

**RICHMOND COUNTY PLANNING COMMISSION
MEETING MINUTES**

December 11, 2017

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, December 11, 2017, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Walter Ball
Vice-Chairperson Glenn Bowen
Rick Cox
Cassandra Jackson
John W. Lewis
Harry Smith, Jr.
Darnell Clayton
Martha Hall
Clifton Jenkins

The following member was absent:

Chairperson Jesse Clark

Also present:

R. Morgan Quicke
D. Barry Sanders
Hope Mothershead
Tyson Catlett, Draper Aden Associates
Zachary S. Ivey, Par 5 Development Group
Approximately 4 others

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Vice-Chairperson Bowen called the meeting to order at 7:00 p.m. Rick Cox gave the invocation. John W. Lewis led everyone in the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES – OCTOBER 10, 2017 MEETING

Vice-Chairperson Bowen asked if there were any additions or corrections to the minutes from the October 10, 2017 meeting. Cassandra Jackson made a motion to approve the minutes, as presented. Darnell Clayton seconded the motion and they were approved unanimously.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT

Barry Sanders read the following notice:

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Section 15.2-2310 of the Code of Virginia, 1950 as amended, the Richmond County Planning Commission hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Monday, December 11, 2017 in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the Public Hearing is to consider the following application:

Par 5 Development Group, LLC, as agent for Performance One, L.C., proposes to rezone 2.363 acres (further identified as Tax Map No. 32-146C), located on History Land Highway, Farnham, VA, from Agricultural, General (A-1) to Business, General (B-1) for the purpose of the establishment of a commercial retail store.

Mr. Sanders discussed and reviewed the narrative and proffered conditions provided by Par 5 Development Company (See Exhibit I attached)

Mr. Sanders introduced Zachary Ivey from Par 5 Development Group. Mr. Ivey noted that he was available for questions.

Walter Ball inquired if the Dollar General store would be franchised. Mr. Ivey indicated that it would not be a franchised location. Clifton Jenkins asked about the number of states that Dollar General was present in. Mr. Ivey indicated that there are only three states within the U.S. that Dollar General does not have a presence. Harry Smith asked about buffers around trees and how far they are set from Route 3. Mr. Ivey noted that currently the trees are slated to be planted on the property line.

Darnell Clayton showed concern about the effect on the adjacent residential properties. Mr. Ivey assured the Commissioners that a privacy fence would be installed, together with landscaping buffers and night friendly lights. There was mention of the reservoir pond as displayed at the Lively, VA Dollar General location. Mr. Ivey continued to add that the plans for the Farnham location contains a riser pipe and structure that will slowly discharge into a pond, completely releasing over a 72 hour time period.

Rick Cox inquired about the two entrances proposed. John W. Lewis noted that he did not think there would be a lot of activity from the N. Farnham Church entrance. Darnell Clayton added that he thought the N. Farnham Church entrance would be used, as it may be a safer entrance/exit to the store.

Rick Cox asked about acceleration lanes for entrances and Mr. Ivey indicated that both entrances would contain those lanes.

Martha Hall inquired about the feasibility study completed by Dollar General, since the store will be so close to the Warsaw and Lively location. Mr. Ivey informed the members that Dollar General tries to have one in each rural town and focuses on small communities. Per Mr. Ivey, there is much research and thought given to each location.

John W. Lewis asked about the 6/8 full time positions and if full benefits would be provided. Mr. Ivey added that the benefit packages were unknown to him at the time.

Mr. Ivey noted that after all permits and approvals are received, he is in hopes for a late summer 2018 / early fall 2018 opening.

John W. Lewis mentioned handicap parking spots and the possible need for additional handicap areas.

Rick Cox asked if Dollar General would sell any type of prepared foods. Mr. Ivey stated that Dollar General would not sell prepared foods. Mr. Cox continued to ask about public water supply. Mr. Ivey noted that a public water source would be available. Mr. Cox inquired about the sale of alcohol. Mr. Ivey confirmed that Dollar General sells beer and wine.

Walter Ball noted that the area needs something and he thinks that the Dollar General store would be a great asset to the County.

Darnell Clayton asked if the stores were ever monitored, as sometimes it's noted that not enough employees are available for the work load. Mr. Ivey informed the Board of the maintenance team working with Dollar General stores to maintain order. Also, Mr. Ivey noted that many jobs are available but sometimes getting the right people hired is the problem.

The question of public restrooms within the building was presented. Mr. Ivey noted that the restrooms would be available upon request. Rick Cox inquired about the water fountain and it was answered no.

Barry Sanders stated that staff recommends approval for the following reasons:

- The requested rezoning is consistent with the Comprehensive Plan "Richmond County Future Land Use 2020", together with being consistent with the definition of "Rural Villages".
- The construction of the store will make an investment in the County and offer job opportunities.
- The owner has offered additional landscaping and specific lighting so as to decrease any impact on the adjacent residential properties.

Vice-Chairperson Bowen opened the floor to the public.

Fred Wayne Mothershead, who resides in Farnham, VA just 3/4 of a mile from the site noted that he was happy about the project as it would bring much needed revenue and jobs to the area.

With no further comments heard, Vice-Chairperson Bowen closed the floor to the public.

Clifton Jenkins made a motion to approve the requested rezoning and present the matter to the Board of Supervisors for review. John W. Lewis seconded the motion. The motion carried with a vote of 9-0 (*John W. Lewis – yay; Harry Smith – yay; Glenn Bowen – yay; Rick Cox – yay; Cassandra Jackson – yay; Walter Ball – yay; Martha Hall – yay; Clifton Jenkins – yay; Darnell Clayton – yay*).

REPORT FROM NOMINATING COMMITTEE

Ms. Cassandra Jackson reported for the Nominating Committee and presented the following Slate of Officers for 2018:

Jesse Clark – Chairman
Glenn Bowen – Vice Chairman
Hope Mothershead – Secretary

There were no other nominations from the floor.

Harry Smith made a motion to approve the presented Slate of Officers for 2018. Walter Ball seconded the motion and the motion carried with a vote of 9-0 (*John W. Lewis – yay; Harry Smith – yay; Glenn Bowen – yay; Rick Cox – yay; Cassandra Jackson – yay; Walter Ball – yay; Martha Hall – yay; Clifton Jenkins – yay; Darnell Clayton – yay*).

OTHER BUSINESS

Mr. Sanders advised the Commissioners that Martha Hall's term for the planning commission expires on December 31, 2017.

John W. Lewis made a motion to adopt the following resolution. Cassandra Jackson seconded the motion and the motion carried with a vote of 9-0 (*John W. Lewis – yay; Harry Smith – yay; Glenn Bowen – yay; Rick Cox – yay; Cassandra Jackson – yay; Walter Ball – yay; Martha Hall – yay; Clifton Jenkins – yay; Darnell Clayton – yay*).

**RICHMOND COUNTY PLANNING COMMISSION
HONORING MARTHA HALL'S SERVICE**

The Richmond County Planning Commission wishes to honor the eight years of service given by Martha Hall as a faithful member of the Commission.

WHEREAS, Martha Hall was appointed to serve on the Richmond County Planning Commission on January 1, 2010; and

WHEREAS, Martha Hall consistently served on the Richmond County Planning Commission until the expiration of her term on December 31, 2017; and

WHEREAS, The Richmond County Planning Commission is appointed by the Board of Supervisors to promote the orderly development of the County; and

WHEREAS, Martha Hall has contributed greatly to the well being of Richmond County with her participation in Planning Commission activities; and

NOW, THEREFORE, BE IT RESOLVED, that the Richmond County Planning Commission does hereby recognize and gratefully acknowledge the eight years of service given by Martha Hall in fulfilling her duties as a member of the Richmond County Planning Commission.

Resolution adopted: 12/11/17

Glenn R. Bowen,
Vice-Chairperson

Mr. Sanders also advised the Commissioners that he was aware of a forthcoming application to “down-zone” a property that was in the past zoned for R-3 use but now plans have changed for the subject property.

ADJOURNMENT

There being no further business, Vice-Chairperson Bowen adjourned the meeting.

Respectfully submitted,

Hope Mothershead
Commission Secretary

NARRATIVE:

Concerning the application of Par 5 Development Group, L.L.C. for rezoning of TMP 32-146-C (the "Property")

The Owner

Performance One, LLC (the "Owner") is the current owner of Richmond County TMP 32-146-C (the "Property").

The Applicant

The Applicant is Par 5 Development Group, L.L.C., a North Carolina limited liability company. The Applicant is Dollar General's preferred developer for Dollar General retail stores in Virginia. The Applicant is under contract dated August 23, 2017 to purchase the Property from the Owner, and Section 22 of the aforesaid contract provides the Owner's consent for the Applicant to make applications for any and all governmental permits (including this rezoning application) necessary for Applicant's intended use.

The Property

The Property is a triangular parcel fronting on both US Route 3 (History Land Highway) and VA Route 692 (North Farnham Church Road). The Property is currently zoned A-1 (Agricultural) and is currently vacant except for a billboard located at the southeastern tip of the Property. The parcel located to the northwest is zoned B-1 and is the site of an existing business, but much of the surrounding area is rural and includes a few residences, farms, and forests. The Property is located within Flood Zone X, which is outside of the 0.2% chance floodplain, and no wetlands, lakes, streams, rivers, RMA/RPAs are located within the Property.

The Requested Rezoning and Proposed Use

The Applicant requests rezoning of the Property from A-1 (Agricultural) to B-1 (Business), and upon successful rezoning of the Property, the Applicant intends to purchase the Property and develop it as the site for a Dollar General retail store, which the Applicant will lease to Dollar General.

Comprehensive Plan Consistency

The Property is adjacent to a parcel that is zoned B-1 and it is located within the area designated on the Richmond County Comprehensive Plan's Future Land Use Map as the Farnham Rural Village. The Comprehensive Plan recommends a mix of residential, commercial, industrial, civic, and open-space uses in Rural Villages. It also recommends that "Commercial uses in a village should provide convenient shopping for residents while also creating job opportunities."

Fiscal Impacts

This store will expand the commercial tax base, which is important in creating diversified revenue streams and for keeping residential tax rates low. Construction of the store will invest over \$1M in the Property and the County generally, which will significantly increase real estate

tax revenue for the County and business opportunities for local contractors (the Applicant oversees general contracting for its developments, and the Applicant gives priority to local contractors wherever possible). Annual gross receipts for this store are estimated to be approximately \$1.1M/year, which will generate additional revenue via County retail taxes. The Dollar General store will employ 6-8 employees and provide full benefits and advancement opportunities.

Traffic Impacts

The Applicant is working closely with VDOT and County staff to create a General Development Plan (described further below) and a plan of development (site plan) that appropriately addresses impacts on traffic and adjacent properties.

Stormwater Management

Post-development stormwater will be managed on-site in a stormwater management area located on the southern portion of the Property.

Site Design and Architecture

In order to address impacts to adjacent properties and the County in general, the Applicant has included in its application for rezoning a draft of proposed proffered conditions and a General Development Plan (“GDP”) that addresses site design. The Property will be developed as generally shown on the GDP. Lighting will be designed so that light sources are shielded from direct view from any adjoining residential or agricultural parcel and public rights-of-way, and landscaping will be provided along all boundaries of the Property that adjoin agricultural or residential uses to minimize visual impacts.

Proffered Conditions

Richmond County Rezoning Application by
Performance One, LLC (“Owner”) and Par 5 Development Group, L.L.C. (“Applicant”)
Tax Map Parcel 32-146-C (“the Property”)
November 11, 2017

The Owner and the Applicant in this case, pursuant to Section 15.2-2297 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Richmond County, for themselves and their respective successors or assigns, hereby proffer that the development of the subject Property of this application shall be used in strict accordance with the following conditions set forth in this submission, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffered conditions shall immediately be null and void and of no further force or effect.

1. General Development Plan. The Property shall be developed in general conformance with the “Rezoning General Development Plan,” made by Draper Aden Associates, dated October 26, 2017, which is incorporated herein and attached hereto as EXHIBIT A.
2. Landscaping Plan. At the completion of construction, landscaping shall be installed on the Property generally as shown on the landscaping plan attached hereto as “EXHIBIT A.”
3. Lighting. Lighting on the Property shall be directed and shielded so as not to glare into any adjacent residential or agricultural properties or public rights-of-way.

Respectfully submitted,



R. Lee Pittman, Manager of
Par 5 Development Group, L.L.C.,
Applicant



Daniel H. Jones, Manager of
Performance One, LLC
Owner