

PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
June 16, 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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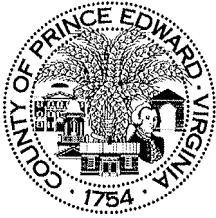
Public Participation and Public Hearing comments for Planning Commission meetings will be received by Karin Everhart, Deputy Clerk to the Planning Commission, using one of the following methods:

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 June 16, 2020 meeting to order
  2. Approve Minutes 3
  3. Public Hearing. Special Use Permit -Rock and Metal, LLC – Construction 13  
Camp, Tax Map 023B-1-V
  4. Public Hearing. Rezoning – Prince Edward County IDA – A-2 to C-1, Tax Map 25  
039-A-3 & 25-A-5
  5. Public Hearing. Ordinance Amendment – Prince Edward County IDA – Data 33  
Centers
  6. Public Hearing, Ordinance Amendment – Llewellyn – Ammunition and Firearm 37  
Manufacturing
  7. Public Hearing, Special Use Permit – Llewellyn – Ammunition and Firearm 41  
Manufacturing
  8. Review of Supervisors Actions
  9. Old Business
  10. New Business

Next Meeting: July 21, 2020 at 7:00 p.m.

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County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: June 16, 2020  
Item No.: 2  
Department: Planning and Community Development  
Staff Contact: Karin Everhart  
Issue: Approval of Minutes

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Summary:  
For approval.

**Attachments:**  
June 3, 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 3, 2020  
7:00 pm**

Members Present:     John Prengaman, Chair                             John “Jack” W. Peery, Jr., Vice Chairman  
                              Donald Gilliam                                             Mark Jenkins  
                              Preston L. Hunt                                             Clifford Jack Leatherwood  
                              Whitfield M. Paige                                             Teresa Sandlin  
                              Cannon Watson  
Absent:                 Robert “Bobby” Jones  
Staff Present:         Wade Bartlett, County Administrator             Robert Love, Zoning Administrator

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Chairman Prengaman called the June 3, 2020 meeting to order at 7:00 p.m. He then reviewed the process for the meeting.

**In Re: Public Hearing - Special Use Permit, Shooting Range**

Chairman Prengaman said the Public Hearing held May 19 had been tabled for lack of sufficient information. He said he had been presented a rough drawing; since that time, he received a few telephone calls regarding the lack of space available for a shooting range.

Commissioner Peery made a motion, seconded by Commissioner Hunt, to disapprove the request for a Special Use Permit for a Shooting Range due to concerns regarding lack of space and noise issues; the motion carried:

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

**In Re: Public Hearing - Special Use Permit, Napier, Truck Yard**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mr. James Napier for Tax Map Parcel 120-A-36-B1, owned by Dawn and Joseph Patterson with an address of 111 Patrick Henry Highway, Meherrin, VA, to build and operate a tow/impound yard under the use type of Truck Yard. Notice of this hearing was advertised according to law in the Wednesday, May 22, 2020 and Wednesday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett stated the County has received a Special Use Permit application from Mr. James Napier for Tax Map Parcel 120-A-35-B1 to build and operate a tow/impound yard under the use type Truck Yard, which is a more intense use than normally associated with a Tow/Impound Yard. Mr. Bartlett said Mr. Napier operates a towing and recovery business. In order for Mr. Napier to operate in Prince Edward County and tow vehicles when requested by the State Police (after accidents, abandoned vehicles, etc.) he must have a storage lot in the County. Mr. Napier will use the lot primarily for automobiles and pick-up trucks. On occasion he may have a Road Tractor. Most of the vehicles will be stored for 30 days or less but there may be occasions when a vehicle is stored for up to 60 days at the lot.

Mr. Bartlett said the lot was originally to be 40 by 26 feet, but the request has been changed to 40 feet by 40 feet, enclosed by a six-foot tall fence. The gate will be closed and locked when no one is on-site. Mr. Napier estimates he will have no more than 10 vehicles on the lot at any one time and there will be no more than 10 trips per week. He does not plan on erecting an outside security light; if he is required to erect a light, it will be down-shielded. The lot is located under power lines and behind a tree line.

Mr. Bartlett said the latest VDOT traffic data estimates the Average Annual Daily Trip County on Prince Edward Highway at that entrance is 5,200. This proposed increase in traffic will have a minimum impact on traffic at the site.

Chairman Prengaman opened the public hearing.

James Napier requested a change in size to 40 by 40 feet to allow more room for the vehicles.

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

Chairman Prengaman said this location is right off Highway 360.

Commissioner Peery asked if the lot will need to be lighted; Mr. Bartlett said there is no requirement and these lots are normally not manned.

Commissioner Sandlin made a motion, seconded by Commissioner Peery, to approve for recommendation to the Board of Supervisors the Special Use Request by James Napier for Tax Map Parcel 120-A-36-B1 with an address of 111 Patrick Henry Highway, Meherrin, VA, to build and operate a tow/impound yard under the use type of Truck Yard; the motion carried:

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

**In Re: Public Hearing - Special Use Permit, Surface Mining**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect, Virginia. Notice of this hearing was advertised according to law in the Friday May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received an application for a Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10, near 261 Scufflin Acres Lane, Prospect. This parcel is in an A1, Agricultural Conservation zoning district and surface mining facilities are allowed in the district only after approval of a special use permit. The purpose of the Special Use is to conduct surface mining operations for amethysts. There will be no major traffic or noise emitted from the operation.

Mr. Bartlett said he received several comments third-hand regarding erosion in streams. He said the DMME will treat this property much like a quarry; if the Planning Commission and Board of Supervisors approve this request, the DMME must approve this also. The project cannot progress to the DMME without the Special Use Permit.

Mr. Robert Love, Planning and Community Development Director, reported three calls received in support of the project, from Audrey Huffman, Susan Crosby, and Lauren Dawkins.

Chairman Prengaman opened the public hearing.

The following spoke in support of the project at Scufflin Acres: Carol Nassif, Sarah Torres, Caryn Gose, Audrey Huffman, Mrs. Finch, William Turner, Sean Harley, Holli Sprouse, Alisa Lesueur, Kyrina Johnson, Jeff Freland, Cindy Short, Melissa Messick, Charles Collins, Edward Kruelski, Bryan Major. They overwhelmingly spoke in favor, stating it is a wonderful resource, educational and safe for the whole family. Several people stated it is also a tourist destination for “rock-hounds.”

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

Commissioner Hunt made a motion, seconded by Commissioner Sandlin, to approve for recommendation to the Board of Supervisors the Special Use Permit application from Mary Kay Simpson and Averette Sirnpson,Jr. to conduct surface rining operations for amethysts on Tax Map Parcel 21-A-10; the motion carried:

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

**In Re: Public Hearing – Rezoning Request, A-2 to MHP**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Mr. Thomas Martin for Tax Map Parcel 52-A-31 on Old Ridge Road, owned by Thomas Martin, to rezone from A2, Agricultural Residential to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the existing park has been out of operation for more than two years, it is not considered to be allowed as a non-conforming use or “grandfathered” by the Code of Virginia and Prince Edward County Zoning Ordinance. The site currently has seven mobile home hookups/ sites per the County tax records. This use would generate trips by the residents and their guests. It is recommended that rules be established by Mr. Martin as far as quiet time by park residents as well as installing site security lighting so as not to shine onto adjacent properties.

Mr. Love stated County staff is of the opinion the use is generally compatible with the zoning district but will have some impacts on surrounding properties as far as traffic and noise. He said staff has received letters for input during the public hearing.

Chairman Pregarman read the following into the record:

Mark R. Flores wrote:

*Thank you for taking time to read and consider the comments from the community and those of us who will be most affected by the request to rezone the property at Eggleston Circle to allow for a Manufactured Home Park. I currently own Briery Creek Estates Lot 1 and Briery Creek Estates Lot 2. Lot 2 is landlocked requiring entrance through an easement. This access road runs along the perimeter of the property at Eggleston Court. If the trailer park becomes active again it will make it more difficult to sell our house and certainly the empty lot to a potential home builder. Many new homes are being built in our area and new families are moving to Old Ridge Road. These new homes are in the \$260,000-\$400,000 range. Rock River Homes has built 13 new homes in the past year on Old Ridge Road. Eight have already sold, five are currently for sale and 4 more empty lots posted for sale. It seems very out of place to revive a long defunct trailer park when the neighborhood is moving towards higher priced houses. All other properties on Old Ridge Road are single family dwellings.*

*When we purchased our property the trailer park was not in operation. We were told that a new owner had bought the trailer park land and was using it as a place to dump leaves he picked up from the city. We bought our house believing that the trailer park would not be coming back and that it would mainly be used as an empty lot. Early conversations with the neighbor led us to believe that he would be disposing of the dilapidated trailers and using it only for disposal of his leaf collection business. We ourselves would have not bought this house had it been next to an active trailer park, as we had middle schoolers who were coming home alone after school to an empty house.*

*My last concern is about water levels. We have already had the experience in our last home of the well going dry because of too many people using the same water supply. I am concerned how seven additional families using wells in close vicinity would impact our water supply. Our family of four currently has great water pressure and ample well water supply for what we need. However, if multiple wells are using water from a common vein will that supply continue to be as good for us and the surrounding homes? I do know that the streams on my property dried up during the years that the trailer park was operational and now have water again.*

Julie Flores wrote:

*I live at 1343 Old Ridge Road and share a boundary with the property being proposed for rezoning as a Mobile Home Park at Eggleston Circle. We did not live there when the previous owners managed the trailer park. It is apparent to us from the current condition of the property, and stories we have heard from the previous owners of our house, the trailer park fell into disrepair and was not well kept up. There were instances of trespassing, shooting into the woods, and at least one occurrence of a drug bust that led to people running through our property and one neighbor's property. The previous residents of our home, as well as others in the community, have commented about the trash from the trailer park being out of control and visible to the road. We have lived there for four years and have cleaned up a lot of trash ourselves out of our woods and a considerable amount remains along the perimeter of the trailer park property.*

*I am concerned about reopening the trailer park in this location. We have worked hard to maintain and improve our property to increase our property value. This year developers have built many new houses along Old Ridge Road. It is a quiet rural community setting. Our family has made trails in our woods where we enjoy evening walks. I do not want to become fearful to enjoy our own back yard, and wooded acreage, anxious that there may be trespassers, or that I or one of our teenagers might come upon criminal activity, as we are exercising on our trail in the woods. Will this new trailer park be enclosed?*

*I am aware that, due to the poverty level in Prince Edward County, affordable housing is an issue. Will this reopened trailer park feature new trailers that will be well maintained in a nicely landscaped park with good lighting, offering an affordable housing solution, close to the Prince Edward County Public Schools for those who are not able to purchase their own homes? Or will it be a place of poorly maintained, remodeled old trailers from the run down ones that are already on the overgrown property? Is this an opportunity to help future residents live in a safe place where they will feel good about raising their children in a stable mobile home community they can be proud of? Or is it a way for an investor to profit by exploiting the poor, charging rent for squalid housing at the expense of the property values and peace of the surrounding neighborhood?*

*Finally, what is the plan for how this mobile home park will benefit or improve the Old Ridge Road community?*

Raymond Bappert wrote:

*I would like to express my opposition to the application by Thomas Martin for the opening of a trailer park on Old Ridge Road in Prince Edward County, Virginia.*

*Noise, filth, trash bags piled up, racing of four wheelers, fights and arguing, loud parties, but most of all shooting towards my house. I have bullet holes in my carport from this.*

*Years ago when trailers first arrived on Eggleston Trailer Park, not much was thought of it. Then two streams on my property dried up. Years after occupation of this run down park the streams started running again. This leads me only one conclusion, there is not enough water for 5 trailers. It took almost 6 years for one stream to start running again. This could be because until a few years ago there was one or two families there.*

*In the past few years new homes have cropped up some \$200,000+ and some \$300,000 homes. How are they going to feel about this?*

*We have a nice quiet community. Please don't mess this up.*

Tommy Martin stated he purchased the land six years ago and every home on the lot has been destroyed. He said he may replace them but may take everything away. He said he wants to clean up the lot and start over.

Chairman Prengaman opened the public hearing.

Jason Satterwhite said he opposes the proposed park as it is not the right location for that type of residence. He said he would like it zoned as residential to improve the property values in the area.

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

Mr. Bartlett asked about Mr. Martin's plans to replace the mobile homes and if he would replace them with new or used homes. Mr. Martin said he has made a down payment on one 2007 mobile home currently. Mr. Martin said one of the existing homes has been gutted, and another is in pretty good shape but all of the others must be removed.

Chairman Prengaman asked what type of controls would he place if approved. Mr. Martin said he would keep the homes to two-bedrooms and will not tolerate noise or other problems. He said he wants to have a respectable place to live; he added he may entertain the possibility of someone with an existing home placing their home on site until they could purchase land.

Commissioner Sandlin asked if the park is currently in operation. Mr. Martin said it is not, and when he purchased the park, the homes were in fair shape but they are trash now. He said he has removed the majority of two currently and would like to have five or six homes on the lot.

Following some discussion, Commissioner Sandlin made a motion, seconded by Commissioner Jenkins, to deny the Special Use Permit application from Mr. Thomas Martin to rezone Tax Map Parcel 52-A-31 from A2, Agricultural



Residential to MHP, Manufactured Home Park to allow for the remodeling and re-opening of the mobile home park; the motion carried:

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

**In Re: Public Hearing - Special Use Permit, Umar, Pawn Shop**

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Mr. Muhammad Umar Alahbakshs for Tax Map Parcel 19-A-70 and addressed as 85 Railroad Ave, to operate a pawn shop at the site. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received an application for a Special Use Permit application from Mr. Muhammad Umar Alahbakshs for tax map parcel 19-A-70 addressed as 85 Railroad Ave, and known as the Marathon Prospect Convenience Store. The site was rezoned to C-1 in November 2011 with the following allowed uses (1) Automobile Sales, (2) Retail Sales, (3) Personal Services Uses, (4) Gasoline Station, (5) Convenience Store and (6) Restaurant use. Mr. Bartlett said a pawn shop is a subdivision of retail but must have a Special Use Permit.

Mr. Bartlett said the proposed hours of operations are from 10:00 a.m. - 7:00 p.m. Monday through Saturday. The site has a long history of retail operation and has ample parking and is already lit. The site is located on Highway 460 with a current Average Annual Daily Traffic volume of 9,100 with existing commercial entrances. The proposed Pawn Shop will not significantly impact traffic volumes at the location and the use is compatible with the existing uses and the County's Comprehensive Plan. No other similar uses are located in the vicinity, the use would diversify the economy in the area and provide area citizens the ability to use a nearby local business. Currently local residents have to travel several miles to use the services offered by such an establishment.

Mr. Bartlett stated there have been no emails or telephone calls regarding this public hearing.

Chairman Prengaman asked Mr. Umar Alahbakshs if he proposes any new construction; Mr. Umar said there would be none.

Chairman Prengaman opened the public hearing.

John Morrison stated he is in favor of the new business; he stated Mr. Umar Alahbakshs has been there a long time and has always been a good neighbor.

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

Following some discussion, Commissioner Jenkins made a motion, seconded by Commissioner Leatherwood, to recommend approval to the Board of Supervisors the Special Use Permit to allow Mr. Muhammad Umar Alahbakshs at Tax Map Parcel 19-A-70 and addressed as 85 Railroad Ave, to operate a pawn shop at the site; the motion carried:

|      |                |      |        |
|------|----------------|------|--------|
| Aye: | Donald Gilliam | Nay: | (None) |
|      | Preston Hunt   |      |        |

Mark Jenkins  
Clifford Jack Leatherwood  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
John Prengaman  
Cannon Watson  
Teresa Sandlin  
Absent: Robert M. Jones

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

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a Special Use Permit application from Michael & Elizabeth Dowler for Tax Map Parcel 25-A-21, near 2704 Charles Wood Lane, off Persimmon Tree Fork Road, zoned A1, Agricultural Conservation. Notice of this hearing was advertised according to law in the Friday, May 22, 2020 and Friday, May 29, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the purpose of the Special Use is to construct campground and outdoor recreational facilities. He said the Dowlers propose the campground will consist of mainly primitive campsites until it can be further developed to include various recreational buildings at the facility. He said there will 10 or fewer primitive sites and a few sites for travel trailers would be added at a later time. This will generate traffic.

Mr. Bartlett presented information from the Dowlers.

*Proposed plan for a family campground.*

*Prior to Covid-19 I began working with Longwood small business development, D Brandon Hennessey Business Analyst, but due to COVID-19 have been unable to continue meeting in order to move forward. We are looking forward to getting back to the group for guidance as soon as possible to continue our work.*

*Proposed idea is to provide public with camping and river float adventures. Launch/Landing point for public use. Family vacation, School field trips, college outings.*

*While developing small Family friendly Campground/ Tube floating and Kayaking on Appomattox river. Virginia tourism reached out to us as well and has offered to promote the campground stating they feel it is a great match for the area. Goals are to make primitive camping locations (location noted on the map) that will allow for 10 or less sites at each location for tents. Long term goals when productivity of campground increases is to create a few sites for travel trailers. Also, will create outdoor recreational activities. Promoting natural conservation of the river by offering discounted and some free utilization of campground to groups whom commit to cleaning and conservation of our beautiful wilderness. Have already contacted the boy scouts and girl scouts to offer free utilization of the camp ground. This is a great opportunity for use of previous land locked area for general public. Great way to get the public involved in river preservation.*

*Proposed Planned overview:*

*First is the drive in which is 0.4 miles of dirt road. Due to increased use of the road. Would like to address the potential for increased dust in front of Mr. Charles Wilkerson's home. We will spray the road with water a couple times a day at first. Longer term goal with Mr. Wilkerson's permission we would like to pave that area of road in front of his home. There is previous damage of existing culvert pipe that was crushed years ago. We would like to improve and make repairs to the road. Put in ditches and repair the culvert pipe.*

*To help control the potential for increased noise. Most of the camp sites are located down by the river 1/2 mile away from entrance and the two neighbors that reside near the entrance. Both owners of the property's that are close to the entrance do not reside at the property's. See camp rules for quiet hours.*

*Emergency plan: I take this extremely seriously I am an RN. So people's safety is a very high priority. We already have access roads well underway around the perimeter of the property. Some of the roads can only be maneuvered with side by side. But are in place for fire breaks and rescue.*

*Phase One:*

- *Required permits and zoning will be obtained*
- *Hire experienced campground engineer to help guide us*
- *Disassembling buildings of previous owner.*
- o *Currently in progress with proper permit*
- *Assessing layout of land and creating trails.*
- *Obtain permit for new well and have drilled and tested. Site to be determined or use existing well after testing*
- *Dumpster and sanitation, recycle area*
- *contract company for port a johns*
- *Speak with town to obtain permission to launch tubes at park launch to float to the campground for Farmville float*
- *Hiking trails*
- *Parking*
- *Natural sand bars X2*
- *Fire prevention*
- *Privacy fence for neighbors as per site map*
- *Working with small business development center group D Brandon Hennessey Business Analyst, from Longwood however, due to COVID 19 have been unable to have meetings.*
- *Primitive camping areas 10 or less sites each area as per 12VAC5-450-183. Primitive Campgrounds for tent camping*
- *Add more Primitive sites as unique layout of property is explored*
- *After Sheds removed- garbage dumpster area clarified for easy access of refuse truck*
- *Privacy fence as per site map*
- *Fire ring and picnic table at sites*
- *Office/Store*

*Phase 2 Within 2-5 Years*

- *8 Travel trailer sites 30/50AMP electric sites*
- *Bath house*
- *Overflow camping*
- *Two small cabins*
- *playground*

*Goals: To increase tourism in Farmville. Increase our services and amenities as interest in property increases. Have floating trips on Kayaks and tubes from Farmville to property on weekends during summer. Tent Primitive Camping for those who would like to stay and enjoy nature. Encourage river clean up by offering discounts and even some free stays for those groups that will help with clean up of the river.*

Mr. Bartlett said this use would generate trips by the residents and their guests. It is recommended that rules be established as far as quiet time for individuals who are camping on-site as well as installing some site security lighting so as not to shine onto adjacent properties. He said she submitted proposed Rules and Regulations for the campsite.

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

Mrs. Dowler said they are trying to help the public and the environment; she said they would like to improve the road to make it safe for the neighbors and visitors. She added they intend to stay on-site and would be able to enforce the rules.

Mr. Love said he received several messages in opposition to the project, from Norman and Debra Shepherd due to road issues, Mary Smith Black due to road issues and dangerous riverbanks, Betty Jo Smith Toombs, due to the easement, the floodway, and Timothy and Jennifer Townsend, due to the unsafe road and hunting in the area.

Chairman Pregelman opened the public hearing.

Betty Jo Smith Toombs stated her opposition to the project with concerns for potential visitors hiking onto her property which is used as farmland; there is no fence or separation. She stated her concerns about the gravel road and who would be responsible for upkeep, adding concerns regarding noise, trash and visitors drinking.

Timothy Townsend stated his agreement with Mrs. Toombs adding the camp would make it noisy and he would worry about the children's safety.

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

Mr. Dowler stated the hunting issue would be avoided because hunting season is from November through January, and there would be no campers at that time. He said they would take on the responsibility of the driveway; he said he personally maintained the road with his equipment over the past 12 months. He added the right of way is in the deed to the 52-acre parcel.

Mrs. Dowler said the Appomattox [River] is stable; she said they can put fencing up and there are two sandbars where kayaks can be put into and out of the river easily.

Commissioner Peery asked if VDOT has offered a recent opinion. Mr. Bartlett stated that for the number of vehicles proposed, there would not be a significant increase. He said there are a lot of homes to the end of the state-maintained road. He said the easement issue is a civil issue and is out of the Planning Commission's purview. Discussion followed.

Commissioner Leatherwood suggested the Planning Commissioners travel to the location to see for themselves; Commissioner Sandlin suggested tabling the issue until after a site visit. The Commissioners concurred.

Chairman Pregelman declared the issue tabled to discuss further at the next meeting.

**In Re: Old Business**

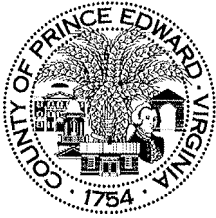
(None)

**New Business**

(None)

Chairman Pregelman adjourned the meeting at 9:13 p.m.

**Next Meeting: June 16, 2020**



County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** June 16, 2020  
**Item No.:** 3  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit – Camp Site

**Summary:**

The County has received 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. Attachment (1). This parcel is in an I1, General Industrial district and construction camps are allowed in the district only after approval of a special use permit.

The public hearing notice was published in the June 3, 2020 and June 10, 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 construction camp will be placed and surrounding property. The parcel is outlined in red and adjoining structures are depicted as orange squares. On April 17, 2018, the Board of Supervisors approved the SUP for the operation of a construction camp with up to 30 sites on this parcel. The BOS placed a sunset provision on the construction camp whereby the SUP would expire after three years from the start of construction period. Attachment (6) is an excerpt of the April 17, 2018 minutes where the BOS approved the SUP and the conditions imposed.

The purpose of the Special Use 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 BOS 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, Attachment (7). 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. Except of BOS Minutes of April 17, 2018 Meeting approval of prior SUP.
7. Previously approved Campground Rules.

**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 _____ |
| Prengaman _____ | 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: Rock + Metal LLC  
Applicant's Address: 1815 Price Drive Farmville, VA 23901  
Applicant's Telephone Number: (434) 623-8000

Present Land Use: Raw Land / I'1

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

Tax Map # 023B-1-V      Acreage: 51

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

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Expand the 30 Approved Camp Sites to 80 + convert from a Construction Camp to a Campground

Height of Principal Building (s): Feet 12'      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 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.**

Mark R. Sharpe      May 21, 2020  
Signature of Property Owner(s)      Date

Signature of Property Owner(s)      Date



## 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.)

The Planning Commission will hold public hearings on Tuesday, June 16, 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 Rock & Metal, LLC for a Special Use Permit 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.
2. A request by Prince Edward County IDA 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.
3. A request by Prince Edward County 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.
4. 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.
5. 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 W 3rd St, 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, 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.

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.

# Prince Edward County

## SUP Request

Applicant: Rock and Metal LLC

Tax Map:

023B-1-V

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a proposed SUP for a campground facility.

| Parcel ID                                   | Owner                     | Address                                      | Note |
|---------------------------------------------|---------------------------|----------------------------------------------|------|
| 023B-A-20                                   | RICHARD F. CRALLE JR.     | 316 NORTH MAIN STREET FARMVILLE, VA 23901    |      |
| 023B-A-2                                    | STEPS, INC.               | 225 INDUSTRIAL PARK ROAD FARMVILLE, VA 23901 |      |
| 023B-A-3                                    | FARMERS COOPERATIVE, INC. | PO BOX 26234 RICHMOND, VA 23260              |      |
| 023-A-19 & 023B-A-18 & 023B-A-U & 023B-1-V1 | TOWN OF FARMVILLE         | 116 NORTH MAIN STREET FARMVILLE, VA 23901    |      |
| 023B-2-2                                    | JAMES W. AILSWORTH        | 121 N MAIN STREET FARMVILLE, VA 23901        |      |
| 023B-1-V                                    | ROCK & METAL LLC          | 1815 PRICE DRIVE FARMVILLE, VA 23901         |      |
|                                             |                           |                                              |      |
|                                             |                           |                                              |      |
|                                             |                           |                                              |      |
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BOARD OF SUPERVISORS

Jerry R. Townsend  
Chairman  
J. David Emert  
Vice Chairman  
Beverly M. Booth  
Pattie Cooper-Jones  
Llew W. Gilliam, Jr  
Robert M. Jones  
Odessa H. Pride, Ed.D.  
James R. Wilck



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 5, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Special Use Request – Rock & Metal, LLC

The Prince Edward County Planning Commission will hold a public hearing on June 16, 2020 at 7 p.m. to receive citizen input on a request by Rock & Metal, LLC to amend the existing Special Use Permit on Tax Map Parcel 023B-1-V, addressed as 300A SMI Way, Farmville, VA 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. This parcel is located in the I1 (General Industrial) zoning district. Prior to operating all campground facilities require 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,

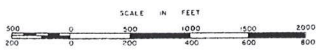
W.W. Bartlett

County Administrator

PRINCE EDWARD COUNTY



- (A) ACREAGE PARCELS
- (I) INDUSTRIAL PARK SUBDIVISION-P.B. 4, Pg. 41
- (Z) FARMVILLE AREA DEVELOPMENT CORP. - P.B. 21, Pg. 211



FARMVILLE DISTRICT

SECTION  
INSERT 23B

REVISED: DEC. 31, 1965 DEC. 31, 1986

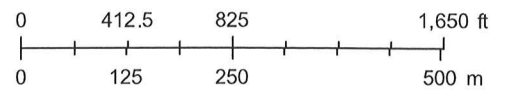
# Rock & Metal



June 11, 2020

1:9,028

- Road Centerline
- Address Points
- - - County Boundary
- · · Farmville Boundary



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**April 17, 2018**

In Re: Public Hearing – Special Use Permit, Rock and Metal, LLC

Chairman Cooper-Jones announced that this was the date and time scheduled for a public hearing on the request from Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp located at 300 SMI Way on property identified as Tax Map Parcel 023B01-V. This is an I-1, General Industrial District. Notice of this hearing was advertised according to law in the Wednesday, April 4, 2018, and Wednesday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received a special use permit application from Rock and Metal, LLC to permit the operation of a Construction Camp providing up to 30 camp sites located at 300 SMI Way, on Tax Map Parcel 023B-1-V, owned by SMI-Owen Steel Company, Inc. This use will be temporary, with a three-year sunset provision to run from the beginning of the construction period.

Mr. Bartlett stated the proposed facility will be required to use public water/sewer obtained from the Town of Farmville to each individual site to accommodate employees associated with a long-term construction project. All water/sewer infrastructure will be removed at the end of the three-year period.

The property is zoned I-1, General Industrial District. This use is allowed by Special Use Permit in the General Industrial District by Special Use Permit; the Planning Commission recommends approval.

Mr. Bartlett said staff recommends approval of the request. The camp will not be visible from any residential properties and there will be only limited visibility from an adjoining commercial activity which already has significant outside storage. The site is fenced and access will be controlled minimizing the impact to the public. Traffic will use SMI Way before entering Industrial Park Road (State Route 676), then travel to the signalized intersection with West Third Street. The traffic generated on Industrial Park Road and at the intersection of SMI Way and Industrial Park Road will be significantly less than existed when the former Craddock Terry plant was in operation. The sites will be graveled and a storm water plan must be submitted and approved prior to final site plan approval.

Mr. Bartlett said security will be provided, the property is fenced and the entrance is gated; he added there may be flaggers present for traffic control. In addition, the following conditions are recommended:

- 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.

Mr. Bartlett said the employees will leave the site at 6:00 a.m. and will not interfere with traffic; they will have to be on the work site at 7:00 a.m. He said they will work 12-hour days and will car-pool, usually four to a vehicle. If there is an issue with traffic in the mornings, a flagger will be provided.

Chairman Cooper-Jones opened the public hearing.

There being no one wishing to speak, Chairman Cooper-Jones closed the public hearing.

Supervisor Timmons said this site will have 20-30 sites with the adjoining site having up to 150 sites; he asked if this is realistic. Tim Tharpe said 30 sites would suffice for this parcel; the lots will be 40' wide and 60' deep.

Supervisor Wilck made a motion, seconded by Supervisor Townsend, to approve the Special Use Permit Application from Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp with up to 30 sites, located at 300 SMI Way on property identified as Tax Map Parcel 023B-1-V, with the following conditions:

- 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: | Pattie Cooper-Jones<br>J. David Emert<br>Robert M. Jones<br>Odessa H. Pride<br>C. Robert Timmons, Jr.<br>Jerry R. Townsend<br>Jim R. Wilck | Nay: None |
|------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------|

# BRIERY CREEK LAKE RV SITES

## RULES AND REGULATIONS

Welcome to Briery Creek Lake RV Sites:

This is written to serve as added information to our guests regarding our requirements. The sheet outlines rules, regulations and codes of conduct to which you agree to abide by during your stay with us. The park reserves the right to refuse service to anyone or have any guest removed for violations of the following rules.

ALL RV SITE RULES AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES AND SITES MUST BE KEPT NEAT, CLEAN, UNCLUTTERED AND FREE OF LITTER INCLUDING CIGARETTE BUTTS.

Quiet time will be from 11:00 PM to 7:00 AM

There is a strict limitation of a 30 day maximum stay.

Sites must be free of storage containers, household items, tools, refrigerators or anything not normally associated with regular camping. Briery Creek Lake RV Sites is not responsible for theft.

Guests are not to add any items to their site that would give the appearance of a full time home. Additionally, no altering of the site is allowed without the permission of the manager.

All table coverings, patio mats, rugs, awning lights or decorations must be kept neat to maintain Briery Creek Lake RV Site standards.

No clothes lines will be strung outside.

Trash pick-up is Monday and Friday at noon. Trash must be properly bagged and placed in the dumpsters located on the property. Trash is not to be placed out at night. Any trash accumulated during the day must be taken to the dumpster located on the property. Do not dump any food outside any site for any reason.

No washing of rigs or automobiles on Briery Creek Lake RV Site property. Commercial dry wash may be used.

All individuals riding bikes or mechanized devices including, but not limited to, scooters, mopeds, etc. must wear a safety helmet while riding on Briery Creek Lake RV Site property. No riding of such items after dark is permitted.

All RV's must be kept road ready and able to evacuate, under their own power, on short notice.

Pets are welcome. The following restrictions apply:

Pets shall not be tied outside unattended and must be under control of owner at all times. If you pet barks or otherwise makes noise when left alone, make arrangements for your pet while you are away. No dog pens (portable or permanent) are allowed on Briery Creek Lake RV Site property. Pet droppings are the responsibility of the owner, which includes ALL parts of Briery Creek Lake RV Site property. Pets should not be walked on other sites at any time. Clean up bags must be visible when walking your dog.

The Speed Limit on Briery Creek Lake RV Site property is 6mph. We wish to have a safe property and insist that you keep your speed at the designated speed limit while you are on Briery Creek Lake RV Site property.

Only two passenger vehicles may be parked at your site.

Only registered guests are allowed to use a site. Visitors to your site must notify management.

Destructive, malicious, inappropriate, boisterous, rowdy behavior will not be tolerated in the campground or the surrounding area.

**FOR YOUR SAFETY AND THE SAFETY OF OTHERS  
IT IS REQUIRED THAT ALL GUESTS OBSERVE THE RULES  
BRIERY CREEK LAKE RV SITES RESERVES THE RIGHT TO REFUSE  
SERVICE OT ANYONE OR HAVE ANY PERSON ON SITE REMOVED FOR  
VIOLATIONS OF THE RULES**

Emergency phone: 911  
Non-Emergency phone: 434-392-8101

Briery Creek Lake RV Sites Management: 434-

Signature of Guest: \_\_\_\_\_

Date: \_\_\_\_\_

**[This page intentionally left blank]**





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

**Meeting Date:** June 16, 2020  
**Item No.:** 4  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Rezoning A-2 to C-1

**Summary:**

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, Attachment (1). This parcel is in an A2, Agricultural Residential zoning district and requires rezoning to C1, Commercial to allow for the use of a Data Center as a by right permitted use.

The public hearing notice was published in the June 3, 2020 and June 10, 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 where the data center will be placed and surrounding property. The parcel is outlined in red on the tax map.

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 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.

**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 Prince Edward County Industrial Development Authority  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

- Modifying section(s) Sec. 2-800.3 of the ordinance as noted below. (See Schedule A)
- Modifying the Zoning District Classification of the following described property from the A-2 Agricultural Residential District(s), to the C-1 General Commercial District.

Location / Legal Description of Property, Deed Book / Page No. \_\_\_\_\_ or Instrument No. \_\_\_\_\_  
 Tax Map # 099 A 3 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 zoned A-2 Agricultural Residential, and is being used as a private residence.

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: Prince Edward County Industrial Development Authority [Signature]  
 Address: P.O. Box 382 Farmville, VA 23901 6-1-2020  
 Phone: 434-391-4809 E-mail: kpickett@co.prince-edward.va.us

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

We request an amendment to the zoning ordinance to allow data centers to be in a C-1 zone by right.

**Schedule B**

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

| Name                                      | Address                                          |
|-------------------------------------------|--------------------------------------------------|
| <u>William H. Mills</u>                   | <u>213 Persimmon Tree Fork Rd. Farmville, VA</u> |
| <u>Ruth Ann Clark</u>                     | <u>1068 Persimmon Tree Fork Rd. 23901</u>        |
| <u>Crossroads Services Board</u>          | <u>216 Bush River Dr.</u>                        |
| <u>Louisa E. Leckel</u>                   | <u>257 Fox Hill Rd.</u>                          |
| <u>Theodore E. &amp; Janet D. Chapman</u> | <u>275 Fox Hill Rd.</u>                          |
| <u>Frank William &amp; Angelina</u>       |                                                  |
| <u>William &amp; Angelina Frank</u>       | <u>205 Fox Hill Rd.</u>                          |



## NOTICE OF PUBLIC HEARINGS

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3. A request by Prince Edward County 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.
4. 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.
5. 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 W 3rd St, 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. 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 IDA

Tax Map:

039-A-3 and 025-A-5

### Schedule B

List of adjoining Property owners and mailing addresses for the property for a proposed Rezoning from A-2 to C-1.

| Parcel ID                     | Owner                                  | Address                                           | Note |
|-------------------------------|----------------------------------------|---------------------------------------------------|------|
| 039-1-1 & 039-1-2 & 039-A-16A | JANEY HANEY KORTAS                     | 5469 BUCKHANNON ROAD VOLGA, WV 26238              |      |
| 039-2-6                       | WILLIAM L. & ANGELINE W. FRANK         | 285 FOX HILL ROAD RICE, VA 23966                  |      |
| 039-A-2A                      | CROWN CASTLE GT COMPANY, LLC           | PMB 353 MCMURRAY, PA 15317                        |      |
| 039-A-3A                      | RUTH ANN CLARK                         | P O BOX 324 FARMVILLE, VA 23901                   |      |
| 039-A-2                       | WILLIAM H. MILLS                       | 742 PERSIMMON TREE FORK ROAD FARMVILLE, VA 23901  |      |
| 039-A-5                       | THEODORE F. & JANET D. CHAPMAN         | 275 FOX HILL ROAD RICE, VA 23966                  |      |
| 025-A-3 & 025-A-4A            | WILLIAM W. & BARBARA N. POULSTON       | 1709 BRIERY ROAD FARMVILLE, VA 23901              |      |
| 025-A-4C & 025-A-4B           | DOUGLAS CLYDE POULSTON                 | 1227 PERSIMMON TREE FORK ROAD FARMVILLE, VA 23901 |      |
| 039-A-6                       | WANDA SUE GLOVER                       | P.O. BOX 1242 MARIETTA, GA 30061                  |      |
| 039-2-3                       | ROBERT KIRKLAND HUBBARD, JR            | P O BOX 545 FARMVILLE, VA 23901                   |      |
| 039-A-4                       | LOUISA E. LACKEY                       | 257 FOX HILL ROAD RICE, VA 23966                  |      |
| 039-A-17A                     | CROSSROADS SERVICES BOARD              | P.O. DRAWER 248 FARMVILLE, VA 23901               |      |
| 025-A-23                      | FRANK MONROE WATSON                    | 438 WATSON ROAD FARMVILLE, VA 23901               |      |
| 039-A-17                      | GORDON'S TRANSFER LLC C/O ANN V GORDON | 6511 HILL AVENUE MCLEAN, VA 22101                 |      |
| 039-A-17C                     | PALADIN MEDICAL TRANSPORT, INC         | P.O. BOX 129 RICE, VA 23966                       |      |
|                               |                                        |                                                   |      |
|                               |                                        |                                                   |      |

**BOARD OF SUPERVISORS**

Jerry R. Townsend  
Chairman  
J. David Emert  
Vice Chairman  
Beverly M. Booth  
Pattie Cooper-Jones  
Llew W. Gilliam, Jr  
Robert M. Jones  
Odessa H. Pride, Ed.D.  
James R. Wilck



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**COUNTY ADMINISTRATOR**

W.W. Bartlett  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 5, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Rezoning Request – Prince Edward County IDA

The Prince Edward County Planning Commission will hold a public hearing on June 16, 2020 at 7 p.m. to receive citizen input on a request by Prince Edward County IDA 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. This application is made to allow for the construction and operation of a Data Center. This parcel is located in the A2 (Agricultural Residential) zoning district. Prior to locating data center facilities, a rezoning to a C-1 Commercial Zoning District is required.

You are receiving this notice because you own land in the vicinity of the property requested to be rezoned and 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.

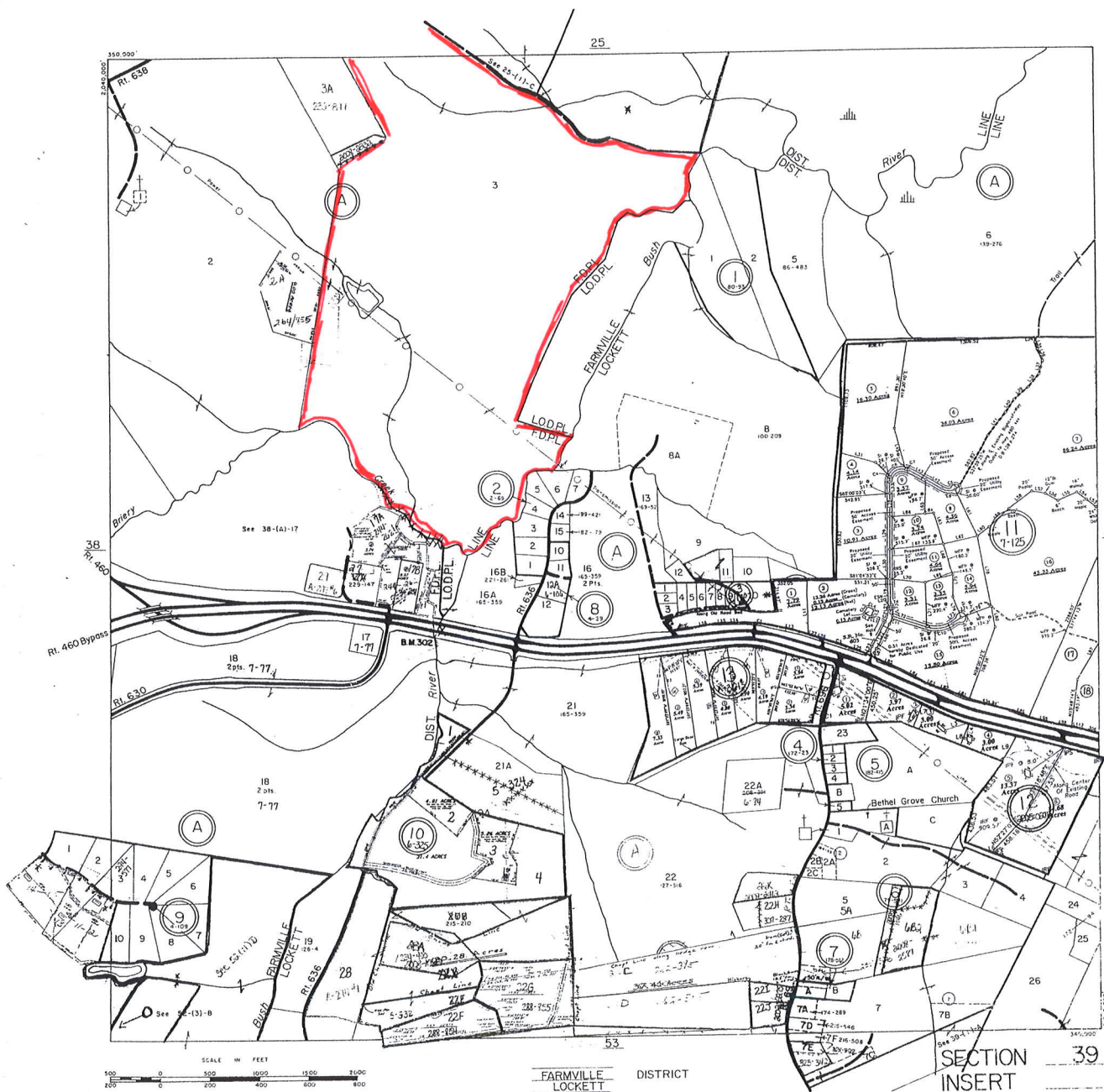
If you have any questions please do not hesitate to contact me at 434-392-8837.

Respectfully,

W.W. Bartlett

County Administrator

PRINCE EDWARD COUNTY



REVISED: DEC. 31, 1986

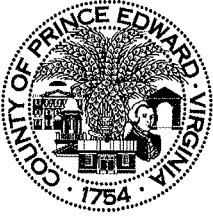
FARMVILLE LOCKETT DISTRICT

SECTION INSERT 39



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

**Meeting Date:** June 16, 2020  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Zoning Ordinance Amendment – Data Centers

**Summary:**

The County has received a request by Prince Edward County 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.

The public hearing notice was published in the June 3, 2020 and June 10, 2020 editions of the Farmville Herald.

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 C1, General Commercial Zoning district.

**Attachments:**

1. Special Use Permit Application
2. Notice of Public Hearing

**Recommendations:**

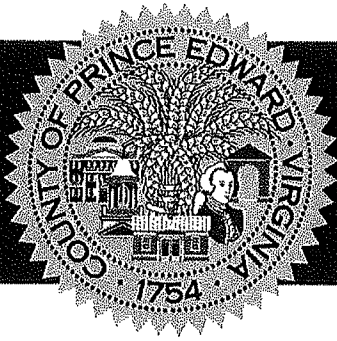
1. Conduct the Public Hearing and render a decision concerning the request for the Ordinance Amendment.

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

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

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

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



## Industrial Development Authority

May 28, 2020

Subject: Rezoning of 230 Kelly Lane & Amendment

To the Prince Edward County Planning Commission and Board of Supervisors,

As you are aware, with the full support of the Prince Edward County Board of Supervisors and allocation of funds from that Board, the Prince Edward County Industrial Development Authority (IDA) recently purchased property at 230 Kelly Lane. The property will be marketed, with help from Dominion Power, Virginia Economic Development Partnership, and Mid-Atlantic Broadband, as a potential data center site. This type of economic development could generate large revenue and create high-paying jobs for the community.

The property is currently zoned A-2 Agricultural, Residential. The IDA formally requests for the property at 230 Kelly Lane (parcel # 39-A-3) to be rezoned to General Commercial, C-1 status. As currently written, C-1 zoning does not allow for data centers; we request an amendment to the zoning ordinance to allow data centers to be in a C-1 zone by right.

Please do not hesitate to contact us for further information about the property, due diligence that was performed on the property, or about our plans in general. We appreciate your time and service to the community and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Watson", with a long horizontal flourish extending to the right.

Brad Watson

Chairman, Prince Edward County Industrial Development Authority



## 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.)

The Planning Commission will hold public hearings on Tuesday, June 16, 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 Rock & Metal, LLC for a Special Use Permit 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.
2. A request by Prince Edward County IDA 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.
3. A request by Prince Edward County 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.
4. 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.
5. 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 W 3rd St, 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, 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.
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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.

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County of Prince Edward  
 Planning Commission  
 Agenda Summary

**Meeting Date:** June 16, 2020  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Ordinance Amendment – Ammunition and Firearm Manufacturing Facility

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**Summary:**

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 public hearing notice was published in the June 3, 2020 and June 10, 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).

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 C1, General Commercial Zoning district with a Special Use Permit.

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

**Attachments:**

1. Special Use Permit Application
2. Notice of Public Hearing

**Recommendations:**

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

|                |               |                   |              |
|----------------|---------------|-------------------|--------------|
| Motion _____   | Paige _____   | Hunt _____        | Jones _____  |
| Second _____   | Sandlin _____ | Gilliam _____     | Watson _____ |
| Pregaman _____ | Jenkins _____ | Leatherwood _____ | 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 Robert Llewellyn / Northam Manufacturing & Firearm Sales LLC  
 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 Commercial 1  
 District(s), to the Industrial 3 District.

Location / Legal Description of Property: Deed Book / Page No. 1602/04 or Instrument No. 00  
 Tax Map # 022A 1 d4 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 used as a welding and  
Machine shop.

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: Robert Llewellyn Robert W. Llewellyn  
 Address: 3194 West 3rd St 05/04/2025  
Farmville VA 23901 Phone: 434-392-8173 E-mail: \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature \_\_\_\_\_  
 Address: \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: \_\_\_\_\_ 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.

Robert Llewellyn We wish to have the property rezoned  
to allow for the manufacture of ammunition and  
firearms and sales.

Schedule B

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

| Name                          | Address                                    |
|-------------------------------|--------------------------------------------|
| <u>Robert Llewellyn</u>       | <u>3176 West 3rd St Farmville VA 23901</u> |
| <u>Brylyn Hanna</u>           | <u>West 3rd St Farmville VA 23901</u>      |
| <u>Ron &amp; Pamela Riger</u> | <u>3181 West 3rd St Farmville VA 23901</u> |

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 W. Parillo 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



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3. A request by Prince Edward County 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.
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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.

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

**Meeting Date:** June 16, 2020  
**Item No.:** 7  
**Department:** Planning and Community Development  
**Staff Contact:** Wade Bartlett / Robert Love  
**Issue:** Special Use Permit – Robert Llewellyn

**Summary:**

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 W 3rd St, Farmville, VA. Attachment (1). This parcel is in an C1, Commercial zoning district and ammunition and firearm manufacturing facilities are allowed in the district only after approval of a special use permit.

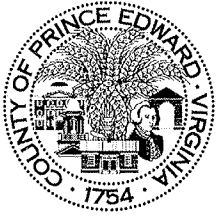
The public hearing notice was published in the June 3, 2020 and June 10, 2020 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel the ammunition and firearm manufacturing facility will be placed and surrounding property.

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, Attachment (6). In addition, low explosives must be stored in Type 1, 2, or 4 permanent, portable, or mobile indoor/outdoor magazine.

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



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

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. Copy of ATF publication 5400.17
- 7. Storage requirements of explosives
- 8. 27CFR 555-2019 Table of Distance for Storage of low explosives

**Recommendations:**

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

**Conditions:**

- 1. Powder must be stored 115 feet away
- 2. Powder not being used during the manufacture must be stored in accordance with 27 CFR 555.

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

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: Northern Manufacturing & Firearm Sales  
Applicant's Address: 3194 West 3rd St Farmville VA 23901  
Applicant's Telephone Number: (434) 315-1048

Present Land Use: Commercial / Industrial

Legal Description of Property with Deed Book and Page No. or Instrument No. 1600/1044  
Lot 24 25 26

Tax Map # 022A 1 24-26 + 22A-1-23      Acreage: 6.37

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) There should be no new effects on adjoining properties as there is already a business there. There will be ammunition and firearm manufacturing.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) This business will be conducted inside an existing business. should cause little effect to adjoining properties.

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

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.

Douglas R. Winslow      05/04/2020  
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.

Robert W. Edwards      05/04/2020  
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 DW Bartlett      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



## 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.)

The Planning Commission will hold public hearings on Tuesday, June 16, 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 Rock & Metal, LLC for a Special Use Permit 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.
2. A request by Prince Edward County IDA 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.
3. A request by Prince Edward County 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.
4. 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.
5. 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 W 3rd St, 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, 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.

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

Jerry R. Townsend  
Chairman  
J. David Emert  
Vice Chairman  
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Pattie Cooper-Jones  
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James R. Wilck



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 392-8837  
Fax: (434) 392-6683  
wbartlett@co.prince-edward.va.us  
www.co.prince-edward.va.us

June 5, 2020

To: Property Owners

From: W.W. Bartlett, County Administrator

Subject: Special Use Request – Robert Llewellyn

The Prince Edward County Planning Commission will hold a public hearing on June 16, 2020 at 7 p.m. to receive citizen input 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 W 3rd St, Farmville, VA. This parcel is located in the C1 (General Commercial) zoning district. Prior to operating ammunition and firearm manufacturing facilities a Special Use Permit must be approved to allow their use 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.

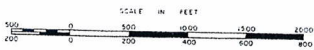
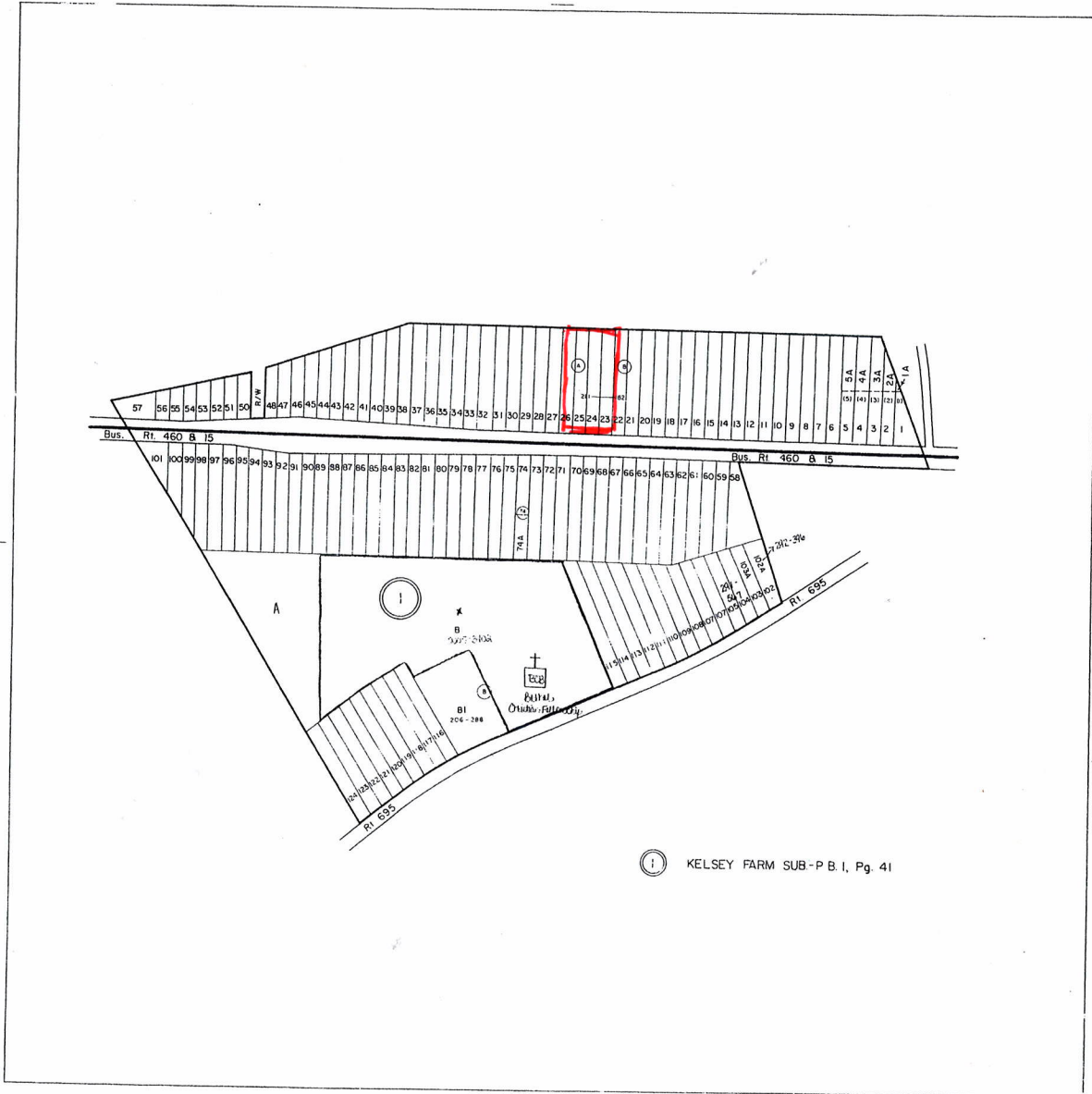
Respectfully,

W.W. Bartlett

County Administrator



PRINCE EDWARD COUNTY



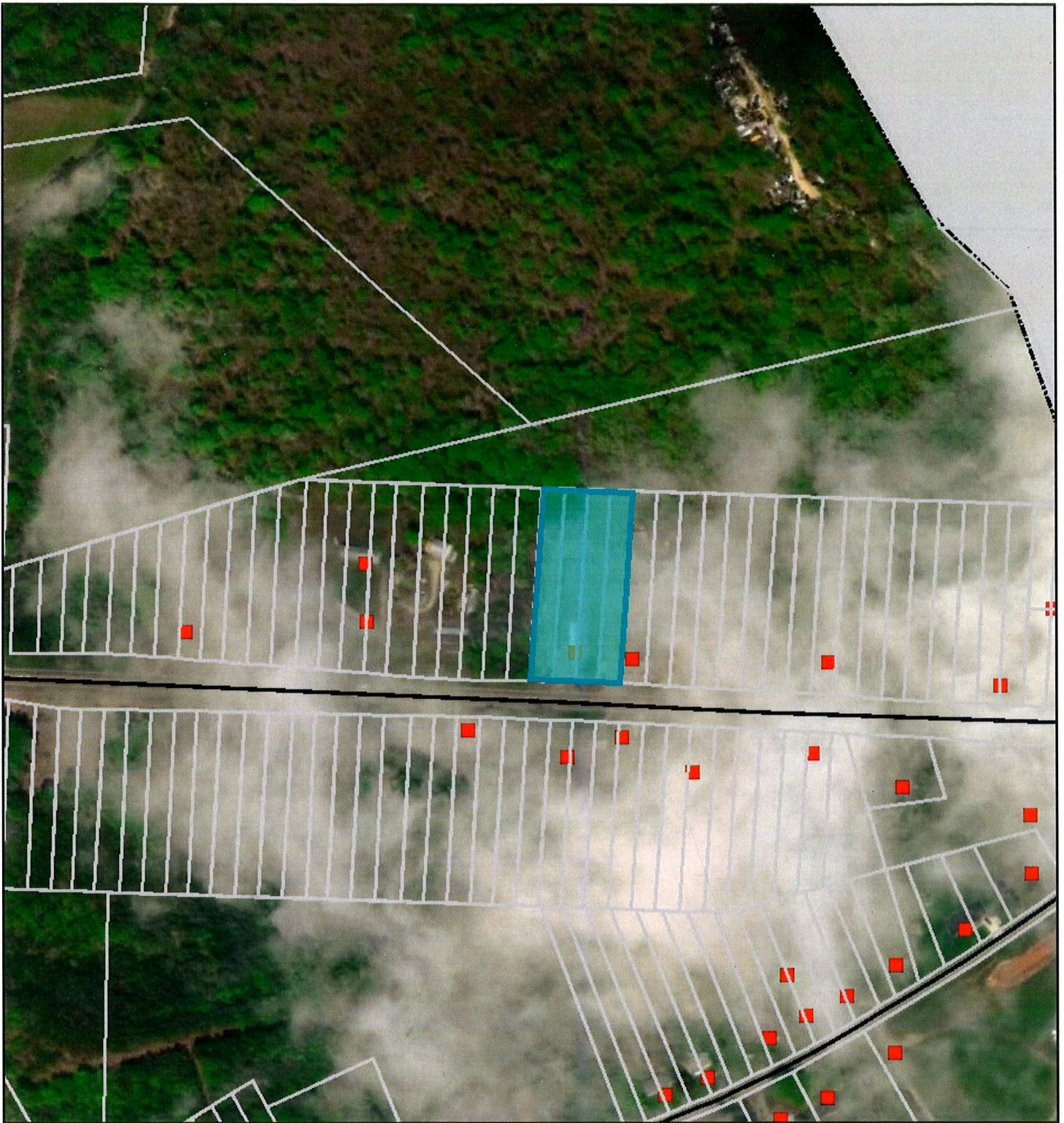
FARMVILLE DISTRICT

SECTION  
INSERT 22A

REVISED: DEC. 31, 1985 DEC. 31, 1986

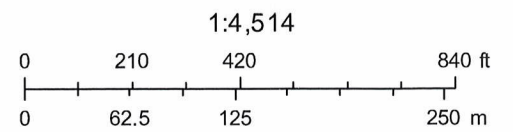


# Llewellyn SUP



June 11, 2020

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# ATF

## Explosives Magazine Construction Requirements



|                      |                                                                                                                                                                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Door or Cover</b> | Metal or solid wood covered with metal.                                                                                                                                                        |
| <b>Foundation</b>    | Brick, concrete, cement block, stone, or metal or wood posts. If piers or posts used in lieu of continuous foundation, space under the building must be enclosed with fire-resistant material. |

### Type 5 Magazines

| Type 5 Magazines               |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Weather/Theft Resistant</b> | Indoor need not be weather resistant if building provides weather protection.                   |
| <b>Doors</b>                   | Constructed of solid wood or metal.                                                             |
| <b>Placards</b>                | If required by USDOT for transport of blasting agents, placards must be displayed on magazines. |

This overview is intended as general guidance. The Federal explosives regulations at 27 CFR, Part 555 provide specific regulatory requirements for explosive materials. This overview is intended as an aid to compliance with those regulatory requirements not as a replacement.

U.S. Department of Justice  
Bureau of Alcohol, Tobacco, Firearms and Explosives  
99 New York Avenue, N.E.  
Washington, DC 20226  
[www.atf.gov](http://www.atf.gov)

ATF Publication 5400.17  
May 2016



| Type 2 Indoor Fire- and theft-resistant                   |                                                                                                                                                                                    |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bullet/Weather Resistant</b>                           | Not required if the building provides bullet and weather protection.                                                                                                               |
| <b>Wood Construction</b>                                  | Sides, bottoms and doors of at least 2" hardwood, well braced at corners. Covered with no less than 26-gauge sheet metal. Nails exposed on interior must be countersunk.           |
| <b>Metal Construction</b>                                 | Sides, bottoms and doors at least 12-gauge metal lined inside with non-sparking material. Edges of metal covers must overlap sides by at least 1" when closed.                     |
| <b>Quantity Restrictions</b>                              | No more than 50 pounds or 5,000 detonators. Multiple indoor magazines may be located in the same building if the total quantity does not exceed 50 pounds.                         |
| <b>Detonator Boxes</b><br>(for quantities of 100 or less) | Sides, bottoms and doors at least 12-gauge metal, lined with non-sparking material. One steel padlock with at least 5 tumblers and casehardened shackle of at least 3/8" diameter. |

### Type 3 Magazines

A "day-box" or other portable magazine for temporary, attended storage, must be fire-, weather- & theft-resistant.

| Type 3 Magazines                    |                                                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Construction</b>                 | No less than 12-gauge steel, lined with either at least 1/2" plywood or 1/2" Masonite-type hardboard. |
| <b>Doors</b>                        | Must overlap sides by at least 1".                                                                    |
| <b>Locks</b><br>(hood not required) | One steel padlock with at least 5 tumblers and casehardened shackle of at least 3/8" diameter.        |
| <b>Unattended Storage</b>           | Explosive materials must be removed to an appropriate magazine for unattended storage.                |

### Type 4 Magazines

Building, igloo, tunnel, dugout, box or mobile facility.

| Type 4 Magazines                    |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Fire/weather/theft-resistant</b> | Indoor need not be weather resistant if building provides weather protection.                    |
| <b>Construction</b>                 | Masonry, metal-covered wood, fabricated metal, or combination.                                   |
| <b>Lining</b>                       | Walls and floors must be constructed of, or covered with, non-sparking material or lattice work. |

| Magazine Explosives Classes Stored |                                                                  |
|------------------------------------|------------------------------------------------------------------|
| <b>Type 1</b>                      | All classes                                                      |
| <b>Type 2</b>                      | All classes                                                      |
| <b>Type 3</b>                      | ("Day Box") Temporary attended storage of all classes            |
| <b>Type 4</b>                      | Low explosives, blasting agents & non-mass detonating detonators |
| <b>Type 5</b>                      | Blasting agents                                                  |

## Housekeeping & Construction

### Hinges/Hasps

Must be installed so they cannot be removed when doors are closed/locked. Must be attached to doors by:

- Welding, or
- Riveting, or
- Bolting (nuts inside door).

### Locks

Must be protected by 1/4" steel hoods to prevent sawing/lever action. Does not apply to doors secured on inside via bolt, lock, or bar that cannot be actuated from the outside. Each door must have:

- 2 mortise locks;
- 2 padlocks fastened in separate hasps & staples;
- A combination of mortise lock and padlock;
- A mortise lock requiring 2 keys; or
- A 3-point lock.
- Padlocks must have at least 5 tumblers and casehardened shackles at least 3/8" diameter.

### Lighting

- Must meet National Electrical Code and/or NFPA 70-81 standards.
- Electrical switches and wiring must be located outside of the magazine. Battery-activated safety lights or lanterns are acceptable.

### Ground

- Must slope away for drainage or provide other adequate means for drainage.

### Housekeeping

- Magazines must be clean, dry, and free of grit, paper, empty packages/containers and rubbish.
- No spark-producing utensils kept in magazines.
- Explosive leakage stains must be cleaned, and deteriorated explosives must be destroyed per manufacturer instructions.

- The surrounding area must be kept clear of rubbish, brush, dry grass, or trees (less than 10' tall), for no less than 25' radius. Volatile materials must be kept at least 50' away from outdoor magazines. Live foliage to stabilize an earthen covering is acceptable.

| Locations of Outdoor Magazines                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No closer to inhabited buildings, passenger railways, public highways, or other magazines than minimum distances specified in pertinent tables of distances. |
| Locations of Indoor Magazines                                                                                                                                |
| May not be located in residence or dwelling.                                                                                                                 |
| Vehicular Magazines                                                                                                                                          |
| Immobilize by removing wheels or installing a kingpin locking device when unattended.                                                                        |

## Type 1 Magazines

Permanent structure; must be bullet-, fire-, weather- & theft-resistant. (See also ATF Ruling 76-18)

| Item                                            | Requirements                                                                                                                                                                                                                                                    |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Masonry Wall</b>                             | Brick, concrete, tile, cement block, or cinder block no less than 6" thick. Hollow masonry spaces filled with well-tamped, coarse, dry sand or weak concrete (1 part cement/8 parts sand with water to dampen while tamping).                                   |
| <b>Metal Wall</b>                               | Fabricated sectional sheet steel or aluminum (no less than 14-gauge) securely fastened to metal framework. Interior walls lined with brick, solid cement blocks, hardwood (no less than 4" thick) or at least 6" sand fill between interior and exterior walls. |
| <b>Interior Walls</b> (Masonry and metal walls) | Constructed of, or covered with, non-sparking material. No sparking material exposed to contact with explosives. Ferrous metal nails in floor and walls must be blind nailed, countersunk, or covered with non-sparking material.                               |
| <b>Wood Wall</b>                                | Exterior walls must be covered with iron or aluminum no less than 26-gauge. Inner walls must be covered with non-sparking material constructed to provide at least 6" space between outer and inner walls. Space filled with coarse dry sand or weak concrete.  |
| <b>Foundation</b>                               | Brick, concrete, cement block, stone, or wood posts. If piers or posts used in lieu of continuous foundation, enclose the space under buildings with metal.                                                                                                     |
| <b>Floors</b>                                   | Strong enough to bear maximum storage weight and non-sparking (pallets constructed of, or covered with, non-sparking material acceptable).                                                                                                                      |

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roof</b><br>(Bullet-resistant ceiling/roof)                           | For buildings w/out fabricated metal roofs, outer roof must be covered with no less than 26-gauge iron or aluminum, fastened to at least 7/8" sheathing.<br><br>If bullet could be fired directly through the roof into magazine at an angle to strike explosives, the roof must:<br><br><ul style="list-style-type: none"> <li>• Include a sand tray lined w/layer of non-porous material, filled with at least 4" coarse, dry sand—located at tops of inner walls covering entire ceiling area (except ventilation); or</li> <li>• Be a fabricated metal roof of 3/16" plate steel lined with 4" hardwood. (For each additional 1/8" plate steel, hardwood lining may be decreased by 1".)</li> <li>• For roofs not of fabricated metal, outer roof must be covered with no less than 26-gauge iron or aluminum, fastened to at least 7/8" sheathing.</li> </ul> |
| <b>Doors</b>                                                             | Must be constructed of at least 1/4" plate steel, lined with at least 2" hardwood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Ventilation</b><br>(no openings except for entrances and ventilation) | Ventilation must be provided to prevent dampness and heating of explosives. Vent openings must be screened. Openings in side walls and foundations must be offset or shielded for bullet-resistance. Magazines with foundation and roof ventilators, with air circulating between side walls and floors, or side walls and ceiling must have a wooden lattice lining (or equivalent) to prevent stacking explosives against walls.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Igloo, Army-type structure, tunnel, and dugout</b>                    | Must be built of reinforced concrete, metal, masonry, or combination. If not bullet-resistant, must have earth mound covering of at least 24" on top, sides and rear. Interior walls and floors must be constructed of, or covered with, non-sparking material.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Type 2 Magazines

Box, trailer, semitrailer, or other mobile facility.

| Type 2 Outdoor                                                    |                                                                                                                                                                                                     |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bullet-, fire-, weather-, theft-resistant &amp; ventilated</b> |                                                                                                                                                                                                     |
| <b>Size</b>                                                       | Securely fasten to a fixed object if less than 1 cubic yard in size.                                                                                                                                |
| <b>Ground</b>                                                     | Support magazine to prevent direct contact with ground.                                                                                                                                             |
| <b>Construction</b>                                               | Exterior and doors to be of at least 1/4" steel lined with at least 2" hardwood. Any top openings must have lids with water-resistant seals, or which overlap the sides by at least 1" when closed. |

# Explosive Storage Requirements

## What's in This Document



- [Storage Requirements](#)
- [Explosive Types and Storage](#)
- [Storage Security](#)
- [Storage Safety](#)
- [Tables of Distances](#)
- [Barricades](#)
- [Bullet Resistance](#)
- [Recordkeeping Requirements](#)
- [Storage Variances](#)
- [Storage Rulings](#)
- [Special Notices and Open Letters to the Industry](#)

## Storage Requirements

The Federal explosives regulations at 27 CFR, Part 555, Subpart K, provide specific construction requirements for explosives magazines. This webpage is intended to provide additional information that may be useful to Federal explosives licensee and permittees. All explosive materials must be kept in locked magazines meeting the standards in Subpart K unless they are:

- *In the process of manufacture;*
- *Being physically handled in the operating process of a licensee or user;*
- *Being used; or*
- *Being transported to a place of storage or use by licensee or permittee or by a person who has lawfully acquired explosive materials under Sec. 555. 106.*

When none of the above conditions apply, explosive materials must be kept in magazines that meet the construction, locking, and table of distance requirements of Subpart K.

- *Explosive materials must be stored in appropriate magazines.*
- *Magazines must meet all construction and housekeeping requirements of 27 CFR 555, Subpart K.*
- *Magazines must meet Table of Distance requirements.*
- *Magazines must be inspected every 7 days.*
- *Permanent outdoor magazines must have a substantial foundation or be metal skirted to prevent access underneath the magazine.*
- *Explosive materials may not be left unattended in Type-3 magazines, including "day boxes," and must be removed to type 1 or 2 magazines for unattended storage.*
- *Storage regulations DO NOT apply to binary explosives until mixed.*

## Explosive Types and Storage

### High Explosives

High explosives, upon initiation, function by detonation, a rapid decomposition (explosion) of the material caused by a shock wave moving through the product at a rate faster than the speed of sound. High explosives, such as blasting caps, detonating cord, dynamite, shaped charges, boosters, etc., must be stored in:

- *Type-1 permanent magazines;*
- *Type-2 mobile and portable indoor/outdoor magazines; or*
- *Type-3 magazines for attended storage.*

### Low Explosives

Low explosives deflagrate producing a large volume of heated gas. Low explosives, such as black powder, most display fireworks, safety fuse, igniters, igniter cord, fuse lighters, etc., must be stored in:

- *Type-1, -2, or -4 permanent, portable or mobile indoor/outdoor magazines.*

- *Type-5 permanent, portable, or mobile outdoor/indoor magazines (minimum requirement).*
- *Blasting Agents stored with high explosives must be stored in a Type-1 or -2 magazine.*

*Last Reviewed April 26, 2018*

Multiply distance by 6 if unbarricaded.

Use the table at 555.218 to determine the required distance for the storage of blasting agents and ammonium nitrate from inhabited buildings, highways and passenger railways.

### **§ 555.218 Table of distances for storage of explosive materials (high)**

When two or more storage magazines are located on the same property, each magazine must comply with the minimum distances specified from inhabited buildings, railways, and highways, and, in addition, they should be separated from each other by not less than the distances shown for "Separation of Magazines," except that the quantity of explosives contained in cap magazines shall govern in regard to the spacing of said cap magazines from magazines containing other explosives. If any two or more magazines are separated from each other by less than the specified "Separation of Magazines" distances, then such two or more magazines, as a group, must be considered as one magazine.

[>>View Table](#)

### **§ 555.219 Table of distances for storage of low explosives**

| Pounds Over | Pounds Not Over | From Inhabited building distance (feet) | From public railroad and highway distance (feet) | From above ground magazine (feet) |
|-------------|-----------------|-----------------------------------------|--------------------------------------------------|-----------------------------------|
| 0           | 1,000           | 75                                      | 75                                               | 50                                |
| 1,000       | 5,000           | 115                                     | 115                                              | 75                                |
| 5,000       | 10,000          | 150                                     | 150                                              | 100                               |
| 10,000      | 20,000          | 190                                     | 190                                              | 125                               |
| 20,000      | 30,000          | 215                                     | 215                                              | 145                               |
| 30,000      | 40,000          | 235                                     | 235                                              | 155                               |
| 40,000      | 50,000          | 250                                     | 250                                              | 165                               |
| 50,000      | 60,000          | 260                                     | 260                                              | 175                               |
| 60,000      | 70,000          | 270                                     | 270                                              | 185                               |
| 70,000      | 80,000          | 280                                     | 280                                              | 190                               |
| 80,000      | 90,000          | 295                                     | 295                                              | 195                               |
| 90,000      | 100,000         | 300                                     | 300                                              | 200                               |
| 100,000     | 200,000         | 375                                     | 375                                              | 250                               |
| 200,000     | 300,000         | 450                                     | 450                                              | 300                               |

### **§ 555.220 Table of distances of ammonium nitrate and blasting agents from explosives or blasting agents**

Ammonium nitrate, by itself, is not considered to be a donor when applying this table. ammonium nitrate (AN), ammonium nitrate-fuel oil (ANFO) or combinations thereof are acceptors. If stores of AN are located within the sympathetic detonation distance of explosives or blasting agents, one-half the mass of the AN is to be included in the mass of the donor.

[>>View Table](#)

Use the table at § 555.218 to determine required minimum distances from inhabited buildings, passenger railways, and public highways.

## **Fireworks**

Requirements for display fireworks, pyrotechnic compositions, and explosive materials used in assembling fireworks or articles pyrotechnic (excluding those in the process of manufacture, assembly, packaging, or transport).

No more than 500 pounds (227 kg) of pyrotechnic compositions or explosive materials are permitted at one time in any fireworks mixing building, any building or area in which the pyrotechnic compositions or explosive materials are pressed or otherwise prepared for finishing or assembly, or any finishing or assembly building. All pyrotechnic compositions or explosive materials not in immediate use will be stored in covered, non-ferrous containers.

The maximum quantity of flash powder permitted in any fireworks processing building is 10 pounds (4.5 kg).

