



PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
September 15, 2020

A G E N D A

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the County's "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to these public meetings is not permitted, the public may participate in these meetings by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

1. **Written Comments:** Please limit word count to no more than 500 words. Must be received by 2:00 p.m. the day of the meeting.
  - a. **Mailed:** Planning Commission, P.O. Box 382, Farmville, VA 23901.
  - a. **E-Mailed:** Planning Commission: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)
  - b. **County Dropbox:** Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot by 2:00 p.m. the day of the meeting.
2. **Verbal Comments:** Citizens may also participate remotely during the meeting. Using the meeting call-in information provided above, citizens may **phone-in to the meeting and provide comments during the Public Participation/Public Hearing portion of the agenda**; however, **citizens must pre-register** with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

- 7:00 p.m.
1. The Chairman will call the September 15, 2020 meeting to order
  2. Approve Minutes 3
  3. Public Hearing. Special Use Permit - Good's Construction Co. DBA Cenvar Roofing – Business Office and Storage Building, Tax Map 041-A-57B 7
  4. Public Hearing. Rezoning – David Furlong DBA Locket Creek Real Estate Group – A-1 to MHP, Tax Map 022-4-C 17
  5. Public Hearing. Special Use Permit – Prince Edward County – Daycare Center, Tax Map 051-A-39 29
  6. Review of Supervisors Actions
  7. Old Business
  8. New Business

Next Meeting: October 20, 2020 at 7:00 p.m.

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**Meeting Date:** September 15, 2020  
**Item No.:** 2  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
July 21, 2020 Draft Planning Commission meeting minutes.



**Prince Edward County Planning Commission  
Meeting Minutes  
July 21, 2020  
7:00 pm**

Members Present:     John Prengaman, Chair                                 John “Jack” W. Peery, Jr., Vice Chairman  
                              Donald Gilliam   Preston L. Hunt  
                              Robert “Bobby” Jones   Clifford Jack Leatherwood  
                              Whitfield M. Paige    Teresa Sandlin  
                              Cannon Watson

Absent:                     Mark Jenkins

Staff Present:            Robert Love, Planning/Zoning Director

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Chairman Prengaman called the July 21, 2020 meeting to order at 7:00 p.m. He then reviewed the process for the meeting.

**In Re: Approval of Minutes: June 16, 2020**

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from June 16, 2020 as presented; the motion carried:

Aye:       Donald Gilliam   Nay:       (None)  
              Preston Hunt  
              Robert M. Jones  
              Clifford Jack Leatherwood  
              Whitfield M. Paige  
              John “Jack” W. Peery, Jr.  
              John Prengaman  
              Teresa Sandlin  
              Cannon Watson

Absent:     Mark Jenkins

**In Re: Public Hearing - Special Use Permit, 24’ Tall Advertising Sign**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request from Mr. Michael Pisa for a Special Use Permit to allow for the installation of a freestanding business sign (24) twenty-four feet in height on Tax Map Parcel 022-A-95 / 022-A-96, with an address of 2967 West Third Street, Farmville, VA. Notice of this hearing was advertised according to law in the Wednesday, July 8, 2020 and Wednesday, July 15, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Robert Love, Planning and Community Development Director, said the County has received a request for a Special Use Permit to allow for the installation of a freestanding business sign (24) twenty-four feet in height on Tax Map Parcel 022-A-95 / 022-A-96, with an address of 2967 West Third Street, Farmville, VA. This parcel is located in the C-1 (General Commercial) zoning district. Prior to installation of a sign exceeding (16) sixteen feet in height requires approval of a Special Use Permit in this zoning district.

Mr. Love said the purpose of the Special Use application is to allow for the installation of a sign (24) twenty-four feet in height. County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties. He said this is to relocate the sign from the Town to the County. There were no comments received by phone or written by mail or email.

Mr. Love said Mr. Michael Pisa is on the phone to answer any questions that may arise.

Chairman Pregarman opened the public hearing.

Michael Pisa said he wishes to relocate the existing sign, which is 25' high, to the new location in the County and will cut the sign to 24' in height to meet County zoning requirements.

There being no one further wishing to speak, Chairman Pregarman closed the public hearing.

Commissioner Jones stated there are other similar signs in the area and sees no issue with this relocation.

Commissioner Watson made a motion, seconded by Commissioner Hunt, to approve for recommendation of the Special Use Permit to the Board of Supervisors to allow for the installation of a freestanding business sign (24) twenty-four feet in height on Tax Map Parcel 022-A-95 / 022-A-96, with an address of 2967 West Third Street, Farmville, VA; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Pregarman		
	Teresa Sandlin		
	Cannon Watson		

Absent: Mark Jenkins

#### **In Re: Review of Supervisors Actions**

Mr. Love reported the Board of Supervisors approved the Rock & Metal Camp; the IDA request to rezone from A-2 to C-1; the IDA request to amend the Prince Edward County Zoning Ordinance to allow Data Centers; the request by Llewellyn/Northam Manufacturing & Firearm Sales, LLC to amend the Zoning Ordinance, adding ammunition and firearm manufacturing in the Industry, Type I use definition and allow operation by Special Use Permit in the C-1, General Commercial zoning district, and approved the manufacturing facility with conditions. Mr. Love said the Board also approved the amendment to the County Zoning Ordinance regarding alternative energy, and removed the one-mile limit, and amended the maximum density use restriction of 2.5% of land to 5%.

Commissioner Jones stated the Special Use Permits can still allow for limitations and conditions on the applications. Mr. Love said it was not approved as by-right use but as a special use and setbacks and buffers can be dealt with on an application by application basis, and that it is effective immediately.

Mr. Love reported the Dowler's campground project was approved; he said the owners sought an attorney's counsel for any legality on the easement, and reported the Dowlers will be working to get any permits necessary, copies of which will be shared with the office to include in their file. He added the Dowlers will be working with an engineer to apply for the permits.

Commissioner Jones stated Damien Fehrer and DMME inspected the Luck Stone Quarry and approved of how Luck Stone is handling things for the quarry operation itself; Commissioner Jones said DMME reported Luck Stone is in compliance, but there were areas in which things could be done better.

Chairman Prengaman asked if DMME has reported on the mining site; Mr. Love said there is no word on that inspection at this time.

Commissioner Peery questioned the status of the trailer park. Mr. Love reported the Board approved the trailer park; he said the County Administrator had been to the site and the owner is doing clean-up and will apply for the building permits when the time comes.

**In Re: Old Business**

(None)

**New Business**

(None)

Chairman Prengaman adjourned the meeting at 7:18 p.m.

**Next Meeting: August 18, 2020**



**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** September 15, 2020  
**Item No.:** 3  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit – Business Office and Storage Building

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**Summary:**

The County has received an application for a Special Use Permit application from Good’s Construction Co. DBA Cenvar Roofing for tax map parcel 041-A-57B identified as 24457 Prince Edward Highway, Rice, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and businesses are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the September 2, 2020 and September 9, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the truck yard will be placed and surrounding property. The parcel is outlined in blue. Attachment (6) is the proposed site plan.

The purpose of the Special Use is to convert the existing home into a business office and to construct a 24’ x 40’ enclosed metal storage building for the purpose of materials storage. Any security lighting shall be installed and properly angled to avoid light spillage onto adjoining properties.

County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

**Attachments:**

- 1. Special Use Permit Application
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letter sent to adjoining property owners
- 5. Plat of Tax Parcel
- 6. Site Plan

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Pregaman \_\_\_\_\_

Paige \_\_\_\_\_  
Sandlin \_\_\_\_\_  
Jenkins \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Peery \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

**County of Prince Edward**

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Good's Construction Co., LLC  
Applicant's Address: 493 Crawell Lane Lynchburg VA 24502  
Applicant's Telephone Number: (434) 316-2859      434-316-2859

Present Land Use: Residential AI

Legal Description of Property with Deed Book and Page No. or Instrument No. 369/124

Tax Map # 041 A 57B      Acreage: 3.831

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) We want to operate a residential Rating company on property. It will have a sales office & a small warehouse to store most amount of material. Only pickup trucks will be there.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) I Thruway trucking is right across the street

Height of Principal Building (s): Feet 30      Stories 2

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Chris Good      8-12-20  
Signature of Applicant (if not property owner)      Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Pamella C. Davis, Executor      08/13/2020  
Signature of Property Owner(s)      Date

\_\_\_\_\_  
Signature of Property Owner(s)      Date

\_\_\_\_\_  
Signature of Property Owner(s)      Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee \$300.00      Fee Received by \_\_\_\_\_      Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning & Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837



Prince Edward County Administration,

I represent Good's Construction Co., LLC DBA Cenvar Roofing.

We have contracted to buy a house and lot located at:

24457 Prince Edward Highway, Rice, VA 23966

We are a residential roofing company that specializes in renovation. We tear off worn out roofs off of homes and replace them. We intend to convert the house on the property into a sales office. We will build a new fully enclosed warehouse in the back right corner of the property to store minor amounts of material, tools, equipment & trailers etc. This building is represented in the drawing we submitted. We will plant a two rows of Leland Cypress to serve as screens. These too are represented in the sketch we submitted. Most of our materials are drop shipped directly from our supplier to the jobsite, we only keep minor amounts of accessories at our shop.

The office will be used by the General Manager, sales staff and Project Mangers. All of our construction workers are sub-contractors and they are not often at our office. There will be only light trucks, pickup trucks and vans etc. in and out of the property.

Our official hours of operation are 9:00 AM to 5PM. The Project Managers can arrive as early as 6:30 AM to stock their pickups and head out to the jobsite, the sales staff is sometimes around as late as 6:30.

Regarding signage, we will apply for and construct a sign in compliance with whatever the zoning department will approve. Having a certain size sign is not a deciding factor in us proceeding with the purchase of this property. We will be happy to construct whatever gets approved in the sign permit application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Good', written in a cursive style.

Christopher M. Good

Cenvar Roofing



Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, September 2, 2020 and Wednesday, September 9, 2020.

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### NOTICE OF PUBLIC HEARINGS

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~~~~~

The Planning Commission will hold public hearings on Tuesday, September 15, 2020 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> Floor of the Prince Edward County Courthouse, 111 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. A request by Good's Construction Co. DBA Cenvar Roofing for a Special Use Permit to allow the locating of a business office and enclosed storage building on Tax Map Parcel 041-A-57B, with an address of 24457 Prince Edward Highway, Rice, VA.
2. A request by David Furlong DBA Locket Creek Real Estate Group for a Rezoning of Tax Map Parcel 022-4-C, on Booker Court, Farmville, VA from A-1, Agricultural Conservation to MHP, Manufactured Home Park to allow for the expansion and re-opening of the mobile home park.
3. A request by Prince Edward County for a Special Use Permit to allow for a Daycare Center on Tax Map Parcel 051-A-39, with an address of 1328 Zion Hill Road, Farmville, VA.

~~~~~

Public Hearing comments for meetings of the Prince Edward County Planning Commission will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one the following methods:

1. Written comments may be mailed to: Planning Commission, PO Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Must be received by 2:00 PM, day of the meeting.
2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
3. Emailed comments may be sent to [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us). Please limit word count to no more than 500 words. Must be received by 2:00 PM the day of the meeting.
4. Using the meeting call-in information provided above, citizens may phone-in to the meeting and provide comments during the Public Hearing portion of the agenda; however, citizens must pre-register with the County Administrator's Office at 434-392-8837 by 2:00 p.m. the day of the meeting. Callers must be on the line and ready to speak when called upon by the Planning Commission Chair. Please state your name and district of residence. Based upon the # of pre-registered speakers, the Chair will determine the time allotted to each speaker.

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A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.



**PLANNING COMMISSION**

John Prengaman  
Chairman  
Robert M. Jones  
Board Representative  
Donald Gulliam  
Preston L. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield Paige  
John "Jack" W. Perry, Jr.  
Teresa Sandlin  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837  
Fax: (434) 392-6683

rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

August 28, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Good’s Construction Co, LLC DBA Cenvar Roofing

The Prince Edward County Planning Commission will hold a public hearing on September 15, 2020 at 7 p.m. to receive citizen input on a request by Good’s Construction Co. LLC to allow the locating of a business office and enclosed storage building on Tax Map Parcel 041-A-57B, with an address of 24457 Prince Edward Highway, Rice, VA. This parcel is located in the A1 (Agricultural Conservation) zoning district. This use requires approval of a Special Use Permit in this zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

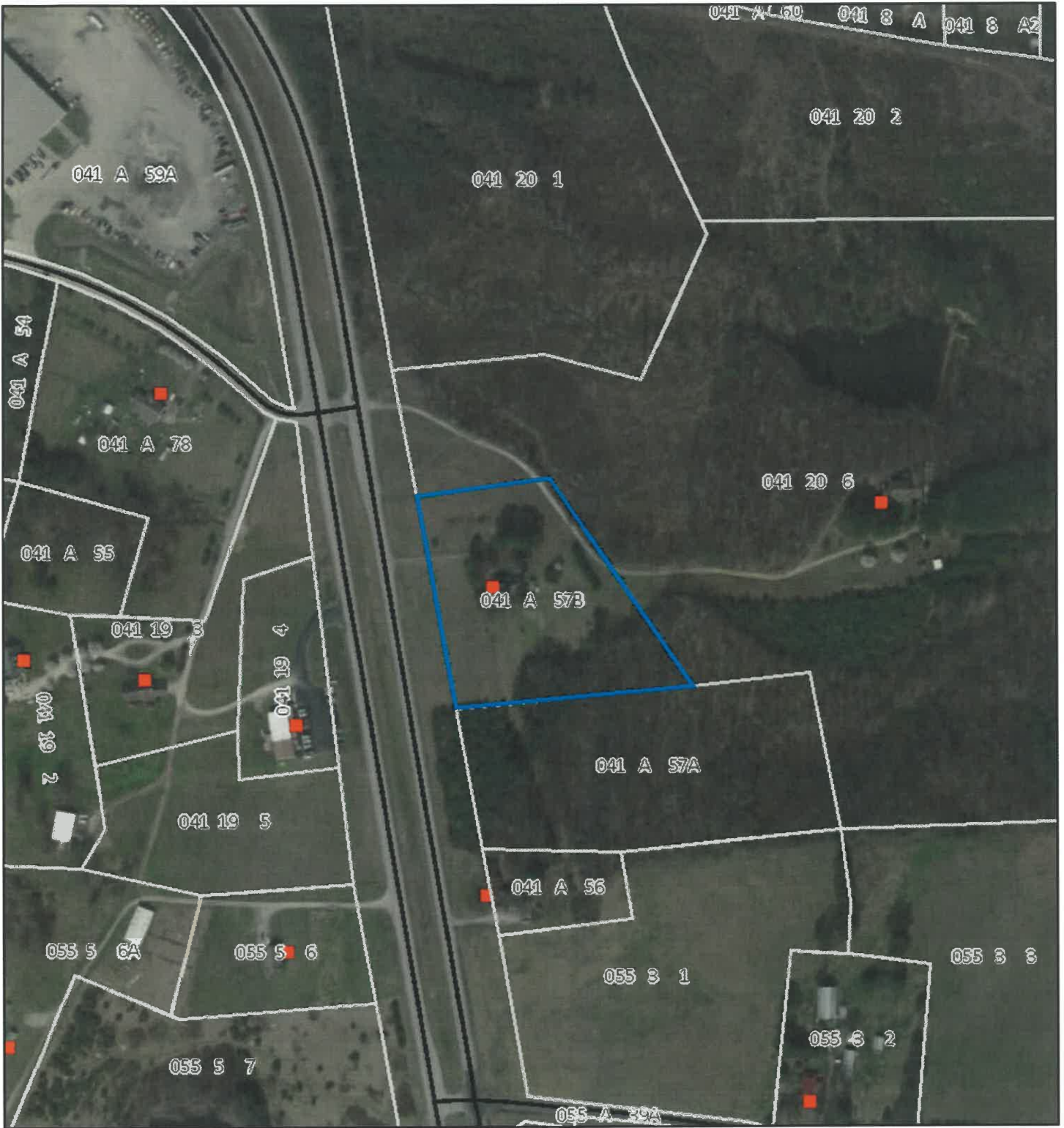
Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

Robert Love  
Director of Planning and Community Development

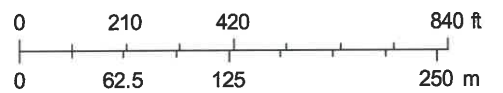
# Cenvar Roofing SUP



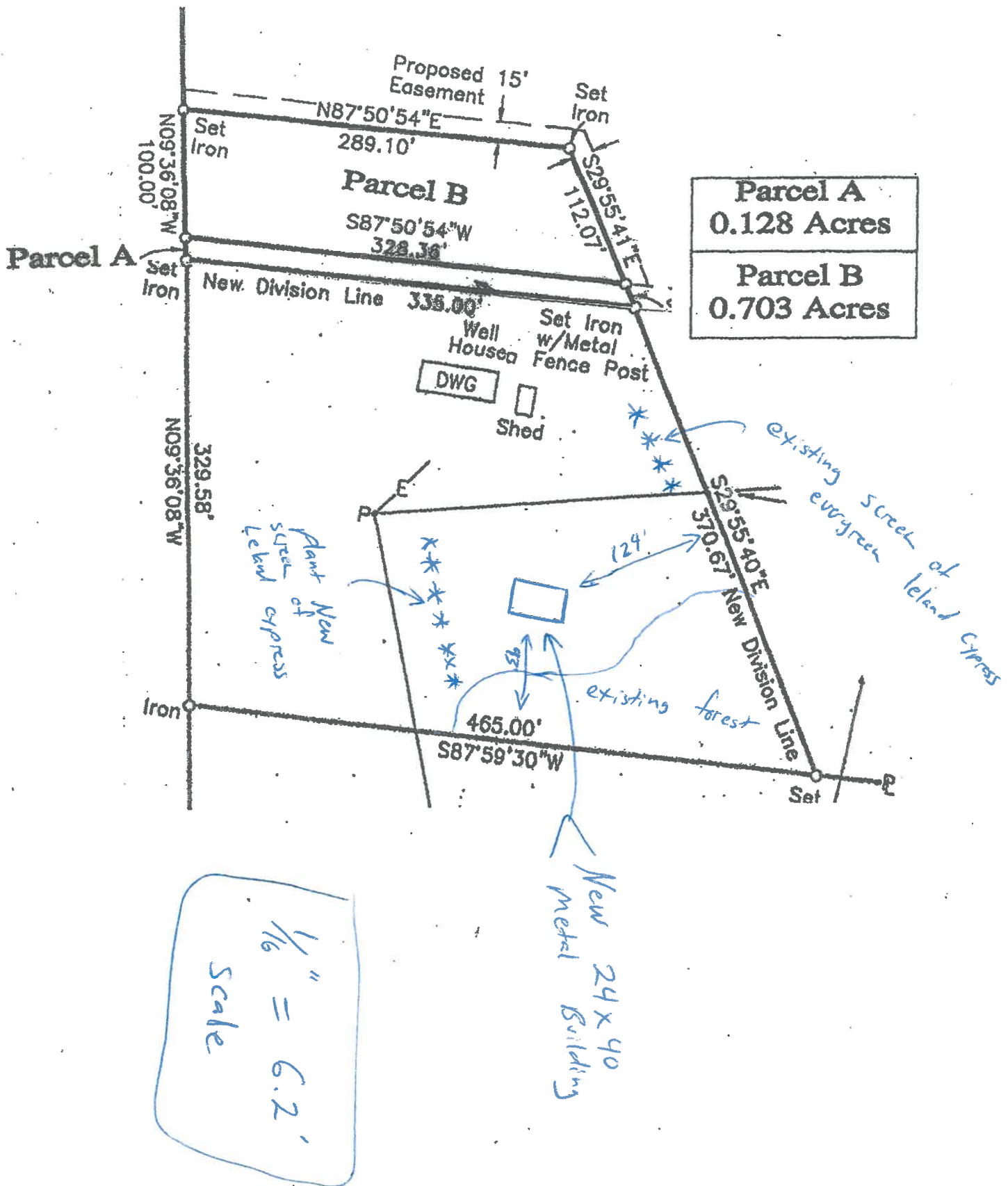
September 8, 2020

1:4,514

- Road Centerline
- Parcel Labels
- Address Points
- County Boundary
- === Farmville Boundary



Virginia Geographic Information Network (VGIN)







Google Earth



Google Earth

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**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** September 15, 2020  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Rezoning A-1 to MHP

**Summary:**

The County has received an application for a Rezoning application from Mr. David Furlong for tax map parcel 022-4-C on Booker Court, owned by Locket Creek Real Estate Group, Attachment (1). This parcel is in an A1, Agricultural Conservation zoning district and requires rezoning to MHP, Manufactured Home Park to allow for the remodeling and expansion of the mobile home park.

The public hearing notice was published in the September 2, 2020 and September 9, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the mobile home park will be placed and surrounding property. The parcel is outlined in blue on the tax map. The site plan will be provided at the meeting as it is still being finalized by the Engineer.

The purpose of the Rezoning is to allow for the remodeling and expansion of the mobile home park. The site currently has nine mobile home hookups/sites per the County tax records. This use would generate trips by the residents and their guest. It is recommended that rules be established by Mr. Furlong as far as quiet time by park residents as well as installing some site security lighting so as not to shine onto adjacent properties.

County staff is of the opinion the use is generally compatible with the zoning district but will not have major impacts on surrounding properties as far as traffic and noise.

**Attachments:**

1. Special Use Permit Application
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letter sent to adjoining property owners
5. Plat of Tax Parcel

**Recommendations:**

1. Conduct the Public Hearing and render a decision concerning the request for the Rezoning.

Motion \_\_\_\_\_  
 Second \_\_\_\_\_  
 Prengaman \_\_\_\_\_

Paige \_\_\_\_\_  
 Sandlin \_\_\_\_\_  
 Jenkins \_\_\_\_\_

Hunt \_\_\_\_\_  
 Gilliam \_\_\_\_\_  
 Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
 Watson \_\_\_\_\_  
 Peery \_\_\_\_\_

FOR OFFICE USE ONLY  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OFFICE USE ONLY  
 PERMIT APPLICATION # \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Magisterial District \_\_\_\_\_

County of Prince Edward

PLEASE PRINT OR TYPE

PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT

I, WE DAVID FURLONG DBA LOCKET CREEK REAL ESTATE GROUP  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

\_\_\_\_\_ Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
 Modifying the Zoning District Classification of the following described property from the \_\_\_\_\_  
 District(s), to the MOBILE HOME District.

Location / Legal Description of Property: Deed Book / Page No. 1800 / 852 or Instrument No. \_\_\_\_\_  
 Tax Map # 022 4c Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property.  
THE PROPERTY IS CURRENTLY 5 ACRES THAT HAS (9) NEW  
MOBILE HOMES ON IT. IT ADJOINS PROPERTY THAT HAS  
MOBILE HOMES AND A VACANT LOT

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.

Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: \_\_\_\_\_ Signature \_\_\_\_\_  
 Address: \_\_\_\_\_ Date \_\_\_\_\_

Owner(s) of Property  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_ Signature \_\_\_\_\_  
 Phone: \_\_\_\_\_ Date \_\_\_\_\_ E-mail: \_\_\_\_\_

Schedule A  
 Describe the requested amendment to the Zoning Ordinance. (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.  
I AM REQUESTING THE ABILITY TO ADD ADDITIONAL NEW  
MOBILE HOMES ON THE REMAINDER OF MY 3+ ACRES  
THAT ARE NOT DEVELOPED. THIS WILL PROVIDE ADDITIONAL  
AFFORDABLE HOUSING IN THE COUNTY.

Schedule B  
 Contiguous property owner(s) to be affected by this proposed change.

| Name  | Address |
|-------|---------|
| _____ | _____   |
| _____ | _____   |
| _____ | _____   |
| _____ | _____   |

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.

Application Fee Re-zoning Permit \$300 Application Fee Received By \_\_\_\_\_ Date \_\_\_\_\_  
 Application Fee Zoning Amendment \$300 Cash  Check  # \_\_\_\_\_

The above permit application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Building & Zoning  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

434 390-6223



Please publish the following public hearing notice in **THE FARMVILLE HERALD** on Wednesday, September 2, 2020 and Wednesday, September 9, 2020.

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### NOTICE OF PUBLIC HEARINGS

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- ~~~~~

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  2. Written comments may also be placed in the County "payment dropbox", located in courthouse parking lot. Please limit word count to no more than 500 words. Must be received in the dropbox by 2:00 PM the day of the meeting.
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- ~~~~~

A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

# Prince Edward County

## Rezoning Request

Applicant: David Furlong DBA Locket Creek Estate Group

Tax Map:

022-4-C

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a proposed Rezoning from A-1 to MHP.

Parcel ID	Owner	Address	Note
022-4-D	Amy Tillerson Brown	212 Claybrook Drive Waynesboro, VA 22980	
022-4-E	David M. & Linda Baker	566 Mt. Moriah Road Farmville, VA 23901	
022-A-17	Kate A. Mosley	2874 Eastbrook Road Lynchburg, VA 24501	
022-A-19	Archer W. Mosley, Jr.	2874 Eastbrook Road Lynchburg, VA 24501	

**PLANNING COMMISSION**

John Prengaman  
Chairman  
Robert M. Jones  
Board Representative  
Donald Gulliam  
Preston L. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield Paige  
John "Jack" W. Perry, Jr.  
Teresa Sandlin  
Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837

Fax: (434) 392-6683

rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

August 28, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Rezoning Request – David Furlong DBA Locket Creek Real Estate Group

The Prince Edward County Planning Commission will hold a public hearing on September 15, 2020 at 7 p.m. to receive citizen input on a request by David Furlong to rezone Tax Map Parcel 022-4-C, on Booker Court, Farmville, VA from A1, Agricultural Conservation to MHP, Manufactured Home Park to allow for the expansion and re-opening of the mobile home park. This parcel is located in the A1 (Agricultural Conservation) zoning district. Prior to operating Mobile Home Park facilities require rezoning to a MHP Zoning District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

Due to the Coronavirus all meetings of the Planning Commission are being held electronically. To ensure the safety of the public and County Boards/Commissions the Board of Supervisors adopted an Emergency Ordinance modifying procedures for public meetings and public hearing practices. The Ordinance authorizes all meetings of Prince Edward County public entities to be held by electronic means. Such meetings shall be open to electronic participation by the public and **closed** to in-person participation by the public. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

Robert Love  
Director of Planning and Community Development

**Watson and Duggan PLC**  
 Land Surveying  
 1001 E. Third St., Farmville, Va. 23901  
 434-391-3500

**Line Table**

LINE	BEARING	DISTANCE
L1	S06°30'12"W	73.09'
L2	S09°22'51"W	91.49'

201201812(plat)

**Legend**  
 IRS = Iron Rod Set  
 IRF = Iron Rod Found  
 S = Shed  
 U = Overhead Utility Lines

22-4-D  
**Amy Tillerson Brown**  
 201202232  
 201201812(plat)

IRF @ 282.0'  
 0.45± miles  
 To S.R. No. 695

**State Route No. 678**  
 Mount Moniah Rd. 30' R/W  
 End Of State Maintenance

Proposed Trailers  
 Typ. = 36 X 14  
 Existing Sewer Conn.

Security Light  
 1.4' East Of R

Existing Trailers  
 Typ. = 36 X 14  
 Deck

22-4-E  
**David Michael Baker**  
**Linda Susan-Harold Baker**  
 D.B.272 p.237  
 P.B.6 p.12(plat)

**COPY FOR REVIEW**  
 22-4-C  
**5.02 Acres**

IRF  
 S27°59'37"W 875.86'  
 S58°14'37"E 286.00'  
 S47°55'36"W 254.95'  
 S02°08'09"E 566.56'  
 S87°01'51"W 463.59'

**COPY FOR REVIEW** **Plat Of Boundary Survey**  
 22-4-C

- Notes**
1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
  2. This plat is based on a current field survey.
  3. See plat recorded in PC A Slide 49

For: David Furlong  
 Being The Property Owned By:  
**Lockett Creek Real Estate Group, LLC**  
 Inst. No. 180000852  
 Prospect District, Prince Edward Co., Va.  
 20116 09-09-20



David Furlong

Locket Creek Real Estate Group LLC

(434) 390-6223

Tax Map	022 4 C
Deed Book	1800
Page	852

Describe the requested amendment to the Zoning Ordinance (OR), Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan.

The current property has been used as a Mobile Home Park for decades. When I first acquired the property there was (9) mobile homes on the property. Some of the homes were from the mid 70's. I removed those trailers and replaced them with brand new 1 Bedroom / 1 Bathroom homes.

By seeking the designation of Mobile Home Park designation, I hope to add additional home sites and continue with the same theme for the rest of the park. I am requesting (12) additional home sites.

I have replaced all of the electrical lines, water lines and septic lines. I have also installed L.E.D. lighting throughout the park and a video surveillance system is also being installed.

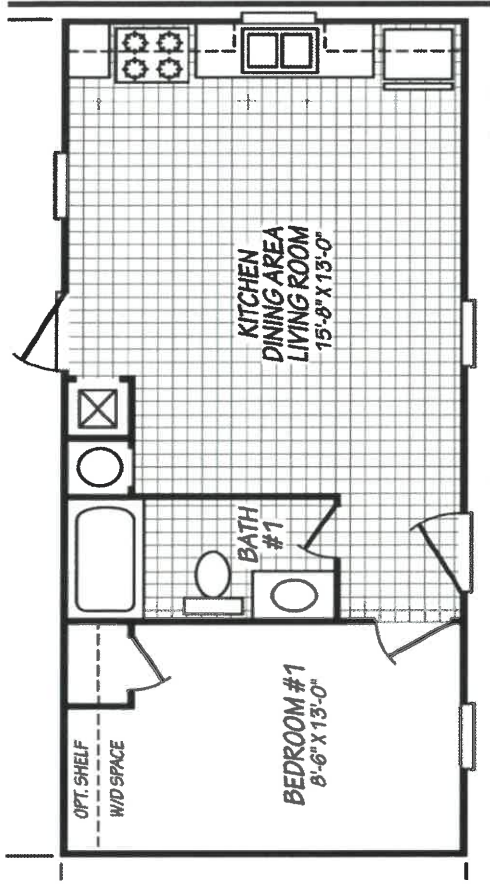
In regards to the County's Comprehensive plan the further development of this property compliments it. There is a need in the County for affordable housing and these homes fill part of that void.

I appreciate your consideration in this matter and look forward to meeting with you.



# HOPEWELL

Big Living In A Smaller Home

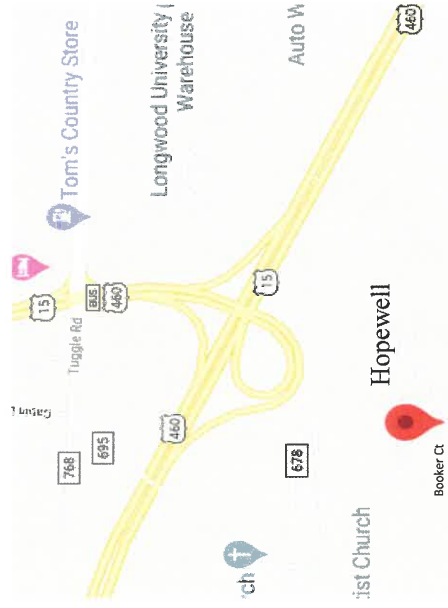


### Amenities:

**From Farmville** - West Third St to the traffic light past Tom's Country Store - Go straight across the intersection - Take Tuggle Rd for .5 miles and go across Route 460 - Take the first left onto Mount Moriah Rd - Continue .4 miles and turn right onto Booker Ct

### Amenities:

- 1 Bedroom, 1 Bathroom
- Over 500 sq ft of Living Space
- Private Lot
- Maintenance Free Living
- Landscaped and Manicured Grounds
- Private Country Setting - Minutes From Farmville
- Grilling Deck



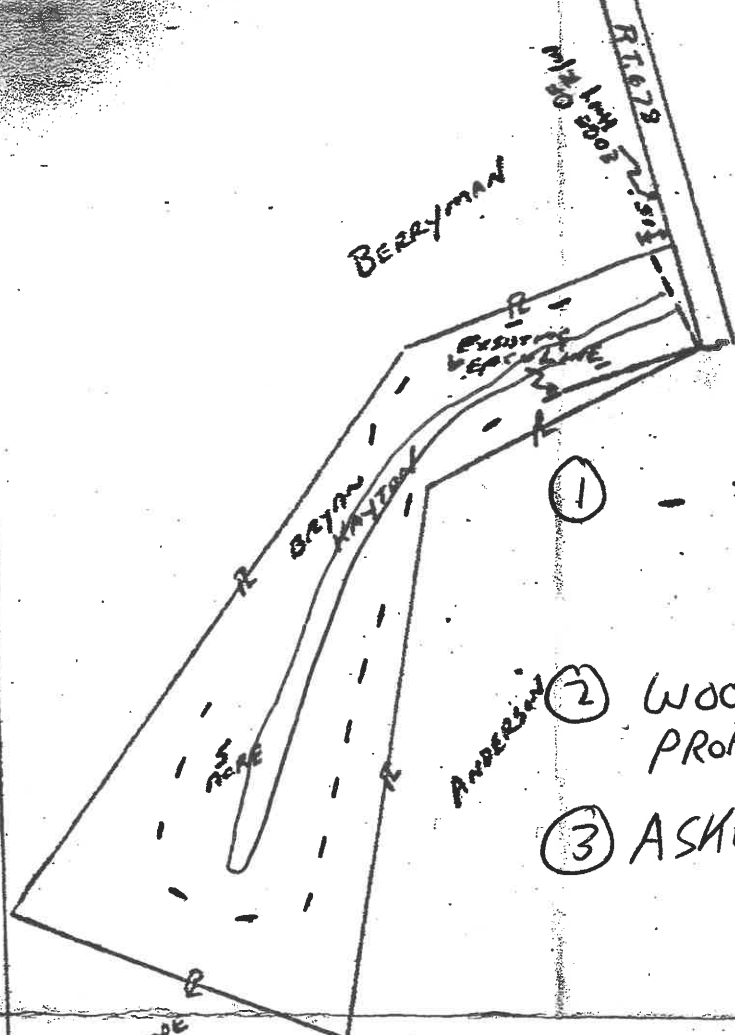
**For Additional Information** - Call (434) 390-6223 David Furlong — Property Manager











- ① - = 14x36 1 BED / 1 BATH  
500' SQ FT HOME WITH  
12x12 DECK
- ② WOODED BUFFER BETWEEN  
PROPERTY LINES
- ③ ASKING FOR 11 ADDITIONAL  
HOMESITES

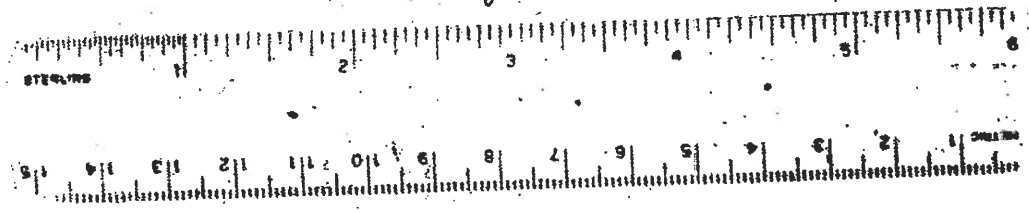
OWNER'S INITIALS BR

No. 97556030  
Rev. E

LOCATION OF CENTER LINE OF RIGHT OF WAY

VIRGINIA ELECTRIC AND POWER COMPANY		
PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT		
FARMVILLE		DISTRICT
DISTRICT-TOWNSHIP-	COUNTY-CITY	STATE
BOROUGH		
PROSPECT PRINCE EDWARD		
FARMVILLE OFFICE	PLAT #	
	63-64	
CDH	EST# 21122.01	

Charles W. Overton  
Notary Public.



Virginia: In the Clerk's Office of Prince Edward County

January 16, 1985  
This deed was this day presented in said office and with  
certificate of acknowledgement annexed, admitted to  
record at 11:10 o'clock A. m., and indexed.

Dellie R. Noble

Examined & Mail  
M. L. Dickerson  
Real Estate De  
Virginia Elect  
Power Co.  
Richmond, Va.



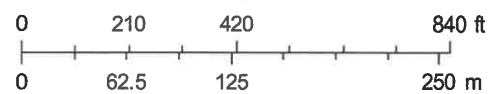
# David Furlong Rezoning



September 8, 2020

1:4,514

- Road Centerline
- Parcel Labels
- Address Points
- County Boundary
- Farmville Boundary



Virginia Geographic Information Network (VGIN)



**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** September 15, 2020  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit – Daycare Center

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**Summary:**

The County has received an application for a Special Use Permit application from Prince Edward County for tax map parcel 051-A-39 identified as 1328 Zion Hill Road, Farmville, Attachment (1). This parcel is in an A2, Agricultural Residential zoning district and businesses are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the September 2, 2020 and September 9, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the truck yard will be placed and surrounding property. The parcel is outlined in blue.

The purpose of the Special Use is to utilize the existing building for use as a daycare center facility. Along with the daycare there will be the potential for sheltering in the event of an emergency along with recreational use, both of which are allowed in the A2 district.

County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

**Attachments:**

- 1. Special Use Permit Application
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letter sent to adjoining property owners
- 5. Plat of Tax Parcel

**Recommendations:**

- 1. Conduct the Public Hearing and render a decision concerning the request for the Special Use

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Pregaman \_\_\_\_\_

Paige \_\_\_\_\_  
Sandlin \_\_\_\_\_  
Jenkins \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Peery \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: PRINCE EDWARD COUNTY  
Applicant's Address: 111 SOUTH STREET, 3RD FLOOR, FARMVILLE  
Applicant's Telephone Number: (434-392-8837)

Present Land Use: Event Center

Legal Description of Property with Deed Book and Page No. or Instrument No. Deed Book 2013 page 481  
1328 ZION HILL ROAD, FARMVILLE, VA

Tax Map # 051-A-39      Acreage: 10.2

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Will be no impact on adjoining property owners. Request to operate a day care facility operated by the YMCA.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) As it is near the Prince Edward County School Complex the operation of a day care center will be compatible with adjacent properties

Height of Principal Building (s): Feet \_\_\_\_\_ Stories 1

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

[Signature]      Date 8/31/2020  
Signature of Applicant (if not property owner)      Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

\_\_\_\_\_  
Signature of Property Owner(s)      Date

\_\_\_\_\_  
Signature of Property Owner(s)      Date

\_\_\_\_\_  
Signature of Property Owner(s)      Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

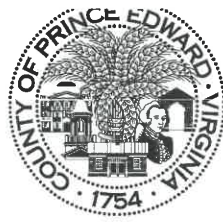
Application Fee \$300.00      Fee Received by Waived      Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837





Please publish the following public hearing notice in **THE FARMVILLE HERALD** on **Wednesday, September 2, 2020** and **Wednesday, September 9, 2020**.

---



### NOTICE OF PUBLIC HEARINGS

Due to the COVID-19 Emergency, the Prince Edward County Planning Commission is operating pursuant to and in compliance with the Board of Supervisors' "EMERGENCY CONTINUITY OF OPERATIONS ORDINANCE." While physical (in-person) access to the meeting is not permitted, the public may participate by calling: **1-425-436-6394, Access Code: 867576#** (If busy, please call again.)

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The Planning Commission will hold public hearings on Tuesday, September 15, 2020 at 7:00 p.m. in the Board of Supervisors Room located on the 3<sup>rd</sup> Floor of the Prince Edward County Courthouse, 111 N. South Street, Farmville, Virginia, to receive citizen input prior to making recommendations to the Board of Supervisors on the following:

1. A request by Good's Construction Co. DBA Cenvar Roofing for a Special Use Permit to allow the locating of a business office and enclosed storage building on Tax Map Parcel 041-A-57B, with an address of 24457 Prince Edward Highway, Rice, VA.
2. A request by David Furlong DBA Locket Creek Real Estate Group for a Rezoning of Tax Map Parcel 022-4-C, on Booker Court, Farmville, VA from A-1, Agricultural Conservation to MHP, Manufactured Home Park to allow for the expansion and re-opening of the mobile home park.
3. A request by Prince Edward County for a Special Use Permit to allow for a Daycare Center on Tax Map Parcel 051-A-39, with an address of 1328 Zion Hill Road, Farmville, VA.

~~~~~

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A complete copy of the Special Use Permit and Rezoning applications are available for public review in the office of the Prince Edward County Administrator, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us). It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

# Prince Edward County

## SUP Request

Applicant: Prince Edward County

Tax Map:

051-A-39

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a proposed SUP for a Daycare Facility

| Parcel ID            | Owner                             | Address                                       | Note |
|----------------------|-----------------------------------|-----------------------------------------------|------|
| 038-A-11A            | Town of Farmville                 | PO Box 368<br>23901 Farmville, VA             |      |
| 038-A-11C<br>052-A-1 | William R. Harding                | PO Box 55<br>23922 Burkeville, VA             |      |
| 051-A-36B            | Prince Edward County School Board | 2874 Eastbrook Road<br>VA 24501 Lynchburg,    |      |
| 052-A-1C4            | Parc Crest At Poplar Forest LP    | 1821 Avon Street<br>VA 22902 Charlottesville, |      |
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**PLANNING COMMISSION**

John Prengaman  
Chairman  
Robert M. Jones  
Board Representative  
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Cannon Watson



**COUNTY OF PRINCE EDWARD, VIRGINIA**

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[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

August 28, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Prince Edward County

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You are receiving this notice because you own land in the vicinity of the property requested to be approved for the special use permit. Following the hearing the Prince Edward County Planning Commission may vote to approve or deny the requests.

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If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

Robert Love  
Director of Planning and Community Development

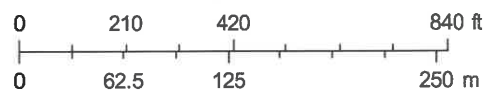
# PEC - SUP



September 8, 2020

1:4,514

- Road Centerline
- Parcel Labels
- Address Points
- County Boundary
- Farmville Boundary



Virginia Geographic Information Network (VGIN)