

MINUTES

of the

MECKLENBURG COUNTY PLANNING COMMISSION

February 23, 2023

Present: Kyle Crump, Charles Reamy, Debra Crowder, Donna Dennis, Jerome Watson, David Brankley, and Mark Warren.

Members not present: Landon Hayes, Jr., and Jarrious Lassiter.

Chairman Crump called the meeting to order.

A public hearing was held on the application by Paul Jackson for a special exemption permit to construct a recreational vehicle park consisting of one -hundred and seventeen (117) sites. This property, identified as County Tax Number 033A08-A-004, zoned Agricultural, is located on the north side of Hwy 600 (Bailey Drive), approximately 1/10th of a mile east of its intersection with Huss Road, Election District 8, County of Mecklenburg. Reference Deed Book B& P 605-514.

Mr. James Nash, with Crutchfield and Associates, was present to answer questions. Mr. Nash advised the board that he worked on the survey for Jackson's RV Park. Mr. Nash advised the board, that the information has been submitted to their engineering department in South Boston, Virginia to conduct the traffic study requested by VDOT. Mr. Nash advised the commission that once the traffic study is complete, it would be submitted to VDOT for review.

Mr. Paul Jackson advised the commission that a forty-eight (48) foot road pipe was already installed at the entrance of the RV Park. Mr. Jackson advised the commission that he would meet all the conditions pertaining to the application. Mr. Jackson stated he was aware of the traffic study request by VDOT.

Mr. Hendrick advised that he had not received any phone calls, emails, or letters on this application.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mrs. Dennis, and by a roll call vote of 8 to 0, the commission recommended to approve the application by Mr. Paul Jackson for a special exception permit to construct a vehicle recreational park consisting of one -hundred and seventeen (117) sites with the following recommendations:

1. The site would provide more opportunities for short- term construction workers in the county.
2. The owner will submit an erosion and sediment control plan for approval prior to construction.
3. The owner will submit a storm water plan to DEQ for approval prior to construction.

4. The owner will post a bond for all infrastructure construction to include the erosion and sediment control and storm water management.
5. Any areas that is visible to the public will be screened.
6. No accessory structures will be constructed on the individual sites.
7. The owner will meet all VDOT requirements within their Access Management Design Standard Regulations.
8. No site will be offered for sale.
9. No site will be leased as a permanent site to any individual.
10. The owner of the site will provide rental records with lot number to the Zoning Director yearly.
11. All sites will be permanently number and visible from the road.
12. If the owner cannot meet all VDOT regulations and the health department regulations the application will be voided.
13. The owner will be responsible for obtaining the county land permit prior to construction.
14. The owner will submit a landscaping plan to the Zoning Director for approval.
15. All recreational vehicle will have a minimum of a fifteen (15) feet clearance between them.
16. All roads will be a minimum of thirty (30) feet wide, and the radius of a cul-de-sac will be a minimum of fifty (50) feet and roads will be graveled. The gravel placement on the road will consist of a base of two (2) inches of railroad rock and four (4) inches of crush and run.
17. The owner will be responsible for contacting the Zoning Director for road inspections as follows:
 1. After grading of the road.
 2. After the two (2) inches of railroad rock has been spreaded .
 3. After the four (4) inches of crush and run has been spreaded.
18. The owner will be responsible for maintaining the road in safe and passable manner.
19. Any mud, debris, or damage to any roadway will be removed and repaired by the owner immediately.
20. The permittee will not use the property in any manner that creates a nuisance or disrupts nearby property owners in their enjoyment of their property.
21. Each site will be at least 20 feet wide and a total of 2,000 square feet.
22. Park rules will be posted at the entrance and enforced by the owner.
23. No space will be allowed to obtain their own address or mailbox.
24. The owner will enforce quiet hours for the park from 10:00 PM to 7:00 AM, to ensure excessive noise, amplified music, or other disturbances cannot be heard outside the perimeters of the user's campsite.
25. The owner or his/her designee will be readily available to ensure park rules are not violated and to respond to any concerns from RV park renters or neighbors. The owner or designee contact information will be posted at the RV park entrance and will be provided to the Mecklenburg County 911 Dispatch Center.
26. A map of the RV park with identifying lot numbers will be provided to the Mecklenburg County Sheriff's Department, Chase City Fire Department, Chase City Rescue Squad, and the Mecklenburg County Zoning Office prior to commencing operations.
27. The use of generators in the park is prohibited, unless for unforeseen circumstance of power outage.
28. Commercial garbage from the park will be disposed at the Southside Regional Landfill. The use of any county collections centers for disposal is prohibited.
30. All lighting will be installed as not to disturb the surrounding property owners or in the roadway.
31. No decks or porches will be built on any sites.
32. The owner is responsible for the appearance of the site, including litter pick-up and other orderly site appearance.

33. The owner will not use the property in any manner that creates a nuisance or disrupts nearby property owners in their quiet enjoyment of their property.
34. The owner will obtain and maintain an adequate amount of liability insurance to cover operations of the RV park. Nothing herein will prevent the owner from obtaining additional liability insurance as they deemed appropriate. Certification of coverage will be submitted to the Mecklenburg County Zoning Office.
35. The owner will contact the county zoning office for a condition's compliance inspection prior to commencing operation.
36. If for any reason Jackson RV Park stops operation for more than one (1) year, this special exception permit becomes null and voided.
37. This permit is non-transferable, except and unless written notice from the owner regarding the transfer, and a signed statement from the proposed new owner is received by the County Planning and Zoning office and is approved by the Mecklenburg County Board of Supervisors. The owner will agree to comply with all terms and conditions imposed with the original owner. If the proposed new owner desires to amend the original permit conditions, amendments must be addressed by the Mecklenburg County Planning Commission and the Board of Supervisors through the Special Exception Permit public hearing process.
38. This permit will become null and void if Jackson RV Park operation is not commenced within eighteen (18) months of permit issuance.
40. Failure of owner to fully conform to all terms and conditions of this permit will result in revocation of the Special Exception Permit.
41. The owner will provide each RV camper site with the following:
 1. Proper water and sewage hook-up from an approved water source and sewage disposal System.
 2. Electricity.
 3. One space for vehicle parking in addition to the living unit.
42. All camper fires will be confined within a fire ring and always supervised. The burning of other products such as trash, plastic products or household items are prohibited.

A public hearing was held on the application by Thomas & Dominique Pinion & David Vestal for a special exemption permit to allow for children's outdoor adventures and weddings. This property, identified as County Tax Number 108000-((A))-013, zoned Agricultural, is located on the north side of Hwy 688 (Skipwith Road) and approximately one (1) of a mile west of its intersection with Route 798 (Moore's Drive), Election District 2, County of Mecklenburg. Reference Deed Book LR- 15-2006 and Will Book WF-19-373.

Thomas Pinion was present to answer questions. Mr. Pinion advised the commission that this was a project his late wife had started because she loved children. Mr. Pinion advised the commission that he owned twenty-six (26) acres of land. The play area for the children would contain approximately one (1) acre and would be located within the center of the property.

Mr. Pinion advised the commission that there were not a lot of activities for young children in this area, and he would like to provide more opportunities for the children to be outside with nature instead of being on a computer or phones. Mr. Pinion stated to the commission that an adult would always be on site, who was certified in first aid in case of emergency, and the parents would be with the children. Mr. Pinion advised the commission that at some point he would like to host small wedding ceremonies on the property.

Mr. Hendrick advised the commission that he had received one (1) email for the application and one (1) email against this application.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Crocker, the commission unanimously recommended to approve the application with the following conditions:

1. The county has approved these types of applications in the past.
2. It will not be detrimental to the public welfare.
3. It will not effect adversely the health or safety of persons or the neighborhood of the purposed use.
4. The number of attendants will be no more than fifty (50) people.
5. The owner must contact VDOT to obtain permits and approval for driveway entrance.
6. The hours of operation will be as follows:
 1. Summer hours will be from 9:00 AM to 8:00PM.
 2. Fall and Spring hours will be from 9:00 AM to 6:00PM.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the planning commission unanimously approved the January 26, 2023, planning commission minutes.

Mr. Hendrick presented the Zoning and Building permit reports for review.

Mr. Hendrick advised the commission that at the January Board of Supervisors meeting, it was discussed about amending the Article 20, Solar Ordinance to limit the acres under solar panels. The planning commission discussed this matter and unanimously recommended that two thousand five hundred (2,500) acres under panels would be the limit of solar development in Mecklenburg County. Mr. Hendrick advised the commission that he would work on the ordinance and submit it to the county attorney for review.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy
Secretary