



## Garden club tours St. Thomas Aquinas

The Buckingham Dillwyn Garden Club recently toured the garden and greenhouses at the St. Thomas Aquinas Seminary in Buckingham County. Seminary gardener Larry Kocurek discussed his practices of composting, soil improvement, crop rotation, and organic pest controls in the five acre vegetable garden. Kocurek also discussed vegetable crop choices used to provide much of the produce used in the Seminary's kitchen.

## PLANS: Coalition says they could go several directions with the property

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defines the terms of the sale, such as price and includes conditions that have to be met before a deal goes through. It also typically has a targeted end date, where the prospective buyer has to either go through with the purchase or back out. *The Herald* asked both sides as to what that date might be and didn't receive an answer by press time.

### MORE ABOUT LONGWOOD VILLAGE

In the summer of 2022, the Richmond-based nonprofit BHC held a series of meetings, asking residents what they wanted to see done with the property. In those meetings, residents called for more senior housing, some additional townhouses and more commercial development. Soon after, the group started the process to draw up a purchase agreement.

On the surface, it looks like nothing much has changed since last summer. However, McAteer said her group is just doing its 'due diligence'.

"We've had engineers go and walk through, to look at preliminary (needed) architecture work," McAteer said. "We have (also) authorized a market study, one that helps us look at the average market rent and what could be done."

A similar study was done in the area during 2019. It found one in five households in Prince Edward County earns less than \$20,000 per year. Two in five earn less than \$35,000 per year. At the same time, average home prices in the area necessitate an annual salary of \$42,000 (for ownership) or \$31,800 for rental according to the study.

There is also a housing size mismatch. Seventy-three percent of the study area's housing units are three bedrooms or larger, while 63% of the population exists in one or two-person households. For the 4,061 one- or two-person households in the study area, there are only 1,933 studios, one-, or two-bedroom housing units. That is a gap of 2,128 smaller housing units.

And then there's the issue of being cost burdened. The U.S. Census Bureau defines cost burdened as someone who has to pay more than 30% of their income

for housing.

The problem for Farmville is that 22% of its current homeowners are cost burdened, according to that same Census study. The percentage jumps even higher when you start talking about renters. An estimated 44.8% of renters in the area fall under that label.

But again, some of those numbers come from 2019, so they're outdated. That's especially true when you consider the impact the pandemic had on home ownership.

### WHAT ABOUT PUDS?

But beyond that, BHC's interest in Longwood Village has sparked discussion over how Farmville should plan for the future. That includes planned use development (PUD), a proposal which would allow developers to present construction ideas currently outside of the regular town rules. Then the planning commission and town council would decide whether or not to sign off on allowing it.

The town, meanwhile, can put in requirements, making developers set aside a certain amount of green space, or build a park. The developers would have to present a plan, hold public hearings and get approval from the commission and council before anything could move forward.

"It gives the town more

control," McAteer said. "It provides flexibility to do some things."

The town staff have confirmed that talks with the BHC helped lead them come up with and introduce the PUD ordinance. But even so, McAteer says the group doesn't plan to get involved with Farmville's debates on the subject.

"We don't really have an intention of lobbying or interfering with the PUD discussion," McAteer said.

She also points out that even if PUD is rejected, that doesn't mean her group's project can't move forward. Phase one of the plan, involving renovation of the existing buildings, could happen after a sale is finalized. As for phase two, developing the vacant land, even though the group's current plans would involve using a PUD if it's approved, McAteer said that's not the only option on the table.

"It's not like that is the only thing we could do here," she said.

In the meantime, the BHC is in a 'wait and see' mode. They're waiting for the market study to be finished and also to hear from the engineers about what renovations would cost. If all goes well, they would hope to make a decision on the property by next year, applying for grants to cover the renovation costs.

### Buckingham County Planning Commission

## NOTICE OF PUBLIC HEARING

Monday, May 22, 2023

**Buckingham County Administration Building**  
13380 W. James Anderson Hwy.  
Buckingham, Virginia  
6:00 p.m.

The Buckingham County Planning Commission will hold a public hearing on Monday, May 22, 2023 to hear public input regarding the following. The meeting will begin at 6:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex at 13380 W. James Anderson Hwy, Buckingham, Virginia 23921. You must sign up to speak. Sign up time is between 5:30 p.m. and 5:55 p.m.

- **CASE 23-ZTASUP326 LANDOWNER: DAVID CHRISTIAN & APPLICANT: MARCI LOWRANCE** — Tax Map 68, Parcel 37, containing approximately 25.741 acres, located at 59 Gold Hill Elementary School Road New Canton VA 23123, Marshall Magisterial District. The Applicant wishes to Add a Zoning Text Amendment for a Private Recreational Facility to a list of Special Uses in a Light Industrial M1 Zoning District and Apply for a Special Use Permit for that purpose.

A copy of the above referenced hearing is available for review in the Office of the Buckingham County Zoning Administrator; 13380 West James Anderson Highway, P.O. Box 252, Buckingham, Virginia, 23921, on regular business days of Monday through Friday from 8:30 A.M. to 4:30 P.M. or by calling 434-969-4242.

By Order of the  
Buckingham County Planning Commission  
Nicci Edmondston, Zoning Administrator



## 1 IN 7 CHILDREN IN THE UNITED STATES LIVES IN POVERTY

PE's Kids is a nonprofit organization that seeks to provide students with assistance with needs like field trip money, appropriate clothing, hygiene items, etc.

We rely on teachers and staff to confidentially identify needs among the students.



Left to right: PE's Kids Board Members Barbara Arieti, Lonnie Calhoun, Jamie Ruff and Judy Call

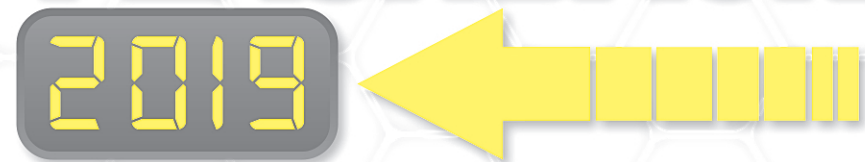
PE's Kids fundraiser night at Farmville Bojangles on May 4th in which Bojangles gave 10% of the proceeds that evening to PE's Kids.

Your donations help us continue to meet the needs of students right here in Prince Edward County.

To donate or learn more, please visit <https://princeedwardkids.com>  
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John Deere  
3035D Tractor & Loader, 35 hp

2023 PRICE: \$29,850

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John Deere  
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