

PRINCE EDWARD COUNTY  
PLANNING COMMISSION

July 21, 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.)

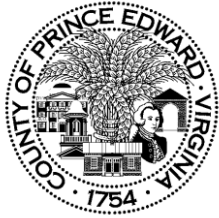
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Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

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 July 21, 2020 meeting to order
  2. Approve Minutes 3
  3. Public Hearing. Special Use Permit -Michael Pisa – 24' Tall Advertising Sign, Tax Map 022-A-95/022-A-96 13
  4. Review of Supervisors Actions
  5. Old Business
  6. New Business

Next Meeting: August 18, 2020 at 7:00 p.m.

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

**Meeting Date:** July 21, 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:**  
June 16, 2020 Draft Planning Commission meeting minutes.

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| Motion _____    | Paige _____   | Hunt _____        | Jones _____  |
| Second _____    | Sandlin _____ | Gilliam _____     | Watson _____ |
| Prengaman _____ | Jenkins _____ | Leatherwood _____ | Peery _____  |



**Prince Edward County Planning Commission  
Meeting Minutes  
June 16, 2020  
7:00 pm**

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

Absent:                         Clifford Jack Leatherwood

Staff Present:                 Robert Love, Planning/Zoning Director

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Chairman Prengaman called the June 16, 2020 meeting to order at 7:00 p.m. He then reviewed the process for the meeting.

**In Re: Approval of Minutes: May 19, 2020 and June 3, 2020**

Commissioner Peery made a motion, seconded by Commissioner Jenkins, to approve the meeting minutes from May 19, 2020 and June 3, 2020 as presented; the motion carried:

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

Absent:                     Clifford Jack Leatherwood

**In Re: Public Hearing - Special Use Permit, Camp Site**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Rock & Metal, LLC to amend the existing Special Use Permit to expand the 30 approved construction camp sites to 80 camp sites, removing the construction camp site designation on Tax Map Parcel 023B-1-V, addressed as 300A SMI Way, Farmville, VA. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 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 an application for a Special Use Permit application from Rock & Metal, LLC for Tax Map Parcel 023B-1-V, identified as 300A SMI Way, Farmville. This parcel is in an I-1, General Industrial district and construction camps are allowed in the district only after approval of a special use permit.

Mr. Love said that on April 17, 2018, the Board of Supervisors approved the Special Use Permit for the operation of a construction camp with up to 30 sites on this parcel. The Board of Supervisors placed a sunset provision on the construction camp whereby the Special Use Permit would expire after three years from the start of construction period. An excerpt of the April 17, 2018 minutes was provided where the Board of Supervisors approved the Special Use Permit and the conditions imposed.

The purpose of the Special Use is to expand the 30 approved construction camp sites to 80 construction camp sites. Then after completion of the construction project, to remove the construction camp site designation and allow it to operate as a campground. The Board of Supervisors has approved a set of rules to be followed by the campground operator for the previously approved campgrounds and recommends the same rules be set as a condition for this request. County staff is of the opinion the use is compatible with the zoning district and will have minimal impact on surrounding properties.

Chairman Pregarman opened the public hearing.

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

Commissioner Jones said he met Mr. Tharpe there to view the access and egress; he said the County gave approval for an additional access and egress for safety and to minimize the traffic with just one point. He added that the site has improved and a lot of site work has been completed; it is designed well to accommodate 80 camp sites.

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve the recommendation of the Special Use Permit to expand the 30 approved construction camp sites to 80 camp sites, removing the construction camp site designation after construction is complete on Tax Map Parcel 023B-1-V, with the conditions previously set forth, as follows:

- Site Plan, Erosion & Sediment/Stormwater approval by Staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed
- All lighting is glare-shielded from extending beyond the property lines
- Facilities be provided for trash
- Quiet hours are maintained after 10 p.m.
- Security guard on-site

The motion carried:

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

Absent: Clifford Jack Leatherwood

**In Re: Public Hearing – Rezoning A-2 to C-1**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request the Prince Edward County Industrial Development Authority for a rezoning of Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, VA from A-2, Agricultural Residential to C-1, Commercial. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received an application for a Rezoning application from the Prince Edward County IDA for Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, VA, owned by Prince Edward County. This parcel is in an A-2, Agricultural Residential zoning district and requires rezoning to C-1, Commercial to allow for the use of a Data Center as a by right permitted use.

Mr. Love said the purpose of the rezoning is to allow for a Data/Technology Center as a by-right permitted use. It is anticipated this use would generate minimal traffic other than during the construction phase which would be temporary in nature. The parcel abuts land that is already zoned as C-1 and is in close proximity to the Sunchase/Hampton Inn area in the Town of Farmville that is commercial in nature. This is not considered spot zoning.

County staff is of the opinion the use is generally compatible with the surrounding zoning district but will have very minimal impacts on surrounding properties as far as traffic and noise.

Chairman Prengaman opened the public hearing.

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

Commissioner Jones made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors the Rezoning application from the Prince Edward County IDA for Tax Map Parcels 039-A-3 and 25-A-5 near 230 Kelly Lane, Farmville, to rezone from A-2, Agricultural Residential to C-1, Commercial; the motion carried:

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

Absent: Clifford Jack Leatherwood

**In Re: Public Hearing – Amendment to Prince Edward County Zoning Ordinance**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by the Prince Edward County Industrial Development Authority to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by-right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District, and add a definition of Data Centers. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received a request by Prince Edward County Industrial Development Authority (IDA) to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District and add a definition of Data Centers.

County staff has developed the following definition of a data center:

*Data Center - A facility composed of networked computers and storage that businesses and other organizations use to organize, process, store, and disseminate large amounts of data.*

The proposed amendment to the Zoning Ordinance would add the definition to Section 6-200.9, Commercial Use Types. The proposed amendment would also amend Section 2-800.3 by adding Data Centers as a by-right use authorized in the C-1, General Commercial Zoning district.

Chairman Pregaman opened the public hearing.

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

Commissioner Peery made a motion, seconded by Commissioner Gilliam, to approve for recommendation to the Board of Supervisors the request by the Prince Edward County Industrial Development Authority to amend the Prince Edward County Zoning Ordinance to allow Data Centers as a by-right permitted use in the C-1, General Commercial Zoning District and the I-1, General Industrial District and add a definition of Data Centers; the motion carried:

|      |                           |      |        |
|------|---------------------------|------|--------|
| Aye: | Donald Gilliam            | Nay: | (None) |
|      | Preston Hunt              |      |        |
|      | Mark Jenkins              |      |        |
|      | Robert M. Jones           |      |        |
|      | Whitfield M. Paige        |      |        |
|      | John "Jack" W. Peery, Jr. |      |        |
|      | John Pregaman             |      |        |
|      | Teresa Sandlin            |      |        |
|      | Cannon Watson             |      |        |

Absent: Clifford Jack Leatherwood

**In Re: Public Hearing – Amendment to Prince Edward County Zoning Ordinance**

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a request by Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC to amend the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by a Special Use Permit in the C-1, General Commercial zoning district. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received a request by Robert Llewellyn/ Northern Manufacturing & Firearm Sales, LLC to amend the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by a Special Use permit in the C-1, General Commercial zoning district.

The purpose of the Ordinance Amendment is to allow for the operation of an ammunition and firearm manufacturing facility with a Special Use Permit in this zoning District. The proposed amendment would also amend Section 2-800.3 by adding Ammunition and Firearm Manufacturing as a use permitted in the C-1, General Commercial Zoning district with a Special Use Permit.

County staff is of the opinion the use is compatible with the zoning district.

Mr. Love said he received one telephone call asking for more information; there were no concerns from this caller.

Chairman Pregaman opened the public hearing.

Mr. Eric Winslow expressed support of the project.

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

Commissioner Sandlin made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors an amendment to the Prince Edward County Zoning Ordinance to add ammunition and firearm manufacturing as a use included in the Industry, Type I use definition and to allow Industry, Type I uses to operate by Special Use Permit in the C-1, General Commercial zoning district; the motion carried:

|      |                           |      |        |
|------|---------------------------|------|--------|
| Aye: | Donald Gilliam            | Nay: | (None) |
|      | Preston Hunt              |      |        |
|      | Mark Jenkins              |      |        |
|      | Robert M. Jones           |      |        |
|      | Whitfield M. Paige        |      |        |
|      | John "Jack" W. Peery, Jr. |      |        |
|      | John Pregaman             |      |        |
|      | Teresa Sandlin            |      |        |
|      | Cannon Watson             |      |        |

Absent: Clifford Jack Leatherwood

**In Re: Public Hearing – Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC, Special Use Permit**

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a request by Robert Llewellyn/Northern Manufacturing & Firearm Sales, LLC for a Special Use Permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with an address of 3194 West Third Street, Farmville, VA. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2020 and Wednesday, June 10, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love said the County has received an application for a Special Use Permit application from Robert Llewellyn / Northern Manufacturing & Firearm Sales, LLC for a Special Use permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with an address of 3194 West Third Street, Farmville, VA. This parcel is in a C-1, Commercial zoning district and ammunition and firearm manufacturing facilities are allowed in the district only after approval of a special use permit.

The purpose of the Special Use is to allow for the operation of an ammunition and firearm manufacturing facility in this zoning District.

ATF's longstanding position is that the small arms ammunition exemption applies only to .50 caliber or smaller rifle or handgun ammunition, as well as certain shotgun ammunition. Smokeless powder used in this operation is classified as a low explosive. Research of the federal regulations and verification by discussion with an ATF agent confirm that ATF takes the position that smokeless powder designed for use in small arms ammunition is exempt from all requirements of the federal explosives laws and regulations, including storage and record keeping requirements. Therefore, it would be the responsibility of Prince Edward County to determine if the location of this request is appropriate for small arms ammunition manufacturing and the storage of smokeless powder.

Mr. Winslow has stated that he will have no more than two 55-gallon drums or 1,400 pounds of smokeless powder at any one time. That is enough to manufacture over 1.5 million rounds of 9mm bullets. Per CFR 555.219, if



recommended, that quantity of smokeless powder shall be stored 115 feet from any inhabited building or highway. In addition, low explosives must be stored in Type 1, 2, or 4 permanent, portable, or mobile indoor/ outdoor magazine.

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

Commissioner Peery asked if this will be operated as a retail facility also. Mr. Winslow said it is manufacturing only and not retail; this is for federal and state contracts.

Chairman Pregaman opened the public hearing.

Thomas Dennison, Farmville District, stated it does not seem appropriate for a General Commercial zone. He said it is a hazardous industrial operation with the way the toxic and explosive materials are received, handled, stored with special containment, and the processing, packaging and shipping is all very unique. He said this facility, which could not be converted back to General Commercial if it is ever abandoned, should be in the Industrial Park where all the chemicals and hazardous materials can be taken care of and OSHA requirements followed.

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

Chairman Pregaman said the ATF has guidelines in place stating requirements for the size and whether it is Type 1 or Type 4, should the Planning Commission look in favor, those stipulations would be added.

Mr. Love said regardless of which district, the ATF is regulatory body; he said the County would check it based on County conditions, and check the manufacturing and his Federal Firearm License (FFL).

Mr. Winslow said gunpowder is not explosive, it is flammable; he said if it gets wet, it is inert.

Commissioner Jones said that area is not an industrial park but there are similar businesses nearby and this lends itself to this area.

Commissioner Jones made a motion, seconded by Commissioner Peery, to recommend to the Board of Supervisors approval of the Special Use Permit to allow for an ammunition and firearm manufacturing facility on Tax Map Parcel 22A-1-23 through 22A-1-26, with the following conditions:

- No more than two 55-gallon drums of gunpowder with proper storage
- Powder must be stored 115 feet away
- Powder not being used during the manufacture must be stored in accordance with 27 CFR 555.

The motion carried:

|      |                           |      |        |
|------|---------------------------|------|--------|
| Aye: | Donald Gilliam            | Nay: | (None) |
|      | Preston Hunt              |      |        |
|      | Mark Jenkins              |      |        |
|      | Robert M. Jones           |      |        |
|      | Whitfield M. Paige        |      |        |
|      | John "Jack" W. Peery, Jr. |      |        |
|      | John Pregaman             |      |        |
|      | Teresa Sandlin            |      |        |
|      | Cannon Watson             |      |        |

Absent: Clifford Jack Leatherwood

**In Re: Review of Supervisors Actions**

Mr. Love stated the Luck Stone quarry rezoning was approved, but the concrete and asphalt plants were denied. He said there were many comments against the application and the Board did not have the owner or operator of the facilities and would prefer direct interaction with them; they did not like the speculative Special Use Permit. He said it was a tie vote, and by Board rules, the motion dies.

Commissioner Jones added Luck Stone did offer improved dust control and barriers in response to the citizen concerns but the Board felt it best not to move forward.

Mr. Love said the one-room Schoolhouse was approved; he said the shooting range was denied as it is too close to property lines.

Commissioner Jones stated the mobile home park passed; he said he met with the owners Saturday and discussed the buffers, and they are willing to do more plantings. Mr. Love said the Board placed conditions on the project, and there may be an appeal by the neighbors with the Circuit Court.

**In Re: Old Business**

Chairman Prengaman stated the Dowler project had been tabled; a day was set for the Commissioners to visit the property. He said major concerns during the last meeting were access road, infringement on the neighboring property, concerns about the flood plain and safety due to the flood plain.

Commissioner Hunt said he visited the site and found the road to be too narrow. Commissioner Peery agreed.

Commissioner Watson said there is no pretense that it is a higher speed road. He said he drove to Twin Lakes, which is a high-speed dangerous road in the State Park; he said normally when he goes camping, they go far afield and down curvy gravel roads. He said they have been diligent and unusually tidy; they are recycling all materials that were left on-site when they purchased it. He said that side of river is high and steep whereas the other side has a much more gradual incline.

Commissioner Sandlin said the idea is great and they would have to determine if there is a potential hazard for the neighbors. Mr. Love said VDOT does not have any issue with the state maintained section of the road and will not get involved in regards to the road and is a private landowner issue.

The Commissioners viewed a video provided by the Dowlers that showed the property and plans for the camp ground. Discussion followed.

Commissioner Sandlin said it appears they did their homework and due diligence; she said it is a good location.

Commissioner Watson made a motion, seconded by Commissioner Sandlin, to recommend to the Board of Supervisors approval of the Special Use Permit to construct a campground and outdoor recreational facilities on Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane; the motion carried:

|      |                           |      |        |
|------|---------------------------|------|--------|
| Aye: | Donald Gilliam            | Nay: | (None) |
|      | Preston Hunt              |      |        |
|      | Mark Jenkins              |      |        |
|      | Robert M. Jones           |      |        |
|      | Whitfield M. Paige        |      |        |
|      | John "Jack" W. Peery, Jr. |      |        |
|      | John Prengaman            |      |        |
|      | Teresa Sandlin            |      |        |
|      | Cannon Watson             |      |        |

Absent: Clifford Jack Leatherwood

**New Business**

(None)

Chairman Pengaman adjourned the meeting at 7:50 p.m.

**Next Meeting: July 21, 2020**

DRAFT

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

**Meeting Date:** July 21, 2020  
**Item No.:** 3  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit – 24’ Tall Advertising Sign

**Summary:**

The County has received an application for a Special Use Permit application from Mr. Michael Pisa 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 W 3rd St, Farmville, VA. Attachment (1). This parcel is located in the C1 (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.

The public hearing notice was published in the July 8, 2020 and July 15, 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 sign will be placed and surrounding property.

The purpose of the Special Use to allow for the installation of a (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.

**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 \_\_\_\_\_ Paige \_\_\_\_\_ Hunt \_\_\_\_\_ Jones \_\_\_\_\_  
Second \_\_\_\_\_ Sandlin \_\_\_\_\_ Gilliam \_\_\_\_\_ Watson \_\_\_\_\_  
Pregaman \_\_\_\_\_ Jenkins \_\_\_\_\_ Leatherwood \_\_\_\_\_ 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: Michael Pisa  
Applicant's Address: 12603 Green Garden Terrace Chester VA 23836  
Applicant's Telephone Number: (804) 326-4697

Present Land Use: Commercial Retail

Legal Description of Property with Deed Book and Page No. or Instrument No. 2967 West 3<sup>rd</sup> Street Farmville, VA 23901  
3.5 Acres in Farmville Magisterial District  
Deed Book/Page - 1900 / 759

Tax Map # 022 A 95 District - 02 Farmville Acreage : 0.180 (3.5 acres total)

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) No effects to adjoining properties.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Will conform to pylon not to exceed 6' above buildings current roof line

Height of Principal Building (s): Feet 18ft 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 7/2/2020  
Signature of Applicant (if not property owner)

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] Date 6/30/2020  
Signature of Property Owner(s)

CMA Homes Inc Date \_\_\_\_\_  
Signature of Property Owner(s)

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

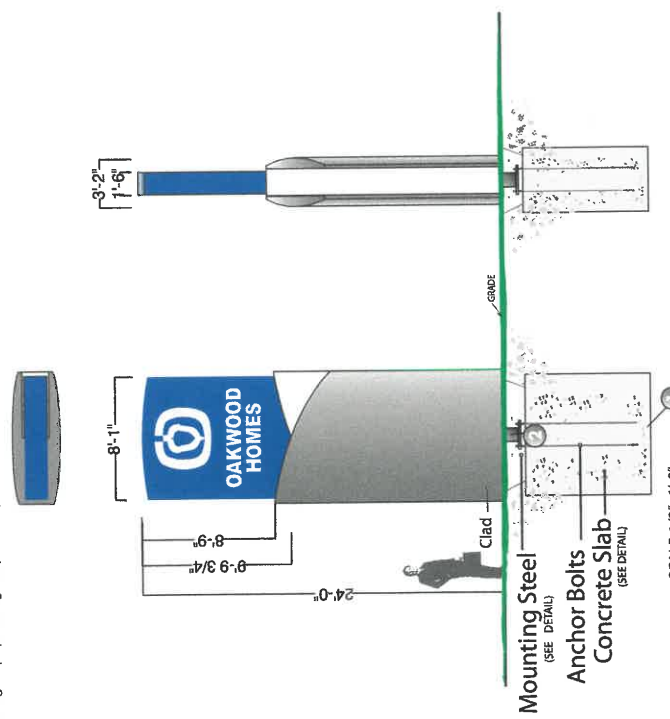
# P80 PYLON SIGN @24 OAH High Wind Load

NOTE: All signs are designed to  
130 MPH wind load per  
2006 IBC (ASCE 7-05) specifications.

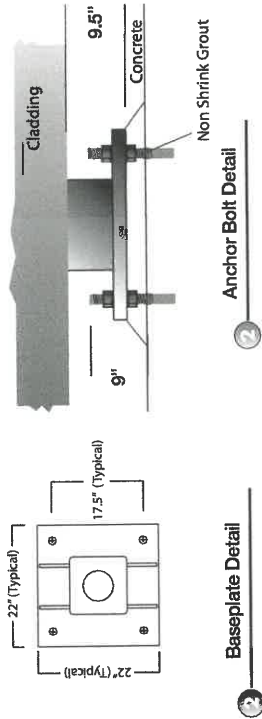
Signs always installed with white side facing roadway.

P80 @ 24'

Sign Head SqrF - 80 SqrF  
Total Sign SqrF (Including Clad) - 209 SqrF



COLUMN: (12x12x3/8")  
BASE PLATE: 22x22x1 3/4"  
ANCHOR BOLT SIZE: 1 3/4" (4) Required



## Sign Head

:125 Aluminum cabinet Flex Face Retention System

## Faces

Hinged Face for service.  
3M Panagraphics 3 Seamless Face Material (White) with Blue Translucent 3M-3630-97 Bristol Blue Vinyl.  
Paint Spec:  
Oakwood White - to match CH&F RETLOAK-H001 80% Gloss  
Oakwood Blue - to match CH&F GP485 80% gloss  
Oakwood Gray - to match CH&F RETLOAK-H002 80% Gloss

## Cladding

:125 Aluminum

## Electrical

Fluorescent backlighting with hinged access  
Daylight Lamps  
Total Line Current: (4) EESB 832 16L @ 1.7 amps  
Total: 6.8 amps  
Circuits: 1 20A

### USE OR REUSE OF THIS DOCUMENT FOR OTHER LOCATIONS IS STRICTLY PROHIBITED WITHOUT APPROVAL OF ENGINEER

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS
2. CONCRETE SHALL BE MIXED AND DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
3. THE ENGINEER HAS NOT INSPECTED THE SITE. IT SHALL BE THE OWNER'S OR HIS AGENT'S RESPONSIBILITY TO VERIFY THE SOIL AT THE SITE IS SUITABLE FOR FOUNDATION AS SHOWN.
4. ANY SIGN AND OUTLINE LIGHTING SYSTEM SHALL BE ON A SEPARATE 20 AMP CIRCUIT FROM ANY OTHER ELECTRICAL ITEMS IN A COMMERCIAL BUILDING. THE 20 AMP CIRCUIT SHALL CARRY NO MORE THAN 16 AMPS AND SHOULD BE A DEDICATED CIRCUIT THAT IS NOT ON AN ENERGY MANAGEMENT SYSTEM.
5. ANCHOR BOLTS AND COLUMN BELOW GRADE MUST BE COATED WITH ROOFING TAR.

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Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, July 8, 2020 and Wednesday, July 15, 2020.

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### 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, July 21, 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 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 W 3rd St, Farmville, VA.

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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, the 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. 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. 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.





BOARD OF SUPERVISORS



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  
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James R. Wilck

COUNTY OF PRINCE EDWARD, VIRGINIA

July 13, 2020

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Request – Mr. Michael Pisa

The Prince Edward County Planning Commission will hold a public hearing on July 21, 2020 at 7 p.m. to receive citizen input on a request by Mr. Michael Pisa 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 W 3rd St, Farmville, VA. This parcel is located in the C1 (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.

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

PRINCE EDWARD COUNTY



FARMVILLE DIST. FARMVILLE PROSPECT DISTRICT

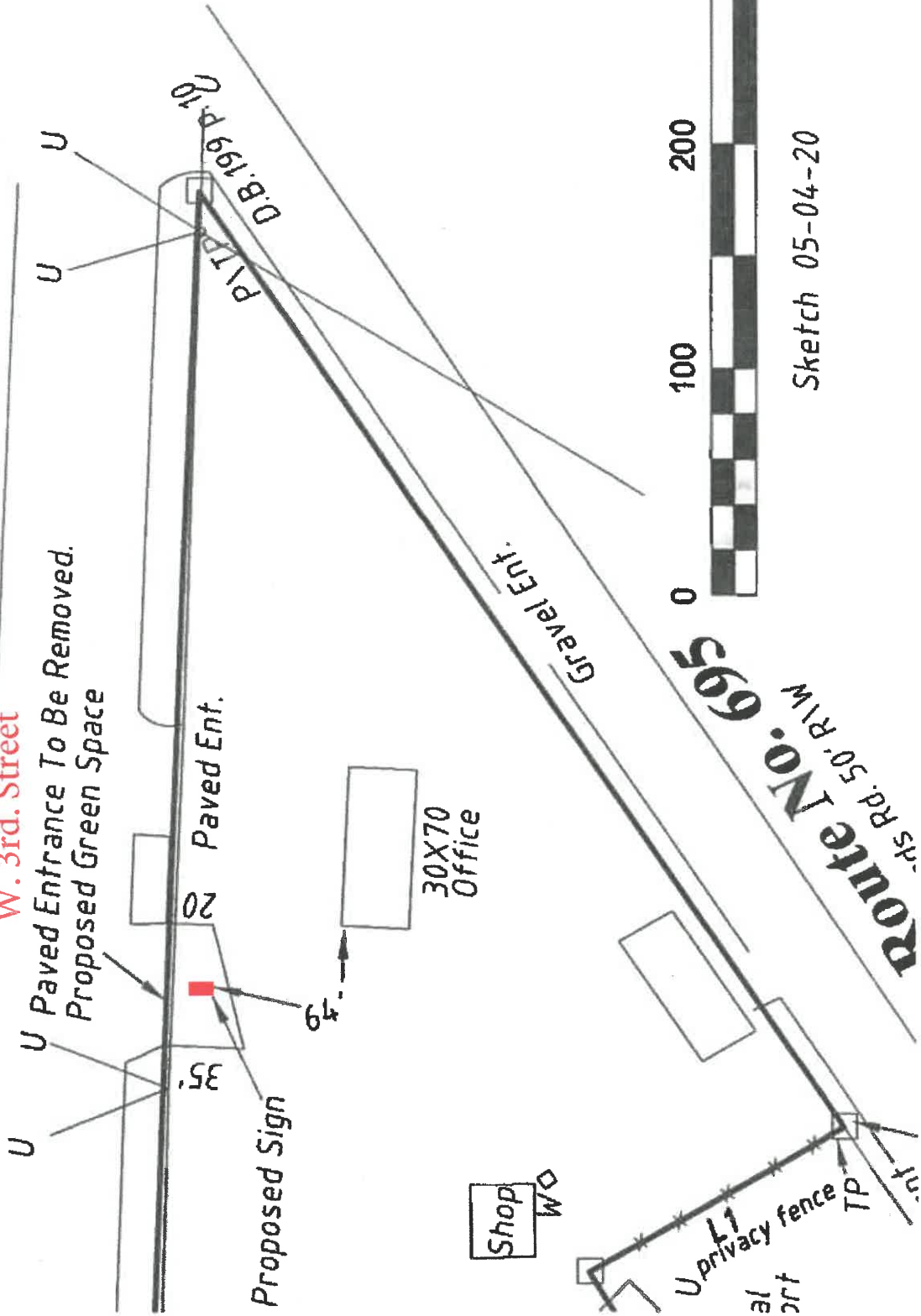
SECTION 22

REVISED: DEC. 31, 1986 DEC. 31, 1986

7°34'08"E 686.10'

W. 3rd. Street

Paved Entrance To Be Removed.  
Proposed Green Space



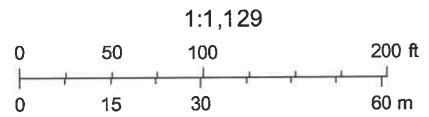
Sketch 05-04-20

# CMH HOMES, INC



July 14, 2020

- Road Centerline
- Address Points
- County Boundary



Virginia Geographic Information Network (VGIN)