four Monday through Saturday 6am to 6pm.

**Yoder:** I have on my narrative. I have Monday through Friday, seven to five.

**Bickford:** Well this will give you a little extra time.

**Yoder:** I'd like to have the rest just in case.

**Bickford:** What's your traffic level you expect about what you had before?

**Yoder:** Yes, I mean, it's one two man operation. My goal is to do 12,000 feet a day. It might be more or less.

**Bickford:** That's really all I had. Any other commissioners have any questions for Mr. Yoder?

**Dorrier:** I did. Will it be any impact on anyone else in your area? The other families?

**Yoder:** You mean on the subdivision.

**Dorrier:** Right.

**Yoder:** Yes, they all want to work there.

**Dorrier:** Okay. That's what I was wondering. It was no problem with that.

**Yoder:** The subdivisions are my children. And the oldest is 13. So it's a way off.

**Bickford:** Any other questions? Or motion moves to public hearing?

**Yoder:** Did you need to see the site plan from Andy?

**Bickford:** Yeah, that might be helpful.

**Edmondston:** Its actually enclosed in the package.

**Bickford:** I thought so.

**Dorrier:** Yeah I was looking at it in there.

**Shumaker:** Im assuming we'll have VDOT information by the time of the public hearing?

**Yoder:** Yes. That's one thing. I don't, I know. I know DD had stopped in at the property once. I wasn't there. I don't think VDOT was at the site but Andy gave his information to Steve Snell. I haven't heard from him yet, but I don't think he had a problem.

**Edmondston:** You haven't heard from Mr. Snell?

**Edmondston:** I believe when Mr. Klepack engineer for Mr. Yoder sent the information to vdot along with the engineer plans. Steve Snell commented favorably. I don't have that email with me. He just did not complete the document as required in the application. But he did comment favorably for the entrance.

**Bickford:** So we're actually waiting for v dot?

**Edmondston:** Just to complete that document.

**Bickford:** Just to complete the document. That's good clarification.

**Edmondston:** There were no problems indicated by Steve Snell. He's the assistant resident engineer

**Allen:** So moved to the public hearing.

**Bickford:** Have a motion to move this towards public hearing. Do I have a second?

**Dorrier:** Second.

**Bickford:** Any further discussion? All in favor, raise your right hand. We'll see you next month Mr. Yoder.

**Supervisor Allen moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-304 on to public hearing.**

**Edmondston:** The next case for introduction before you is 22 SUP 305 Our landowners Jonas Fischer 1039 Banton Shop road Dillwyn, Virginia, and our applicant is Jonathan King. He resides at 328 Johnson Station road Dillwyn Virginia. The tax map for this application is 95 parcel 39 lot A it does contain approximately 108.15 acres and it is located near 1039 Banton Shop road it is in the Maysville magisterial district. This is an A one agricultural district and the request from the applicant this evening is to obtain a special use permit for the purpose of operating a private school. a one room schoolhouse, the applicant is asking the Planning Commission to hold a public hearing for this request. Of course, the zoning ordinance does not permit a private school as a permitted by right use and an A one zoning district however within this district, a private school may be permitted by the Buckingham County Board of Supervisors by a special use permit following recommendation by the Planning Commission and have coordinates accordance with this ordinance and the Code of Virginia once again the Planning Commission may recommend that the Board may impose conditions to ensure protection of the district if this special use permit is approved. The application and narrative are attached there are 11 conditions. There has been a have been approvals for private schools, one room schoolhouses, these conditions are taken from those so any additions, deletions amendments, of course may be imposed upon the 11 that are stated. What will be the wishes of the planning commission would it be to set a hearing and date, hearing date and time possibly may 23 2022? At 7pm. I believe I know Jonathan King; our applicant is with us in the audience this evening. If you have questions,

**Bickford:** Mr. King, if you would, sir. Come on up to the podium. State your full name, address and just give us a quick overview what you want to do

**Jonathan King:** Jonathan King Jr 328 Johnson Station road Dillwyn. Just asking for a special use permit to operate a one room school. I guess it is our desire to have our own schools got to educate our children that they can learn how to make an honest living. There any questions?

**Edmondston:** I may add, that Jonathan King has reached out to v dot and has made me aware of that, to have the traffic impact determination study completed. We have not received that back from VDOT. Of course, we'll continue to work together to reach out to VDOT to get that for the most part.

**Bickford:** Any questions from the commissioners?

**Allen:** I see you have only three to four vehicles per day, bringing the kids back and forth to school I guess that's what you got.

**King:** I did think about that later on. I might I should I think I was thinking that might be. Generally, they'd probably be two vehicles per day, twice. So I'm not sure how that factors in there, I should have maybe made that six to eight instead just to cover the there's at least once a year that we have a Christmas program. Sometimes, some years. it'll generate more traffic. But on average, it'll be two vehicles. Hopefully they're the school parents. They're doing their duty to come visit school once in a while we'll have that next year, one or two per week.

**Allen:** I just like seeing them have a ride to school and stuff more buggies on the road and could get in trouble.

**King:** As a rule most won't be. Most of them aren't coming horse and buggy. There'll be the parents would be more of the parents coming to visiting school to generate horse and buggy traffic.

**Allen:** I understand.

**Bickford:** Any other questions from the commission? I can't seem to find it but you don't start until August?

**King:** Usually the last Monday in August.

**Bickford:** You'll have the school up by then?

**King:** We will see what we can do.

**Bickford:** You'll be trying in other words. Questions from any of the commissioners?

**Gooden:** Mr. Chairman, so we're only waiting on the vdots Official.

**Bickford:** Right what we can do if you choose we can move forward to public hearing but if we don't have that report by them, chances are we will not be able to vote on it.

**King:** Do they have like a 30 day period that they have to respond to that or don't they have any...?

**Edmondston:** Generally, we receive, we being the applicant calls upon VDOT to the location. Generally, we get them back fairly quickly. We don't have this one yet. I'm sure within the next 30 days.

**King:** I'm going to have to reach out to him again?

**Edmondston:** Yes.

**Bickford:** That would probably be a good idea. Reach out. Anyway that does that answer your question?

**Gooden:** Yes.

**Bickford:** If there are no other questions, we have to make a decision.

**Crews:** I'll make a motion that we move it on public hearing.

**Bickford:** A motion do i have a second?

**Allen:** Second.

**Bickford:** Any further discussion? All in favor, raise your right hand. We'll see you on the 23rd.

**King:** Thank you.

**Commissioner Crews moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move Case SUP22-305 on to public hearing.**

**Bickford:** Thank you, sir. Brings us to our next case.

**Edmondston:** Yes, sir. Mr. Chairman, our next introduction is case 22 SUP 306. Landowner and applicants are Lauren's and Anne Marie Prinsloo. They're at 781 Bransford. Road Arvonía 23004 tax map 41 parcel 11. This parcel contains approximately 235.6 acres and it is located in the Marshall magisterial district. It's in an A one zoning district currently and the applicant with this application wishes to obtain a special use permit for the purpose of operating and Airbnb Bed and Breakfast campsites and Event Center. events to include but not limited to weddings, reunions business functions with up to 1500 attendees. The applicant is asking the Planning Commission to recommend a public hearing date for this request. As I mentioned, this is located at 781 Bransford. Road in Arvonía. Zoning ordinance does not permit an Airbnb Bed and Breakfast campsite and Event Center as a permitted by right uses in a one zoning district. They do require that these types of uses obtain a special use permit. The application and narrative are attached we do have the 14 conditions. Would it be the wishes of the planning commission to hold a public hearing possibly may 23 2022 at 7pm. Mr. Ms. Prinsloo are available in the audience to address questions concerns and any discussion regarding their application.

**Bickford:** When either if you want to come up front and speak Okay as you state your full name, address, and

**Christian Prinsloo:** Good evening, everyone. My name is Christian Lawrence Prinsloo. You've got on the application Lawrence. Address that we have on the application is 781 Bransford Road. The main property is 497 Bransford Road. The property is pretty big. It consists of three dwellings, the main house, the original farmhouse, which is like 100 years old, and then a cottage which is where Miss Abshser raised and Jack raised their family. So this application is specifically for the old farmhouse location and you'll see it in your maps. So we just got a number for the row before this entrance not too long ago. So if I mess up the number I do to not mess around. So 781 Bransford Road is where the main entrances it's also where the family cemetery is. So the area... that whole farms got a lot of history around it. And we've specifically bought this, this property with a five-year business plan in mind. Last year, my second youngest daughter decided to hit the fast forward button and move us right into our last year of this this

five year plan. And we started our doing some renovations to have a wedding on the farm. So we set up location and everything is now kind of working towards getting it ready for the venue and to have the wedding venue there. Like we mentioned as a 235 acre property, it's got immense potential. And we've actually been renovating and doing a lot of agriculture things on the farm specifically using the NRCS and were implementing a lot of environmental practices on the farm. For instance, we have stopped cutting any hay on the property, we're doing purely rotational grazing, we have implemented a huge wildflower bed, and you'll see that in the map as well. So this is about, it's about an acre, just wildflowers that we are planting specifically to protect the environment, etc, etc. So we're doing a lot of stuff on the farm. It's a five year business plan. This week, nice blue marker, we received our five high tunnels to implement our farmers market garden, on this property as well. So there's a lot of things happening on this property. Like I said, this specific application is for our wedding venue, special events, the new camping component, etc, etc. So we've done a lot of stuff. And that's where we moving towards our answer as many questions as you guys want to throw my way.

**Bickford:** I'll open up to the Commission for questions.

**Dorrier:** Did you say this is the old Absher estate?

**Prinsloo:** Yes sir.

**Dorrier:** Where Miss ABsher lived?

**Prinsloo:** Yes sir.

**Dorrier:** Okay im familiar with it I just wanted to make sure I saw where DD had recommended a Culvert approximately 20 foot to the south to allow greater turning radiuses. Is that going to be okay?

**Prinsloo:** As a matter of fact, so one of the practices we have on the on the farm is cattle. So I've, I've got cattle on the farm as well. And I've been planning to do this for the longest time. Because when you come into the property, it's a real sharp turn, especially if you've got a 35 foot of cattle trailer behind you. So yes, it needs to be done. In any case, it's not just for this thing. It's just one of those many project, man on island that needs to get done. So this will definitely will need to get done. So

**Dorrier:** What about your private road its pretty narrow?

**Prinsloo:** Actually its surprising because like I said, we just had five high tunnels delivered, material delivered this week and an 18 Wheeler came in there. And I was I was stunned. I didn't... either the guy's a phenomenal driver. But he actually brought that entire 18 Wheeler into the property. But even that is going to get changed, because that, we are planning to put a much better, nicer entrance there because were starting a business, and it's going to be very different.

**Dorrier:** Thank you.

**Kapuscinski:** So you said right now you do a farmer's market?

**Prinsloo:** No, no, no, no, we, that's part of our business plan. We have we've so one of our missions, for the farm is to do business with local communities. A lot of work that we've done so far, we've done with people in the community. It was so nice to bump into Mr. Bryant, this this afternoon and go like Mr. Bryant, I need some work for you to come and do my farm. Because he's done. He's actually done my entire market garden for me. So the market garden is bought off a USDA grant, we have five tunnels coming in, and we will do a farmer's market garden through that.

**Kapuscinski:** You live on the property as well?

**Prinsloo:** Absolutely, sir. I'm the man on the island.

**Kapuscinski:** I may have asked this question before and I guess I'm a little bit unfamiliar with this, but and I should have asked that with regard to the others but they intend to have these 1500 people, let's just say 1500 people showed up? Is that a VDOT at issue? I mean, do we need to know the VDOTs okay with that before we move this forwards?

**Bickford:** Yes. And that would be they would do a study on it. And which I'm assuming they are in the process of doing im assuming.

**Kapuscinski:** So in either case, where people are going to have these large acreage events, one of the conditions is VDOT approval?

**Edmondston:** So what happens is when the applicant approaches VDOT for the traffic impact determination study, they are forthcoming and they tell vdot exactly what they're going to be utilizing this for, I'm sure any conversation regarding an event that were to come up for 1500 or more than 300. What may require a one day permitting from vdot which may be a bit different. As you can see one of the conditions in this case along with the other ones that have the events associated to them any event with more than 300 attendees does require that the sheriff's office have certain level of approval. They're generally the sheriff's office will work with fire and emergency services to ensure that parking is adequate. If they need flaggers or deputies working that particular day it actually becomes more of a plan or an event for that particular day or days?

**Kapuscinski:** We don't have to worry about that particular... In order to move this thing to public hearing, we don't have to worry about that particular thing?

**Edmondston:** No because the very first condition ensures that they must adhere to all local state and federal guidelines. Generally, what I found in the past is any applicant that is approved will come back to administration and ask those questions our applicants, and those who ultimately

received special use permits tend to be very responsible. So they understand that any violation of the conditions could nullify their special use permit. So.

**Kapuscinski:** So in in this review, the assumption is you've already gone ahead and had a VDOT review.

**Edmondston:** Yes.

**Prinsloo:** That's where the question came from, in terms of the entrance to 781 needs to be widened a little bit more. And it actually makes sense. Because that's also where I, it's one of the entrances to the farm. We load and unload cattle as well.

**Kapuscinski:** The only other question I'd have is, if you had a major event, and I'm assuming you, you would also entertain having concerts at your place?

**Prinsloo:** Yes, absolutely.

**Kapuscinski:** Do you have any issues with your neighbors?

**Prinsloo:** So my neighbors just with the exception of one person that's across the road, my neighbors are very far away. The closest this road Bransford road itself there is two other families living on this except us on the property. Last Name, Harris, and they are like I would say miles away.

**Kapuscinski:** Your events will be outdoors?

**Prinsloo:** We it will be indoor and outdoor.

**Kapuscinski:** Indoor too?

**Prinsloo:** So that the barn that that we use for indoor will definitely not be suited for concerts. However, outside the barn, we've got about close to I would say it's about five acres that sits between the barn and the creek,

**Kapuscinski:** Your neighbor across the street is aware of the fact that you may have these music concerts or whatever concert you have?

**Prinsloo:** So obviously, I've had conversations with all my neighbors, yes, they do know that we're going to have an event property....

**Kapuscinski:** You didn't have any issue, there was no issue with your neighbor across the street.

**Prinsloo:** No, I know nothing. No, not at all.

**Edmondston:** And please note that all of our applicants do turn in their adjacent property owner so I will be sending letters to those individuals with properties that are actually adjacent to and we will place public hearings for two weeks.

**Kapuscinski:** That becomes part of the public hearing then?

**Edmondston:** Yes, that way any individual in close proximity or within the county itself would be able to come to attend a public hearing and voice their comment.

**Bickford:** As well as Nicci said, what we voted on the sign ordinance. There will be signs posted for special use permits.

**Kapuscinski:** Okay. All right. Thank you.

**Bickford:** Hopefully making them aware that there is you know, there's going to be a change on the property soon. I assume with some of the outside stuff you'll be using temporary like tents or whatever?

**Prinsloo:** Yeah, absolutely. So like I said, We are fast forward button was hit on this whole thing. So yes, there will be definitely some things put up at certain stages. At this point in time, we will also like we've done with the wedding will be renting portable units from a sector perspective.

**Bickford:** How about your duration of event times?

**Prinsloo:** So it is at this point in time like we've got it in our outlay would be it could be during the week but it will be from four to nine type of time the weddings obviously go a little bit later. Like to dinner around whatever the ordinance is for the county is what we will do.

**Bickford:** And assuming also any temporary lighting, you would us it would be temporary. If you had to put it up for an event?

**Prinsloo:** Yes, absolutely. It will be. The property location is very unique and absolutely liens it up of implementation. The property like we said is 235 acers. We have this setup is going all the way back in about the west side of the property that goes into the forest that faces the forest and to the main house, so it's away from the neighbors. My neighbor behind me is forest.

**Bickford:** Timberland. I'm familiar with the property.

**Prinsloo:** So the only people that are complaining is the foxes and the deer.

**Bickford:** Any other questions from the commissioners?

**Allen:** The property he was saying before is 781. That's where you go have events at?

**Prinsloo:** That's correct.

**Allen:** So you came up, you're saying 497, but that's your home.

**Prinsloo:** That's the main property. So like we like we said in our narrative, we don't want to limit ourselves because the property leads to tremendous outlay. Like we have three dwellings on the property. Number one is the main house, then the original farmhouse, which is where the family cemetery is. And then there is the cottage where Miss Absher raised her family bless her heart. I don't know how she did it, but it must be phenomenal. So yes, so all those, especially those two locations, will eventually be renovated. We plan to have the former have the old farmhouse to be the bride quarters, and then pass he will be the groom quarters, after the event will turn into there.

**Allen:** So should be 497 being looked at by VDOT too?

**Prinsloo:** So they've looked at both they don't make any comments on the 497 because it's so wide. Like I said, I just had 18 Wheeler coming in there to offload stuff and all the construction stuff. It's been coming in there 497, it's definitely way wider than 781.

**Allen:** Okay, I just want to make sure we didn't have a wrong number

**Bickford:** Have any other questions?

**Allen:** Make a motion to move it onto a public hearing.

**Dorrier:** Second.

**Bickford:** Have the motion to move forward and second, any further discussion? All in favor Raise your right hand. Thank you. We will see you next month sir.

**Prinsloo:** May I ask for the second public hearing? Is there anything that we do? Or is it something that we need to bring?

**Edmondston:** We will we will have your application here if you want to bring a copy of that during the public hearing commentary period there be questions that need answers. Please be present. The doors will open at 630 on May 23. Just be available.

**Prinsloo:** Thank everyone for your time I really do appreciate it.

**Supervisor Allen moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-306 on to public hearing.**

**Bickford:** Thank you Nicci that brings us to Piedmont Companies.

**Edmondston:** Yes, sir. introduction for case. 22 ZMA 307. Our landowners are Elam, Eli and Jacob Stoltzfus at 25766 North James Madison highway, New Canton. The applicant is Piedmont companies and they are from Lincolnton North Carolina. The property information is actually part of tax map 69 parcel 49. The entire parcel contains 96.25 acres. However, Piedmont companies is to purchase two acres from the Stoltzfus landowners part of that documentation is included. Once this sale of the two acres is complete, we will have an updated recorded deed to accompany that to indicate that this rezoning or zoning map amendment is only intended for the two acres to be purchased. It is located at that 25766 North James Madison highway address in the Marshall district. This property is currently zoned a one. The request before you is a zoning map amendment and Piedmont companies is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from a one to b one for the purpose of building and operating a Family Dollar Tree. As I mentioned, Piedmont company seeks to build and operate a Family Dollar Tree on two acres which are to be purchased. This proposal is located within close proximity to the Gold Hill village center area which is characterized by a medical clinic several small automotive related businesses convenience stores, a low to moderate income apartment complex and several churches. The area is currently not served by public water and sewer in a larger residential component would greatly accentuate the nucleus of businesses that are beginning to form in this village center as another village centers land use policies that cluster residential and neighborhood serving commercial uses within this area should be considered provided that adequate water and sewer is available. So once again this is a one but it is located in close proximity to a village center. We do have the applicant with us you have the applicant, Larry Bearden am I saying that right? If I'm not, I apologize. He is part of Piedmont companies. And he's here to address questions and concerns.

**Bickford:** Sir, please come forward. Just give us a brief overview. What do you want to do?

**Lawrence Bearden:** Do you want to have a lot of weddings hopes for others. My name is Larry Bearden. And I reside in Davidson, North Carolina, which is some distance from here. But we're developers for Family Dollar, Dollar Tree and some other development company, retail tenants. Our plan is to put \$1 tree Family Dollar Store there, that's about a 10,000 square foot store, it's a new concept. Half the store is Dollar Tree products we sell for \$1. The other half of it is Family Dollar products we sell for anywhere from \$1 to \$5. But it's a split type store. And we've gotten in touch with Steve Snell. And he's approved what we want to do as far as the driveway. We've submitted plans, we have a lease, we have lease approval, we have a contractor who's willing to build it for us. If prices don't go up too much, and we're ready to proceed, we look forward to bringing this benefit to Buckingham County, and feel that it'll be a positive for you. Let's talk about traffic for a minute because I know you're going to ask me a question about it. We have less than 400 cars day trips a day in there. Current traffic count is about 3000 I think according to Steve, and we don't really have that many customers in and out all during the day. We operate anywhere from nine o'clock in the morning till about nine o'clock in the evening. And you have a store over here in Dillwyn that's a Family Dollar Store. Pretty much see what they do in terms of

traffic. So we're pleased to be here. Thank you for your opportunity to at least come before you and discuss this. You have any questions for me I'd be happy to answer.

**Bickford:** Thank you, sir. Commissioners have questions?

**Crews:** Is this similar to the one they built like this over in Cumberland courthouse area? I think it's a new one over there.

**Bearden:** Not really sure. We I'm one of maybe four or five developers that work in Virginia. And what happens is Dollar Tree Family Dollar sends us to various communities. Find a site. If it's got Dollar Tree on one side, Family Dollar on the other, it's very similar or exactly the same. And I think we provide it in our rendering. So it should be in your packet of what it looks like. I'm sorry, I can't answer the question specifically.

**Crews:** It looks the same.

**Bearden:** Well, it probably will be. We'll try and make it the same.

**Bickford:** Its a good location. I think it should work very well I hope being right beside a health center like that.

**Bearden:** Sure. I just hope it's a benefit. That's all. That's all we ever tried to do. But anyway, thank you. Any other questions?

**Bickford:** You've read the conditions that we've got. I'm assuming you've already fine with those?

**Bearden:** Yes, sir.

**Bickford:** Any other questions?

**Bearden:** And congratulations. Think you'll do well, I'm sure I'll see you again.

**Bickford:** Seeing we don't have any more questions do I have a motion to move this forward to public hearing?

**Dorrier:** Okay. I'll make a motion that we move this to public hearing.

**Gooden:** Second.

**Bickford:** I have a motion and a second. Any further discussion? Seeing none, all in favor? Raise your right hand. We will see you in May sir.

**Commissioner Dorrier moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to move Case SUP22-307 on to public hearing.**

**Bearden:** Thank you. I've heard some comments here tonight about Steve Snell. And he's difficult guy to get in touch with. In all fairness to the applicants that are preceded before me. He's very busy and VDOT is very busy now and understaffed. I'll try and help you if I can, with this if I can because I think what people are trying to do here is a positive for your community. We had to bang away at him for a while. So I'll leave that thought. I'll see you later. Appreciate it. Thank you. And I've enjoyed working with this lady.

**Bickford:** We're about to wrap up anyway. Nicci I believe that brings you to your reports.

**Edmondston:** In your packet this month, there is the building permits report, you may want to take a look at that the number of building permits are quite extensive than just from a zoning administrator standpoint. It's been a busy year, we're only four months in. I think up until this point, we'd had four introductions at one time moving forward for four public hearings. And we've topped that this month. One thing that I will remind each of you these special use permits or rezoning requests, they do speak to the development, the development of more economic impact, positive economic impact to our county. So it's not just a special use permit for a specific purpose because that business plan is going to lend itself to growth and maybe you know, it may appear small at a time but anyone that attends any function event, wedding reunion, they're going to pass to this county, they're going to spend money in this county and they're going to realize that Buckingham is truly the destination and the place to be to travel, work, live and relax. So I appreciate each of you on the planning commission. You have lots to keep you busy in the months moving forward and I just appreciate your commitment to special use permits the rezoning and ultimately to the economic development in the county.

**Bickford:** Thank you Nicci brings us to commission matters and concerns, anyone have anything? Seeing none do I have a motion to adjourn?

**Allen:** So moved.

**Shumaker:** Second.

**Bickford:** I have a motion and a second. All in favor, raise your right hand. We are adjourned. Thank you.

**Supervisor Allen moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to adjourn the meeting.**

There being no further business, Chairman Bickford declared the meeting adjourned.

ATTEST:

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Nicci Edmondston  
Zoning Administrator

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John Bickford  
Chairman