



PLANNING COMMISSION MEETING AGENDA

February 20, 2024

The Prince Edward County Planning Commission encourages citizens participation in public meetings through in-person participation, written comments and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Commission meeting live in its entirety at the County's YouTube Channel, the link to which is provided on the County's website.

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**AGENDA**

- 7:00 P.M.**
1. The Chair will call to order the February meeting of the Planning Commission to order.
  2. Invocation
  3. Pledge of Allegiance
  4. Conflict of Interest Disclosures
  5. Election of Chair
  6. Election of Vice Chair
  7. Adoption of By-Laws
  8. Set Day, Time and Place of Regular Meetings
  9. Adoption of Rules of Procedure for Public Hearings
  10. Approval of Minutes
  11. **PUBLIC HEARING:**
    - a. A request for a Special Use Permit by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265' in total height with booster pump station on land denoted as Tax Map Parcel 039-A-3, located on the south side of Kelly Lane, at its intersection with Persimmon Tree Fork Road (Route 638).
  12. Review of Supervisors Actions
  13. Old Business
  14. New Business
    - a. Request to Amend Zoning Ordinance – Highway Corridor Overlay District: Signage Requirement on Corner Lots
  15. Next Meeting:
    - a. Worksession with the Board of Supervisors – Thursday, February 22, 2024 at 6:00 p.m. at Moton Museum
    - b. Regular Meeting - Tuesday, March 19, 2024 at 7:00 p.m.
  16. Adjournment

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**Planning Commission  
Agenda Summary**

**Meeting Date:** February 20, 2024  
**Item No.:** 5 thru 9  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Planning Commission Organization

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**Summary:**

The first meeting of each year is the organizational meeting of the Planning Commission. The Commission will wish to act on the following items:

- Elect a Chair – One Year Term
- Elect a Vice Chair – One Year Term
- Set day, Time, and Place of Regular Commission Meetings – *(Historically they are the third Tuesday of each month at 7:00p.m. in the Board of Supervisors Room, Prince Edward County Courthouse.)*  
Note: The April Meeting conflicts with the Board of Supervisors Budget Meeting and will need to be held on an alternative date.
- Adopt Commission By-Laws – Attached are the Commission By-Laws.
- Adoption of Rules of Procedure for Public Hearings – Attached are the Board of Supervisors Rules of Procedure.

**Attachments:**

1. By-Laws of the Planning Commission
2. Board of Supervisors Rules of Procedure for Public Hearings

**Recommendations:**

The Planning Commission will wish to take the action outlined above.

|              |                   |                 |               |
|--------------|-------------------|-----------------|---------------|
| Motion _____ | Gilliam _____     | Paige _____     | Sandlin _____ |
| Second _____ | _____             | Peery _____     | Weiss _____   |
| Fuller _____ | Leatherwood _____ | Prengaman _____ | Womack _____  |
|              | —                 |                 |               |

**Bylaws Of  
Prince Edward County Planning Commission**

- 1) Meetings shall be held on a monthly basis, normally on the third Tuesday of the month at 7:00 P.M. in the Board of Supervisor's room. The schedule may be altered at any regularly scheduled meeting. Meetings may be cancelled due to lack of business; but the Commission shall meet at least every two months.
- 2) Additional meetings may be held at any time upon the call of the chairman, or by a majority of the members of the commission, or upon request of the Board of Supervisors following at least twenty-four hours' notice to each member of the commission.
- 3) The commission at its regular meeting in January of each year shall elect a chairman and vice-chairman. The recording secretary shall be the Director of Planning and Community Development or a designated alternate, who shall make an audiotape of the proceedings of each meeting and prepare minutes for the permanent records of the commission.
- 4) The duties and powers of the officers of the planning commission shall be as follows:
  - A. Chairman
    - Preside at all meetings of the commission.
    - Call special meetings of the commission in accordance with the bylaws.
    - Sign documents of the commission.
    - See that all actions of the commission are properly taken.
  - B. Vice-Chairman

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all duties and be subject to all the responsibilities of the chairman.
  - C. Recording Secretary
    - Prepare an audiotape of the proceedings of each meeting of the commission.
    - Prepare minutes from the audiotape of each meeting in detail sufficient to include the tenor of public comments and the commission's reasoning underlying each decision or recommendation.
    - Circulate a copy of the minutes to each member of the commission before the next meeting.
    - Prepare the agenda for all commission meetings.
    - Be custodian of commission records.
    - Inform the commission of correspondence relating to business of the commission and attend to such correspondence.
    - Handle funds allocated to the commission in accordance with its directives, state law, and county ordinances.
    - Sign official documents of the commission.
- 5) All maps, plats, site plans, and other materials submitted to the commission shall be filed in the office of the Director of Planning and Community Development and maintained for public access until the project to which they relate has been completed or vacated. Minutes of the commission's meetings shall be permanently filed in the office of the planner and maintained for public access.
- 6) Matters referred to the commission by the Board of Supervisors shall be placed on the calendar for consideration and possible action at the first meeting of the commission after the referral and appropriate public notification.

- 7) A majority of the members of the commission shall constitute a quorum for the transaction of business, but no quorum shall be required for informational meetings at which no action is to be taken.
- 8) Reconsideration of any decision of the commission may be taken when the interested party for such reconsideration makes a showing satisfactory to the chairman that, without fault or deliberate omission on his own part, essential facts were not presented to the chairman.
- 9) *Roberts Rules of Order for Committees* shall govern the commission's proceedings in all cases not specifically ordered by these bylaws.
- 10) Order of consideration of agenda items in a public hearing:
  - Director of Planning and Community Development or other staff member presents report including summary of all comments (written, electronic and verbal) received from interested parties and makes a recommendation.
  - Commission members may question the staff member on the presentation.
  - Proponent(s) of the agenda item make presentations as appropriate.
  - Opponent(s) of the agenda item make presentations as appropriate.
  - Applicant make rebuttal of objections not previously covered.
  - Commission members may question applicant, proponents, or opponents or may offer comments on the agenda item.
  - Commission may opt to gather additional information about the matter and take action at a future meeting, or vote on recommendation, whether approving or denying request, to Board of Supervisors.
- 11) Any member of the commission who has any personal or financial interest in any matter before the commission shall declare the nature of that interest and shall if the interest constitutes a legal conflict of interest by Virginia law recuse him/herself from the deliberations on that matter, including lobbying other members, participating in the discussions, or voting on the matter. In cases where the interests do not raise to the level of legal conflict of interest by Virginia law, a member may voluntarily recuse him/herself in the interest of avoiding the appearance of conflict. All commission members shall be sensitive to the importance of impartiality and shall endeavor to always avoid any actual or appearance of conflict of interest.
- 12) Each member of the commission who has knowledge that he/she will be unable to attend a scheduled meeting of the commission shall notify the County Administrator's office at the earliest opportunity. The Director of Planning and Community Development shall notify the chairman if projected absences will produce a lack of quorum. Members who are absent from three consecutive meetings, or who are absent from more than half of the commission's meetings during a calendar year, will be referred to the Prince Edward County Board of Supervisors for possible replacement.
- 13) The vice-chairman shall succeed the chairman if he vacates his office before his term is completed. A new vice-chairman shall be elected at the next regular meeting.
- 14) These bylaws may be recommended for amendment at any meeting having a quorum present by a majority vote, provided that notice of such proposed amendment has been given to each member in writing at least two weeks prior to its consideration. If recommended for approval, proposed amendments must then be adopted by the Board of Supervisors before becoming effective.
- 15) Planning Commission members are strongly encouraged to attend a Virginia Certified Planning Commissioner's Training Program within two years of their appointment to the Planning Commission. This certification course will provide a basic foundation of planning law, history, and technical expertise needed by planning commissioners to maximize their competency and ability to render legally defensible decisions and recommendations. Costs associated with the program will normally be paid by Prince Edward County.



DRAFT

## BOARD OF SUPERVISORS PUBLIC HEARINGS RULES OF PROCEDURE - 2024

### PUBLIC HEARING SPEAKING ORDER

1. The order of presentation shall be as follows, unless varied by the Board Chair.
  - a. Staff report.
  - b. Applicant's presentation.
  - c. Questions of the applicant by members of the Board of Supervisors.
  - d. Comments from members of the public. Speakers shall be heard in the order in which they registered on the public sign-in sheet.
  - e. Rebuttal by applicant/applicant's representative (time determined by Chair).
  - f. Questions by the Board members of speakers.
2. Following discussion of all matters to be considered and once the public hearing has been closed, the Board will consider one of the following three actions regarding each matter:
  - a. Approval (with conditions, as applicable);
  - b. Denial; or
  - c. Table for further review.

### PUBLIC HEARING GUIDELINES

- Individuals wishing to speak should register using the sign-in sheet posted outside the Board of Supervisors room on the night of the meeting. Individuals wishing to participate remotely may register in advance with the Deputy Clerk or call into the meeting and remain on the line until acknowledged by the Board Chair.
- Speakers will be asked to stand at the lectern and address the Board, if able, unless participating remotely, and to provide their name and district.
- Speakers arriving after the commencement of the hearing or who are participating remotely, and who are not on the sign-up sheet, will be recognized after the registered speakers have finished and at the discretion of the Chair.
- The Chair may establish a time limit for each speaker and to limit or decrease time for any portion of the public hearing due to the number of potential speakers, or repetition, or any other concern.
- All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited. This includes debate among speakers or speakers/Board members/staff. Citizen comments may be supplemented by written comments and/or handouts and should bring ten copies for distribution to the Board of Supervisors.
- Speakers are asked to keep comments brief and to avoid repetitive testimony. Each speaker may speak once at a hearing. Remarks shall be confined to the matter under discussion and shall be relevant.
- The Chair has the authority to vary these guidelines as may be necessary and to end a presentation or comments that violate the rules or for other cause. The Board will not tolerate personal attacks by anyone on any participant in the proceedings.
- Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

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**Planning Commission  
Agenda Summary**

**Meeting Date:** February 20, 2024  
**Item No.:** 10  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
December 19, 2023 Draft Planning Commission meeting minutes.

|              |                   |                 |               |
|--------------|-------------------|-----------------|---------------|
| Motion _____ | Gilliam _____     | Paige _____     | Sandlin _____ |
| Second _____ | _____             | Peery _____     | Weiss _____   |
| Fuller _____ | Leatherwood _____ | Prengaman _____ | Womack _____  |





**Prince Edward County Planning Commission  
Meeting Minutes  
December 19, 2023  
7:00 pm**

**Members Present:** Brad Fuller  
Clifford Jack Leatherwood  
John "Jack" W. Peery, Jr.  
Teresa Sandlin  
Henry Womack

Llew W. Gilliam, Jr.  
Whitfield M. Paige  
John Prengaman  
Rhett Weiss

**Staff Present:** Robert Love, Planning/Zoning Director  
Doug Stanley, County Administrator

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Public Hearing comments for Planning Commission meetings will be subject to the "Citizen Guide for Providing Input During Public Participation and Public Hearings For Prince Edward County Government Meetings" revised October 12, 2022.

Chairman Prengaman called the December 19, 2023 meeting to order at 7:00 p.m., established there was a quorum, and led the Pledge of Allegiance.

**In Re: Approval of Minutes**

Commissioner Weiss pointed out a correction needed to a typographical error in the November 21, 2023 meeting minutes.

Chairman Prengaman made a motion, seconded by Commissioner Peery, to approve the meeting minutes from November 21, 2023, as corrected; the motion carried:

|      |                           |      |
|------|---------------------------|------|
| Aye: | Brad Fuller               | Nay: |
|      | Clifford Jack Leatherwood |      |
|      | Llew W. Gilliam, Jr.      |      |
|      | Whitfield M. Paige        |      |
|      | John "Jack" W. Peery, Jr. |      |
|      | John Prengaman            |      |
|      | Teresa Sandlin            |      |
|      | Rhett Weiss               |      |
|      | Henry Womack              |      |

**In Re: Public Hearing – Special Use Permit – Old Ridge Road Solar 1, LLC**

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Old Ridge Road Solar 1, LLC for a Special Use permit to construct and operate a 3-VW solar energy facility on land denoted as Tax Map Parcel 039-14-1, located on the east side of Old Ridge Road (State Route 630), approximately 0.50 mile from its intersection with Prince Edward Highway (US Route 460). Notice of this hearing was advertised according to law in the Wednesday, December 6, 2023 and Wednesday, December 13, 2023 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received an application request by Old Ridge Rd Solar 1, LLC for a Special Use Permit to construct and operate a 3-MW solar energy facility on land denoted as Tax Map Parcel 039-14-1, located on the east side of Old Ridge Road (State Route 630), approximately 0.50 mile from its intersection with Prince Edward Highway (US Route 460). This parcel is in the A2, Agricultural Residential zoning district and the use requires a Special Use Permit.

As required by VA Code, § 15.2-2232 requires that the Planning Commission review all proposed developments that include a "public utility facility" prior to the construction or authorization of such facility. A public hearing is required to determine whether the location, character, and extent of the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan, prior to any approval of the Special Use Permit for the facility.

The application property consists of mostly timber land. It is bordered by open agricultural or forested lands as well as densely developed residential use land consisting of single-family homes. The property is zoned A-2 (Agricultural Residential) and is shown as Development on the Future Land Use map and described in the Prince Edward County Comprehensive Plan on Page 90: "This future land use category includes significant acreage in north central Prince Edward County where new residential development should be encouraged ... "

Mr. Love presented relevant excerpts of Prince Edward County Comprehensive Plan. He said Chapter VI, Special Policy Areas, on Page 75 notes, "When future development requests require Commission review and Board of Supervisors approval, the economic and quality of life benefits of open space and agricultural and forest land uses should be considered as well as the adequacy of public facilities and services to the area."

Goals, Objectives, and Strategies, Land Use on Page 94-95 "Goal: Ensure optimal use of land resources within Prince Edward County, and promote and support an environmentally sound future land use pattern that provides for a variety of community needs, minimizes conflicts between existing, and proposed land uses, and can be supported by adequate public facilities."

Land Use Objective #1: Strategies on Page. 95: "Utilize well planned site designs and effective buffer areas to mitigate the impacts of adjacent land uses of differing intensities."

Mr. Love said that in addition to the comments received previously, several emails and letters were received and were placed at the Commissioner's seats on the dais for their review.

Commissioner Weiss questioned the by-right uses for this parcel of land. Mr. Love said in an A2 district, it could be used for agriculture, farm employee housing, farm stands, forestry operations, stables, manufactured homes, single family homes, two-family homes, temporary healthcare structures, short-term tourist rentals, accessory apartments, administrative services, camps, cemeteries, recreational facilities, educational facilities including colleges and universities, primary and secondary schools, post offices, public assemblies, churches, safety services, medical office, and under Commercial By Right, agricultural services, antique shops, assembly halls, bed-and-breakfasts, consumer repair, personal services, fine art studios, veterinary clinic and hospitals, and amateur radio are included.

Commissioner Weiss said that this project is proposed on 25 acres of a 104-acre parcel, and asked if the landowner could use the remaining balance of those 104 acres in another manner. Mr. Love said it would be determined by the lease of the proposed solar company; he added there would have to be an amendment to this request or a new request.

Jessie Robinson, Senior Project Developer, New Leaf Energy, presented information on the company and the proposed project. She said the proposed small-scale 3MW solar project will use a single axis tracker system; she said they intend to participate in the Dominion shared solar program which will allow customers with Dominion Energy to subscribe to the service and receive savings on their electric bill. She stated the property is located off Old Ridge Road, south of Route 460. This parcel is residual from the residential development and not suitable for other development uses. There is a transmission line that runs through the property, a flood plain takes a major portion of the site. She stated the existing interconnection infrastructure located on-site will interconnect to the distribution line that runs to the substation; there will be no impacts to wetlands or streams, and would preserve the land for the future use as Mr. Puckett would like. It could go back to forest, or he could develop it in the future. She said this project would generate approximately \$360,000 tax revenue for the County over 40 years. Once built, the property would only require periodic visits; this use would not need County services and they would upgrade the current distribution line. She said during the community meeting, several comments were received regarding the view of the site from the attendees; she stated that they offered to take photos from their homes to offer a visual simulation specifically for them, but received no response. Following the meeting, the minutes and answers to the attendees questions were sent to the attendees as well.

Andrew Kavanaugh, Civil Engineer, New Leaf Energy, reviewed several visual renderings of the impact of the project, pointing out the screening is in excess of what is required. He added they will avoid the 100-Year FEMA floodplain and the streams and wetlands that were delineated on-site, while also avoiding the transmission lines. This project is well-nested within the topography and the existing mature vegetation on-site, and pollinator species will be used for inner-row spacing to create a pollinator habitat for monarch butterflies. In accordance with the historical and cultural resources, an architectural and archeological survey will be done on-site. He then stated the setback requirements are met and exceeded the minimums required; he said the sound from the site is well below the 50-decibel limit, and the height limits are below the maximums for the site requirements. He reviewed the buffers and the topography of the site, and presented several visual simulations. Mr. Kavanaugh stated the construction would take approximately six to eight months, within limited hours; he said the operation of the site would be from 20 years up to 40 years, remotely, with bi-monthly visits which would create two to four long-term jobs. The site would be evaluated in five-year increments; at the end of the project life, decommissioning would begin; solar panels can be recycled or upcycled, all items would be removed and the land returned to its original condition. He said decommissioning is a four-to-six-month process. Mr. Kavanaugh then reviewed to potential conditions.

Ms. Robinson presented a proposed additional condition, of a \$10,000 per MW payment, but they are not allowed for under 5MW, they cannot sign a siting agreement. She said she would like to offer the same revenue to the County as a condition dedicated to a use that is tied to the project. She recommended a condition of \$30,000 conservation of forestry sites.

Commissioner Fuller questioned the size of the lay-down area and asked if there is opportunity for an additional construction road. Mr. Kavanaugh stated the lay-down area would typically be one acre or so; he said the addition of a road would cause a greater disturbance with the environmental features on-site. He said they would work around school schedules to avoid creating traffic. Further discussion followed.

Commissioner Weiss questioned the operational time frame. Ms. Robinson said the lease agreement is for 20 years with options to extend that to 40 in five-year increments; the goal is to reach 40 years with the Tier 1 panels which have a warranty for 25 years, and at the end of the 40-year period, the solar panels are 88% efficient. Mr. Kavanaugh added that if the lease is not continued, the decommissioning begins.

Chairman Prengaman opened the public hearing.

Steve Wall, Lockett District, said Old Ridge Road dates to pre-Revolutionary times, adding the Comprehensive Plan currently states that its objective is to reserve from adverse development the County's critical environmental areas to include flood plains, wetlands, and areas with 20% or greater slope, generally maintaining these areas as conservation

and wildlife preservation areas. He said the Open Space Land Act which was set up in 1966 states “the preservation of open space [and] lands serve as a public service by promoting the health and welfare of the citizens of the Commonwealth by curbing urban sprawl and encouraging more desirable developmental growth...” He objected to the placement of a solar field in the middle of a new neighborhood of a dozen \$300,000 houses.

Chloe Hodges, Energy Bright, a non-profit helping localities and their citizens navigate the clean energy landscape across Virginia. She said they provide education about clean energy to make sure solar projects are good neighbors, and said solar projects provide American-made energy, preserve land and will generate 10 times more revenue with a minimal impact on neighbors with limited noise, traffic and said projects such as this allow for cheaper energy rates for subscribers.

Anita Harris, Lockett District, stated she has lived in the [adjacent] Ridgeway subdivision for 37 years. She strongly opposes this solar farm proposal that was requested by Daniel Puckett. She said he does not live on his property and does not have the same appreciation for the beautiful community. She said they are good neighbors in a safe neighborhood. She said they should not be forced to accept a solar farm as a neighbor; one landowner wants to use his land for financial gains at the expense of 28 family homes, with no benefits for the community. She said this project does not belong in a residential area.

Randy Edminson, Lockett District, expressed his concerns regarding the proposed project, stating the construction would have a negative effect on the residential area. He stated clear-cutting will result in loss of plant and animal life, property values will decrease and quality of life will diminish. He added future commercial development should be along the road.

Marshall Womack, Lockett District, asked if there will be a containment pond for the run-off from all the flat surfaces will annihilate the wetlands. The road already floods. He asked if anyone has spoken with Game & Inland Fisheries about any endangered species that would be affected by the run-off. He said his research states that the recommended distance from any home foundation from a solar farm is 800 meters, or one-half mile. He said cutting more trees will disturb wildlife. He asked the Board to consider this request carefully.

Jon Garner, Lockett District, stated the Planning Commission’s goal is to promote and support an environmentally sound future land use pattern that minimizes conflicts between the existing and proposed land uses. The proposed solar farm will be in the middle of our 34+ homes. This area is a high intensity residential area with houses of above-average value. He said there are no advantages to clear cutting of at least 36 acres of mature hardwoods and conifers to place 23+ acres of solar panels and containment ponds, with wetlands above the Bush River except the money leasing this land will generate. He said trees offer many benefits; there are liabilities associated with solar farms. He stated the community does not want this in their area.

Ralph Harris, Lockett District, said he has no problem with solar [power], as it is clean energy, doesn’t harm the environment, but there will be 26 acres of hardwood trees cut down, the land will be bulldozed, habitat destroyed, in the area where there are homes worth \$350,000 - \$400,000. He said this is the wrong location for solar farm, and said the solar farms need to be restricted from residential areas. He said New Leaf states these solar modules are non-toxic but that is still under review.

Dr. Aimee Harris, Lockett District, said that since Mr. Puckett acquired his property, he has shown a total disregard for his neighbors by hunting, establishing hunting stands that encircle the entire subdivision. She said the gun shots are disruptive to her tele-health practice. She said while Mr. Puckett has property rights, those living in the homes have property rights too. She said that while she understands the public hearing is about a solar project, Mr. Puckett’s activities have been extremely inconsiderate, disruptive and negligent to our community, and doesn’t live on that property. She said now he wants to disrupt everyone again. She said New Leaf is based in Massachusetts and there is no doubt this is an out of sight, out of mind project. She added there are other locations in the county that would be suitable, and requested that if the Planning Commission approve his request, that one of the conditions is that hunting is disallowed on the entirety of the property.

Chairman Prengaman stated the Planning Commission cannot deny hunting on his own property.

Robin McLain, Lockett District, stated her opposition with a concern regarding traffic. She said in discussion with the Board of Supervisors, she was informed the road is not wide enough for a center line, and feels it would not support the traffic that would be associated with the solar farm.

Martha Womack, Lockett District, said she is not against solar energy but is against solar panel farms in residential areas or adjacent to residential areas. She said we are still finding out things about them, and “we don’t know what we don’t know.”

Chuck Taylor, Lockett District, stated the parcel appears to include acres of his property; he said this detail needs attention.

Charles Puckett, Farmville, stated his son owns the parcel in question; he bought it with 50 acres being cut near Route 460 and not toward the residential development, and he does have concern of the neighbors, and is friends with most of the neighbors. He said the comments should be made outside of the emotional realm and address the future development of Prince Edward County. This is in an area that is planned for future development, and asked what infrastructure may be required, such as water and sewer, additional school capacity. With the solar project, none of that is required. There would be no additional traffic after initial construction. He said this would sit and generate much-needed power on property that is not as enticing, and would be the best neighbor that they could have when you consider the alternative uses of county land. He said we must take into account people’s feelings that live close to it, but also have to consider what this will bring to the future of the county. He said there are two sides to every story.

Gail Stanley, Lockett District, said she is devastated that this solar proposal may go in. She asked that the Commission take into consideration all of the neighbor’s concerns.

Dr. Steven Hoehner, Lockett District, stated he lives across from the proposed site and said if property values are decreased [due to the solar farm], this would be a huge loss [in tax revenue].

Jim Robichaud, Lockett District, stated the solar farm is to be on 25 acres, but the report by the Department of Conservation and Recreation states it’s a 69-acre solar farm. He asked if the 15% discount on insurance is what they are aiming for or will it be 15%. He then said they are from Massachusetts, where solar farms are everywhere and the county had to place a moratorium on putting solar in.

Chairman Prengaman asked the representatives from New Leaf to respond to the questions raised. Ms. Robinson said the fenced area for the proposed project is 25 acres, but for the studies, a larger portion of the land is used to capture a larger portion of the lot. She added that if they would like to increase the project from 25 acres, they would have to come back to the Planning Commission for a revised Special Use Permit.

Chairman Prengaman asked about a containment pond. Mr. Kavanaugh stated that at the high level, this land use approval is just one part of a much more comprehensive approval process at the state, federal and local levels. He said in regards to runoff, the budget wouldn’t be appropriate if it would exceed the pre-development levels of runoff proposed by the project. The anticipated goal is to meet, or reduce, the amount of runoff from the project. He said the retention ponds are designed to hold water and disburse, or perk, within 24-72 hours pending the ending of the storm. Legally, they cannot propose any more runoff than the site is currently producing. He said there will be two containment ponds on the property to treat the runoff, within the fenced in area. Further discussion followed.

Commissioner Womack asked if the land has been perked or will the containment pond have a liner. Mr. Kavanaugh said no liners will be used, at least at this stage. Mr. Kavanaugh said this is the land use permit stage, and all of that will be handled by DEQ who is the VSMP authority and who they will submit their site plans to in that process; DEQ will be the ones to approve the ponds as the best-use or best-management practice feature.

Mr. Love said that typically, for small solar, they could apply to the County, because the County is a Virginia Storm Water Management site. Typically, solar sites are doing permit by rule directly with DEQ. He said the designs are reviewed by DEQ, permitting is issued by DEQ. If they choose to file with the County, the County has a third-party engineer that would review these plans, and that that paperwork goes to DEQ, who still issues all stormwater permits. Mr. Kavanaugh added that as of June of last year, DEQ reviewed all rules and regulations for Stormwater as associated with solar facilities. This project would adhere to all rules and regulations that have been noted by DEQ as of last year. He said initial calculations would be that approximately 4,000 cubic feet of water runoff would be held, per acre.

Chairman Pregaman advised the property line be checked for accuracy. Mr. Kavanaugh said to date, there has been a partial boundary survey done and will be in touch with Mr. Taylor regarding the property issue.

Mr. Kavanaugh answered several questions, stating the entire proposed project is outside of the FEMA 100 Year Flood Plain, there is natural landscape with no need to wait until maturity with native seed mixes, and no herbicides or pesticides will be used. He added he does not have the elevation distance difference, but the way the plan set is addressed, there is one retention basin per drainage area to account for drainage to that basin itself.

Ms. Robinson stated maintenance will be handled by a local contractor, and other sites were considered, but this one has an interested landowner, circuit proximity to the substation and existing vegetation of mature height. She said they are able to entirely avoid wetlands and flood plains with this design, and the parcel does not have to be rezoned.

Commissioner Weiss then stated the economic study forecast was performed for 40 years vs. 20 years; why did they choose 40 years if the property value declines. Ms. Robinson stated the goal is a longer term but it is not required; she said the property value issue, the third party used looked at existing projects that have been built in Virginia. She said for example, they looked at a project in Isle of Wight County and the sale prices before the project was built and after, and found no difference. She added it is based on existing projects that have been built. She stated solar is assessed separately [from property value] and is a certain amount per acre.

Karen Cohen, Attorney for New Leaf Energy, said there are some things that are unique about the law around solar projects. In development in general, when people speak about moving into an established residential community, remember that people bought that the 104-acre parcel that the Pucketts purchased was zoned A2 and nothing prevents the Pucketts from using that land for a variety of uses by right. She said in land use cases, government decision makers cannot be motivated principally by heavy opposition from neighbors, it has to be well-rounded zoning concerns. She said a locality can put regulations, impose conditions such as the 42 conditions that are set forth in this case. She said this project exceeds ordinance requirements. She said in Virginia, the legislature has declared it is public policy of the Commonwealth of Virginia to encourage distributed generation solar projects.

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

Commissioner Pregaman declared a 10-minute recess to allow the Commissioners to review the additional documentation.

Chairman Pregaman called the meeting back to order at 8:53 p.m.

Chairman Pregaman thanked the public for their input.

Ms. Cohen stated she spoke with Mr. Taylor and his property is in the farthest northeast of the transmission line and is not in the footprint outlined in the project. She said a full boundary survey will be done.

Mr. Love said that the first thing that must be done is the 2232 Review, the determination that the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan.

Commissioner Weiss clarified that if the project is found to be in substantial accord, then they may go forward to the merits of the Special Use Permit for the project itself. He said the Comprehensive Plan is currently under review but based on the current version, new residential development in this area should be encouraged. The owners of the land have other potential uses for the land, by-right; he added that focusing on the 2232 Review, the project is not in accordance with the [Comprehensive] Plan.

Commissioner Sandlin added that when the land was purchased, this was Lot 1 and part of the subdivision, but the covenants and restrictions were removed when it was sold to Mr. Puckett. Knowing this was part of a subdivision, solar should not go there.

Commissioner Weiss made a motion, seconded by Commissioner Peery, that the Old Ridge Road Solar 1, LLC, proposed 3MWac community scale solar energy facility as described the Special Use Permit application, is not substantially in accord with the Prince Edward County Comprehensive Plan due to the fact that it represents incompatible land development in agricultural and residential areas and that the Planning Commission recommend denial of the Special Use Permit request; the motion carried:

- |      |                                                                                                                                                                                        |      |  |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|
| Aye: | Brad Fuller<br>Clifford Jack Leatherwood<br>Llew W. Gilliam, Jr.<br>Whitfield M. Paige<br>John "Jack" W. Peery, Jr.<br>John Prengaman<br>Teresa Sandlin<br>Rhett Weiss<br>Henry Womack | Nay: |  |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|

Mr. Love said there will still be a Board of Supervisors public hearing at their regular January meeting.

**In Re: Review of Supervisors Actions**

Mr. Love stated the Board approved the rezoning for Paladin; there is landscaping and seeding occurring. Prior to the transfer to Crossroads, they need to close the stormwater permit. Once that is taken care of, Crossroads will be able to move forward.

**Old Business**

Mr. Love reported iPads for the commissioners are in-house but need to be set up. These have cellular capability.

**New Business**

Mr. Love presented his End of Year Report. To date, there have been 210 zoning permits issued; he said other accomplishments include the Zoning Ordinance review and update, Floodplain, work on the Comprehensive Plan has begun, and several items on the CIP have been completed.

Mr. Love announced a community Solar meeting to be held Wednesday, December 20, 2023 at 5:00 p.m., at the Meherrin Fire Department, by Gabriel Community Solar, a proposed 80 MW utility scale solar farm encompassing approximately 800 acres. This will be the largest proposal to date, and will be on Falkland Road.

Chairman Prengaman declared the meeting adjourned at 9:21 p.m.

**Next Meeting: Tuesday, January 16, 2024 at 7:00 p.m.**

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**Planning Commission  
Agenda Summary**

**Meeting Date:** February 20, 2024  
**Item No.:** 11  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Prince Edward County IDA

---

**Summary:**

The County has received an application for a Special Use Permit by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265’ in total height with booster pump station on land denoted as Tax Map Parcel 039-A-3, located on the south side of Kelly Lane, at its intersection with Persimmon Tree Fork Road (Route 638). This parcel is in the C1, General Commercial zoning district and the use requires a Special Use Permit.

The public hearing notice was published in the February 7, 2024 and February 14, 2024 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners as well as the Town of Farmville and the sample letter sent to each can be found in Attachments (3), (4), and (5). Attachment (6) is the staff prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts 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. Letter sent to adjoining locality
- 6. Potential Conditions

**Recommendations:**

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

|              |                   |                 |               |
|--------------|-------------------|-----------------|---------------|
| Motion _____ | Gilliam _____     | Paige _____     | Sandlin _____ |
| Second _____ | _____             | Peery _____     | Weiss _____   |
| Fuller _____ | Leatherwood _____ | Prengaman _____ | Womack _____  |



**Planning Commission  
Agenda Summary**

**Recommended Motions:**

I move that the Planning Commission recommend approval of the Special Use Permit request by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265' in total height with booster pump station with the following conditions:

*(list of conditions)*

**OR**

I move that the Planning Commission recommend denial of the Special Use Permit request by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265' in total height with booster pump station due to the following:

*(list reasons)*

**OR**

I move that the Planning Commission table Special Use Permit request by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265' in total height with booster pump station until the next meeting in order to:

*(list reasons)*

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Fuller \_\_\_\_\_

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

Paige \_\_\_\_\_  
Peery \_\_\_\_\_  
Pregaman \_\_\_\_\_

Sandlin \_\_\_\_\_  
Weiss \_\_\_\_\_  
Womack \_\_\_\_\_

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: Douglas Stanley, AICP ICMA-CM  
Applicant's Address: 111 N. South Street, Farmville, VA 23901  
Applicant's Telephone Number: (434) 392-8837

Present Land Use: A2 - Agricultural / Residential

Legal Description of Property with Deed Book and Page No. or Instrument No. Deed Book/Page No: 2020/871  
230 Kelly Lane, Farmville, VA 23901

Tax Map # 039 A 3      Acreage : 280.36

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Adjoining properties will be in eye sight of the elevated water storage tank (EWST) which will cast shadows that were not previously present, and may hear noise caused by the booster pumps. The tanks visual impact will be similar to an agricultural silo.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) This proposed EWST will be an extension of the existing water system currently serving adjacent properties along Persimmon Tree Fork Road.

Height of Principal Building (s): Feet 245 feet (approx.)      Stories N/A

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

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

[Signature]      Date 2.2.2024  
Signature of Applicant (if not property owner)

PROPERTY OWNER(S) STATEMENT:

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

[Signature]      Date 2-2-2024  
Signature of Property Owner(s)

\_\_\_\_\_  
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 [Signature]      Date 2/2/2024

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

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

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

## **HIT Park Elevated Water Storage Tank and Booster Pump Station**

### Project Description

The proposed elevated water storage tank (EWST) and booster pump station (BPS) is located in Prince Edward County on Tax Map parcel 039-A-3 with address listed as 230 Kelly Lane Farmville, Virginia 23901. These proposed utilities will be located near the southern corner of the intersection of Persimmon Tree Fork Road and Kelly Lane. The tank and pump station will connect to the Farmville water system and serve the proposed Heartland Innovative Technology Park. The EWST will be a 1-million-gallon composite style tank with a concrete pedestal and steel bowl. The BPS will be located in the base of the EWST and will consist of four 40 horsepower pumps, variable frequency drives, isolation valves, check vales, pressure monitoring equipment, and have a firm capacity of 1,400 gallons per minute. Emergency power will be provided to the EWST and BPS by a permanent standby diesel generator. A control panel will be located inside the base of the tank to monitor and control operation of the tank and pumps. The tank site will have a gravel access road and security fence. The EWST and BPS will be publicly owned by Prince Edward County.



|                     |            |
|---------------------|------------|
| DATE                | 07/21/2023 |
| DESIGNED BY         |            |
| CHECKED BY          |            |
| CONCRETE BY         |            |
| SCALE               | 1" = 20'   |
| PROJECT NO.         |            |
| DATE                |            |
| REVISION DISCUSSION |            |

THIS DRAWING PREPARED AT THE COMPANY'S OFFICE  
 1001 Rockwell Parkway, Suite 500, Rockwell, VA 23125  
 COMMUNITY SERVICE  
 23040 Rockwell  
 WWW.TIMMONSGROUP.COM

**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH Ours.

**SITE PLAN**  
 HIT PARK ELEVATED WATER STORAGE TANK  
 PRINCE EDWARD COUNTY, VIRGINIA

DATE: 07/21/2023  
 DRAWN BY: [Blank]  
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 REVISION DISCUSSION: [Blank]

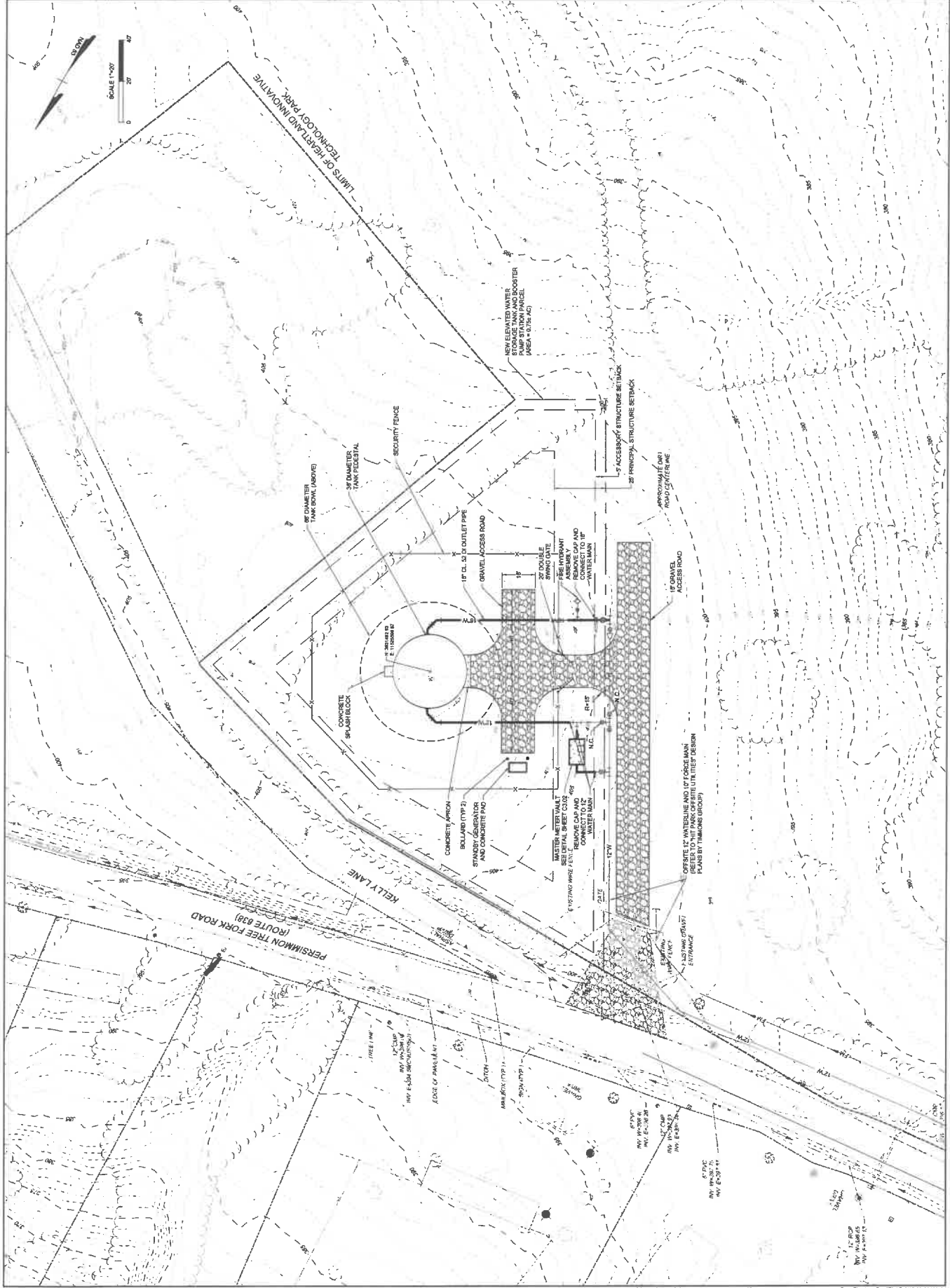
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 REVISION DISCUSSION: [Blank]

DATE: 07/21/2023  
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 DATE: [Blank]  
 REVISION DISCUSSION: [Blank]



DATE: 07/21/2023  
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 CONCRETE BY: [Blank]  
 SCALE: 1" = 20'  
 PROJECT NO.: [Blank]  
 DATE: [Blank]  
 REVISION DISCUSSION: [Blank]





## NOTICE OF PUBLIC HEARING

The Prince Edward County Planning Commission will hold a PUBLIC HEARING on Tuesday, February 20, 2024 commencing at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A request for a Special Use Permit by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for an elevated water storage tank not to exceed 265' in total height with booster pump station on land denoted as Tax Map Parcel 039-A-3, located on the south side of Kelly Lane, at its intersection with Persimmon Tree Fork Road (Route 638).

Citizen input for Public Hearings will be received through: (1) in-person participation; (2) remote participation by calling 1-844-890-7777, Access Code # 390313; or (3) by written comments mailed to: Planning Commission, P.O. Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Comments must be received by 2:00 p.m. the day of the meeting; via email to [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us); or via facsimile at 434-392-6683. Based on the number of speakers, the Chair will determine the time allotted to each. Citizens may also view the monthly Planning Commission meeting live (no public input) at the County's YouTube Channel by using the link on the County website under Meetings & Public Notices.

Additional information regarding the special use permit is available for public review on the County's web site at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the Prince Edward County Administrator's Office, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA. It is the County's intent to comply with the Americans with Disabilities Act. Should you have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

###

# Prince Edward County

## SUP Application

Applicant: Prince Edward County IDA

Tax Map:

039-A-17C

### Schedule B

List of adjoining Property owners and mailing addresses for the property.

| Parcel ID                        | Owner                                                                                                      | Address                                             | Note |
|----------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------|
| 039-A-3A                         | RUTH ANN CLARK                                                                                             | PO BOX 324 FARMVILLE,<br>VA 23901                   |      |
| 039-A-2                          | MARK S MILLS                                                                                               | 646 PERSIMMON TREE FORK ROAD<br>FARMVILLE, VA 23901 |      |
| 039-A-30                         | CAROLYN F & CORBETT W BOWMAN                                                                               | 3205 GREEN BAY ROAD<br>GREEN BAY, VA 23942          |      |
| 039-A-17A; 039-A-17C             | CROSSROADS SERVICES BOARD                                                                                  | PO DRAWER 248<br>FARMVILLE, VA 23901                |      |
| 039-A-16A; 039-1-1; 039-1-8;     | JANEY HANEY KORTAS                                                                                         | 5469 BUCKHANNON ROAD VOLGA,<br>WV 26238             |      |
| 039-2-3                          | ROBERT KIRKLAND JR & CATHERINE HUBBARD TRS OF<br>THE CATHERINE NELSON HUBBARD REVOCABLE TRUST<br>AGREEMENT | PO BOX 545 FARMVILLE,<br>VA 23901                   |      |
| 039-2-4                          | LOUISA E LACKEY                                                                                            | 257 FOX HILL ROAD RICE,<br>VA 23966                 |      |
| 039-2-5                          | THEODORE F & JANET D CHAPMAN                                                                               | 275 FOX HILL ROAD RICE,<br>VA 23966                 |      |
| 039-2-6                          | ANGELINE W & WILLIAM L FRANK JR                                                                            | 285 FOX HILL ROAD RICE,<br>VA 23966                 |      |
| 025-A-23                         | FRANK MONROE WATSON                                                                                        | 438 WATSON ROAD FARMVILLE,<br>VA 23901              |      |
| 025-2-C1; 025-2-3; 025-2-C; 039- | WALTER DELBERT SOUTHALL JR                                                                                 | 321 KELLY LANE FARMVILLE,<br>VA 23901               |      |
| 025-A-4B; 025-A-4C               | DOUGLAS CLYDE POULSTON                                                                                     | 1227 PERSIMMON TREE FORK<br>FARMVILLE, VA 23901     |      |
| 025-A-2; 025-A-3; 025-A-4A       | WILLIAM W & BARBARA N POULSTON                                                                             | 1709 BRIERY ROAD FARMVILLE,<br>VA 23901             |      |
| 025-A-5                          | INDUSTRIAL DEVELOPMENT AUTHORITY OF PRINCE EDWARD COUNTY                                                   | PO BOX 625<br>FARMVILLE, VA 23901                   |      |
|                                  |                                                                                                            |                                                     |      |
|                                  |                                                                                                            |                                                     |      |



**PLANNING COMMISSION**

John Pregelman  
Chairman

Llew W. Gilliam, Jr.  
Board Representative

Brad Fuller  
Clifford Jack Leatherwood  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
Teresa Sandlin  
Rhett L. Weiss



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

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

Office: (434) 414-3037

Fax: (434) 392-6683

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

February 6, 2024

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Prince Edward County IDA

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, February 20, 2024 at 7:00 p.m. to receive citizen input on a request by Douglas P. Stanley, County Administrator on behalf of Prince Edward County Industrial Development Authority for a Special Use Permit to construct an elevated water storage tank not to exceed 265' in total height with booster pump station on land denoted as Tax Map Parcel 039-A-3, located on the south side of Kelly Lane, at its intersection with Persimmon Tree Fork Road (Route 638).

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

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 or comments, please do not hesitate to contact me at: 434-414-3037 or by email at: rlove@co.prince-edward.va.us

Respectfully,

Robert Love

Director of Planning and Community Development

**PLANNING COMMISSION**

John Prengaman  
Chairman

Llew W. Gilliam, Jr.  
Board Representative

Brad Fuller  
Clifford Jack Leatherwood  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
Teresa Sandlin  
Rhett L. Weiss



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

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

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

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

February 6, 2024

C. Scott Davis, Town Manager  
Town of Farmville, Virginia  
P.O. Box 368  
Farmville, VA 23901

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Prince Edward County IDA

Dear Mr. Davis;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a rezoning application as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward Planning Commission will hold a public hearing on February 20, 2024 at 7:00 p.m. to receive input on the requests. 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 or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

# Prince Edward County IDA - SUP CONDITIONS

## SITE PLAN

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 02/02/2024 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
3. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Planning and Community Development Director or his designee.
4. The elevated water tank with all appurtenances shall not exceed 265' in total height. The tank shall only be lighted if required by Federal Aviation Administration.
5. All security lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road. All lighting shall be full cut-off type fixtures.

## ENVIRONMENTAL

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. Any development activities of structural or of a land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.

## TRANSPORTATION

8. All entrance permits must be approved by the Virginia Department of Transportation. Development activities shall comply with all requirements of VDOT.

## GENERAL

9. The elevated water storage tank shall be inspected every five years and certified as safe by a private firm contracted by the applicant. A copy of the inspection report shall be submitted to the Prince Edward County Planning and Community Development Office.
10. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.
11. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.

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**Planning Commission  
Agenda Summary**

**Meeting Date:** February 20, 2024  
**Item No.:** 14  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Draft Zoning Ordinance Amendment – Signage on Corner Lots

**Summary:**

The County received a request by Blackwood Capital, LLC to amend the Zoning Ordinance to allow for the installation of additional signage at a convenience store & fuel station on a parcel of land denoted as Tax Map Parcel 051-A-33, located on the west side of Farmville Road (State Route 15), at its intersection with Commerce Road (State Route 628). This parcel is in the Commercial zoning district and is within the Highway Corridor Overlay District.

Currently sign regulations limit signage to one sign per sign type in the various zoning districts. Staff has prepared a Draft Zoning Ordinance Amendment with new language that would allow and provide for additional signage on corner and double frontage lots. The next step will be a public hearing to be held on the proposed Ordinance Amendments before making a formal recommendation to the Board of Supervisors.

**Attachments:**

- 1. Final Draft Zoning Ordinance Amendment

**Recommendations:**

- 1. Review Final Draft for any necessary changes to Plan before holding a Public Hearing at the Regular March meeting.

**Recommended Motions:**

I move that the Planning Commission direct staff to advertise a Public Hearing for an Ordinance Amendment to amend Appendix B of the Prince Edward County Code (Zoning) in order to allow for additional signage on corner and double frontage lots to be held at the March 19, 2024 Regular Meeting of the Planning Commission.

**OR**

I move that the Planning Commission table the proposed Ordinance Amendment to amend Appendix B of the Prince Edward County Code (Zoning) in order to allow for additional signage on corner and double frontage lots for further discussion at a work sessi

**Attachments:**

- 1. Letter of request by Blackwood Capital, LLC
- 2. Draft Zoning Ordinance Amendment

|              |                   |                 |               |
|--------------|-------------------|-----------------|---------------|
| Motion _____ | Gilliam _____     | Paige _____     | Sandlin _____ |
| Second _____ | _____             | Peery _____     | Weiss _____   |
| Fuller _____ | Leatherwood _____ | Prengaman _____ | Womack _____  |

Blackwood Capital, LLC  
7301 BOULDERVIEW LANE  
NORTH CHESTERFIELD, VA 23225  
PHONE: (804) 320-0422 • FAX: (804) 497-5903  
www.blackwooddevelopment.com

Jan 24, 2024

Doug Stanley  
County Administrator  
111 N. South Street  
PO Box 382  
Farmville, VA 23901

Dear Doug,

As per our email and telephone exchange, I am writing to request your help in getting approval for Wawa to have signage on the rear entrance of their building. As you know this development is on a corner lot. The design of the store, as you can see from the included rendering has entrances on both sides. We feel it will be important for the customer to see a sign above both entrances. I have included for you review the following documents:

1. The permit application submitted by Wawa's sign vendor for this site
2. The exterior elevations of the building and canopy for review
3. The approved permit for a sign only on the front elevation of the building.

Please let me know if you need anything else to consider this request. We appreciate any help you can provide with this permit.

Sincerely,

A handwritten signature in black ink that reads "Marc A. Greenberg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marc Greenberg  
Member

**Stratus**<sup>TM</sup>

[stratusunlimited.com](http://stratusunlimited.com)

888.503.1569

**LOCATION NUMBER:**

6611

**SITE ADDRESS:**

Farmville Rd & Commerce Rd  
Farmville, VA 23901

**Wawa**

Infinite possibilities, ideal solutions.





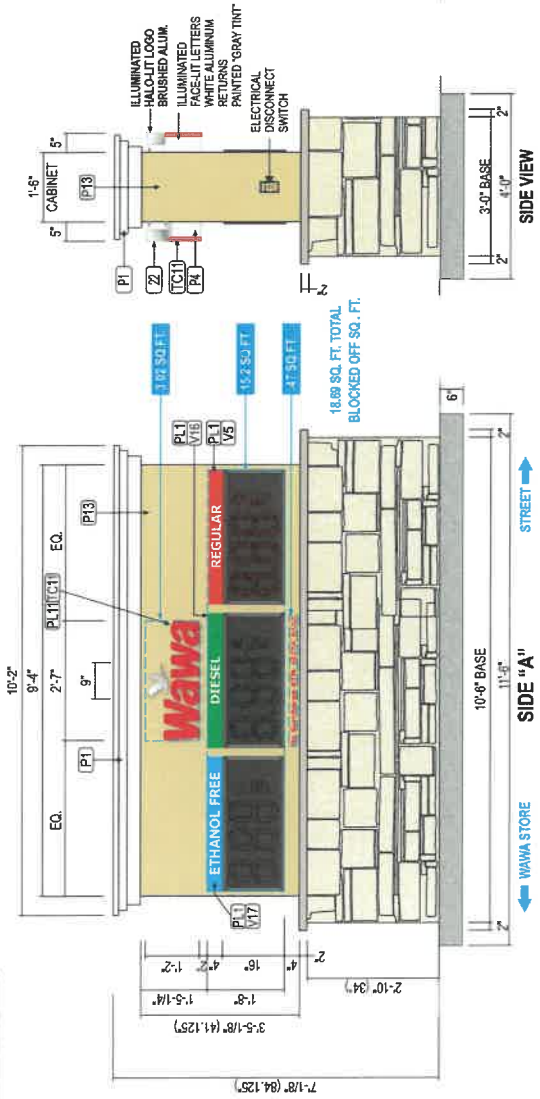
**A** CUSTOM DIF ILLUMINATED MONUMENT

M-50 / 12 inch / 3 product

QUANTITY: (1) ONE REQUIRED

Scale: 3/8"=1'-0"

info@stratus.com  
PRODUCTION SHOP DRAWING  
# WAWM82A  
for manufacturing details



**GAS PRICE DISPLAY LAYOUT:**  
Linear Along Bottom of Sign  
Prices are in order from the street to the store (both sides): 'REGULAR', 'DIESEL', 'ETHANOL FREE', 'REGULAR', 'DIESEL', 'ETHANOL FREE'.  
Transition Sign Panels  
'REGULAR', 'DIESEL', 'ETHANOL FREE' Illuminated from Behind  
NEMA Box (Store Side)  
1'-4" x 2'-11"  
Gas Price Display  
PC-300A-12-CH  
Qty: 3 Per Side (6) Total  
Red Vinyl directly on face Non Illuminated.  
6" Deep Concrete Pad  
Finished Edges



**COLOR REFERENCE**

|      |                        |      |                   |    |                               |    |                              |    |                                     |    |                                     |    |                               |    |                            |    |                                             |    |                                   |     |                         |    |                                    |    |                                                        |
|------|------------------------|------|-------------------|----|-------------------------------|----|------------------------------|----|-------------------------------------|----|-------------------------------------|----|-------------------------------|----|----------------------------|----|---------------------------------------------|----|-----------------------------------|-----|-------------------------|----|------------------------------------|----|--------------------------------------------------------|
| UC10 | Jewelle 'Red' Trim Cap | PL11 | #2789 Red Acrylic | V1 | 3M 7725-10 White Matte Opaque | V5 | 3M 3530-33 Clear Translucent | V6 | 3M 3530-156 VIVID GREEN Translucent | V7 | 3M 3630-57 Olympic Blue Translucent | V8 | 3M 7725-13 Translucent Opaque | P1 | Painted White Smooth Stain | P3 | 'Sandblasted in Stone' Substrate SC13-8825B | P4 | Wave 'Grey' Signage with 3M 37870 | P20 | Limestone Cap By Others | Z1 | Stone/Masonry Fassa Base By Others | Z2 | Brushed Aluminum Metal Finish w/ Protective Clear Coat |
|------|------------------------|------|-------------------|----|-------------------------------|----|------------------------------|----|-------------------------------------|----|-------------------------------------|----|-------------------------------|----|----------------------------|----|---------------------------------------------|----|-----------------------------------|-----|-------------------------|----|------------------------------------|----|--------------------------------------------------------|

|                                                                                                         |                                                                             |                                                                                                         |                                           |                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Stratus™</b><br>stratusunlimited.com<br>4655 S. Lee Boulevard<br>Farmville, VA 23901<br>888-503-1569 | <b>CLIENT:</b><br>wawa<br>Farmville Rd & Commerce Rd<br>Farmville, VA 23901 | <b>ORDER NUMBER:</b><br>1203421                                                                         | <b>PROJECT NUMBER:</b><br>3038            | <b>Rev #</b>   <b>Req #</b>   <b>Date/Artist</b>   <b>Description</b>                                                             |
|                                                                                                         | <b>ADDRESS:</b><br>Farmville Rd & Commerce Rd<br>Farmville, VA 23901        | <b>SITE NUMBER:</b><br>6611                                                                             | <b>PROJECT MANAGER:</b><br>DEBRA ROCHMAN  | Original 4/5/20 10/18/23 MS<br>Rev 1 4/5/25 11/14/23 MS Revised OAH Corrected Side B<br>Rev 2 4/7/30 12/18/23 AKS Recalculated SF |
|                                                                                                         | <b>PAGE NO.:</b><br>3                                                       | <b>ELECTRONIC FILE NAME:</b><br>K:\ACCOUNTS\Wawa\LOCATIONS\2023\VA\6611_Farmville\6611_Farmville_P2.cdr | Rev #   Req #   Date/Artist   Description | Rev #   Req #   Date/Artist   Description                                                                                         |

# FRONT ELEVATION

Scale: 1/8" = 1'-0"

B

67.7 square feet



stratusunlimited.com  
 8125 Tyler Esplanade  
 Powder Springs, GA 30140  
 888-500-3169

CLIENT: **wawa**

ADDRESS: Farmville Rd & Commerce Rd  
 Farmville, VA 23901

ORDER NUMBER: 1203421

SITE NUMBER: 6611

PROJECT NUMBER: 3038

PROJECT MANAGER: DEBRA ROCHMAN

PAGE NO: 4

ELECTRONIC FILE NAME: K:\ACCOUNTS\Wawa\LOCATIONS\2023\VA6611\_Farmville

| Rev #    | Req # | Date/Artist  | Description | Rev # | Req # | Date/Artist | Description |
|----------|-------|--------------|-------------|-------|-------|-------------|-------------|
| Original | 45059 | 10/18/23 MS  |             |       |       |             |             |
| Rev 1    | 45458 | 11/14/23 MS  |             |       |       |             |             |
| Rev 2    | 45700 | 12/18/23 ANS |             |       |       |             |             |

**C REAR ELEVATION**

Scale: 1/8"=1'-0"

36.9 square feet



| Rev #    | Req # | Date/Artist  | Description |
|----------|-------|--------------|-------------|
| Original | 40636 | 10/18/23 MS  |             |
| Rev 1    | 45926 | 11/14/23 MS  |             |
| Rev 2    | 45700 | 12/18/23 AWS |             |

|                  |               |
|------------------|---------------|
| PROJECT NUMBER:  | 3038          |
| PROJECT MANAGER: | DEBRA ROCHMAN |

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| ORDER NUMBER:         | 1203421                                          |
| SITE NUMBER:          | 6611                                             |
| ELECTRONIC FILE NAME: | KVACCOUNTS\Wawa\LOCATIONS\2023\VA6611_Farmville\ |
|                       | 6611_Farmville_R2.cdr                            |

**CLIENT:**

**ADDRESS:** Farmville Rd & Commerce Rd  
Farmville, VA  
23801

**PAGE NO.:** 5

**Stratus™**  
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888.503.1559

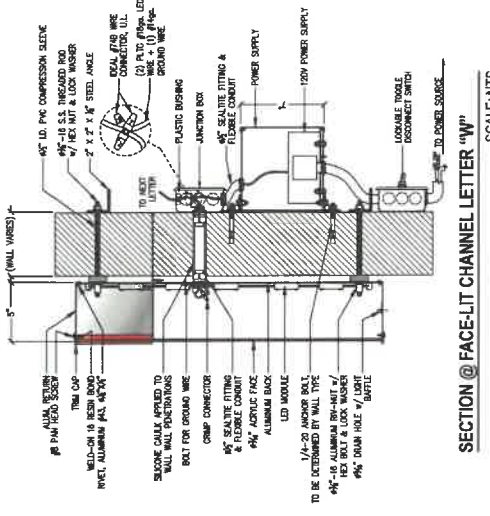


**B** 44" Illuminated Channel Letters w/ Brushed Alum. Halo Lit Goose Logo

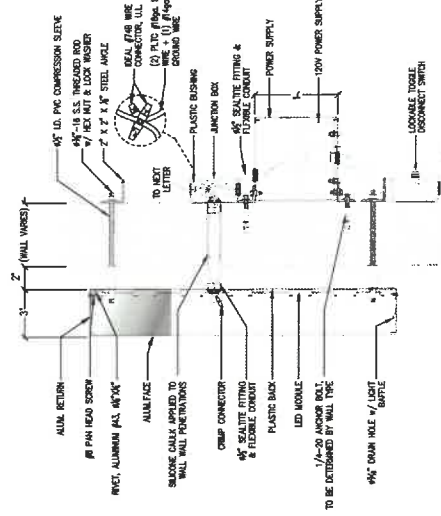
Scale: 3/8"=1'-0"

67.7 square feet

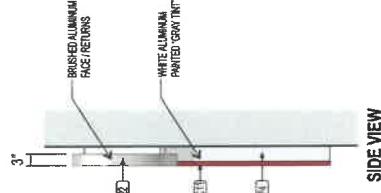
**QUANTITY: (1) ONE REQUIRED**



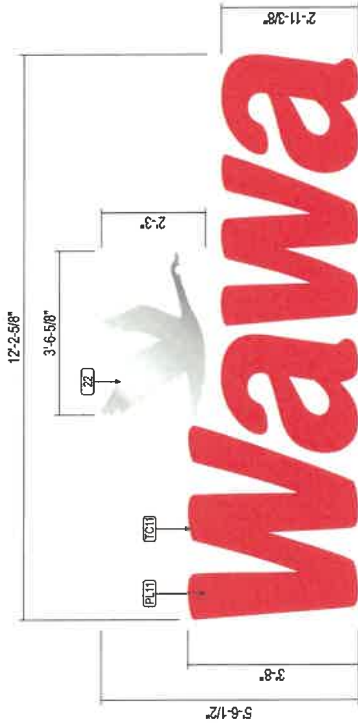
SECTION @ FACE-LIT CHANNEL LETTER "W"  
SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO  
SCALE: NTS



SIDE VIEW



COLOR REFERENCE

- [JCT1] Jewelrite 'Risc' Trim Cap
- [PL1] #2793 Red Acrylic
- [P4] Wawa Gray Sherwin Williams SW 51970
- [Z2] Brushed Aluminum Metal Finish w/ Protective Clear Coat

**Stratus**<sup>TM</sup>  
stratusunlimited.com  
11625 Tule Esplanade  
Kirkcubbin, Ohio 43060  
888-350-3150

CLIENT: **wawa**  
ADDRESS: Farmville Rd & Commerce Rd  
Farmville, VA 23901

PAGE NO.: **6**

ORDER NUMBER: 1203421  
PROJECT NUMBER: 3038  
SITE NUMBER: 6611  
PROJECT MANAGER: DEBRA ROCHMAN

ELECTRONIC FILE NAME: K:\ACCOUNTS\Wawa\wall\LOCATIONS\2023\VA\6611\_Farmville\_RZ.cdr

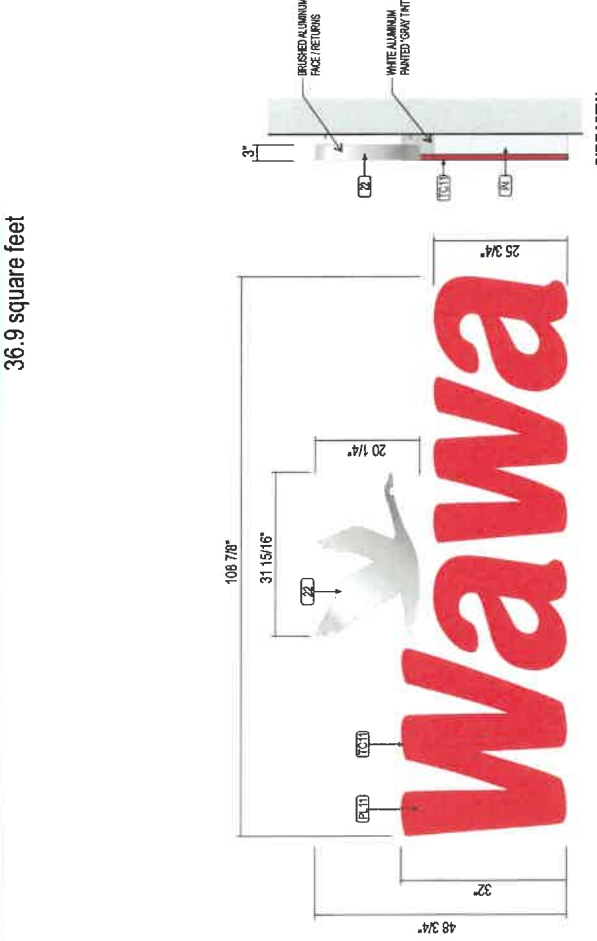
| Rev #    | Req # | Date/Artist  | Description |
|----------|-------|--------------|-------------|
| Original | 45559 | 10/18/23 MS  |             |
| Rev 1    | 45459 | 11/14/23 MS  |             |
| Rev 2    | 45700 | 12/18/23 AKS |             |

**C** 32" Illuminated Channel Letters w/ Brushed Alum. Halo Lit Goose Logo

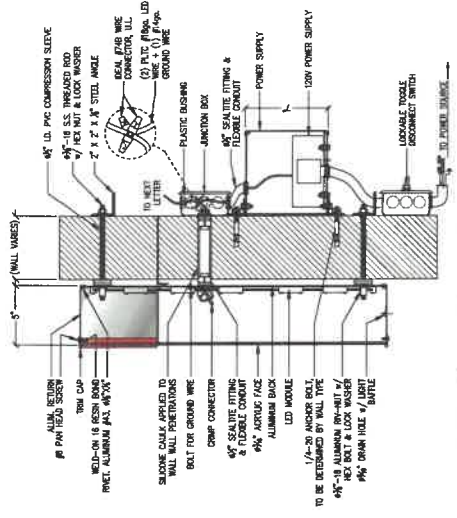
Scale: 1/2"=1'-0"

36.9 square feet

QUANTITY: (1) ONE REQUIRED

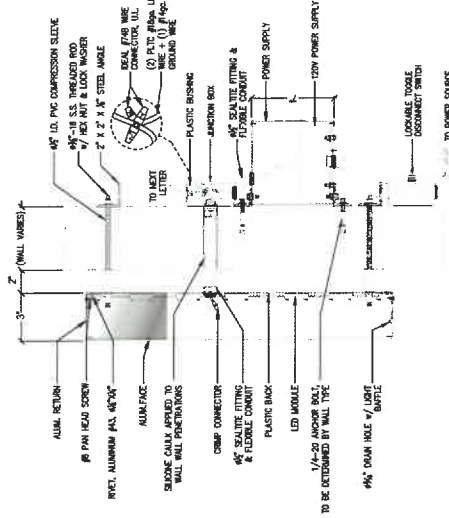


SIDE VIEW



SECTION @ FACE-LIT CHANNEL LETTER 'W'

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

**COLOR REFERENCE**

|              |                                                        |
|--------------|--------------------------------------------------------|
| <b>(651)</b> | Jewelle 'Red' Trim Cap                                 |
| <b>(P11)</b> | #2783 Red Acrylic                                      |
| <b>(E4)</b>  | Wawa 'Grey' Shevyn Williams SW 579/0                   |
| <b>(Z2)</b>  | Brushed Aluminum Megal Finish w/ Protective Clear Coat |

**Stratus™**  
stratusunlimited.com  
4359 Tappan Road, Suite 200  
Farmville, VA 22401  
888-503-1569

**CLIENT:** **wawa**  
**ADDRESS:** Farmville Rd & Commerce Rd  
Farmville, VA 22901

|                                                                                                          |                                       |
|----------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>ORDER NUMBER:</b> 1203421                                                                             | <b>PROJECT NUMBER:</b> 3038           |
| <b>SITE NUMBER:</b> 6611                                                                                 | <b>PROJECT MANAGER:</b> DEBRA ROCHMAN |
| <b>ELECTRONIC FILE NAME:</b> K:\ACCOUNTS\Wawa\WALL LOCATIONS\2023\VA6611_Farmville\6611_Farmville_R2.cdr |                                       |
| <b>PAGE NO.:</b> 7                                                                                       |                                       |

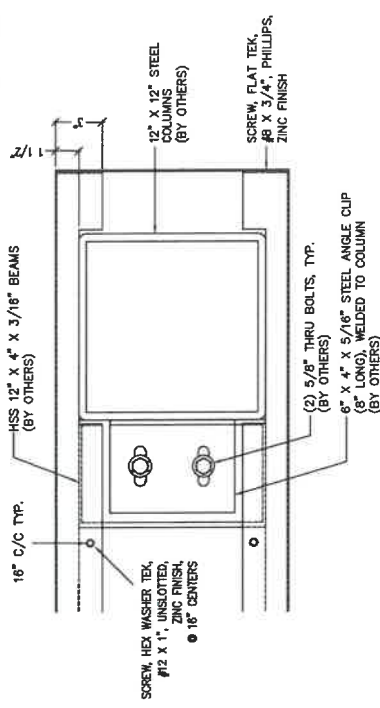
| Rev #    | Req #  | Date/Artist | Description |
|----------|--------|-------------|-------------|
| Original | 450536 | 10/18/23 MS |             |
| Rev 1    | 454256 | 11/14/23 MS |             |
| Rev 2    | 457300 | 12/18/23 MS |             |

**D Non-Illuminated Gas Pump Spanner (Stacked Pumps) - 2'-3/8" x 19'-8"**

Scale: 1/2"=1'-0"

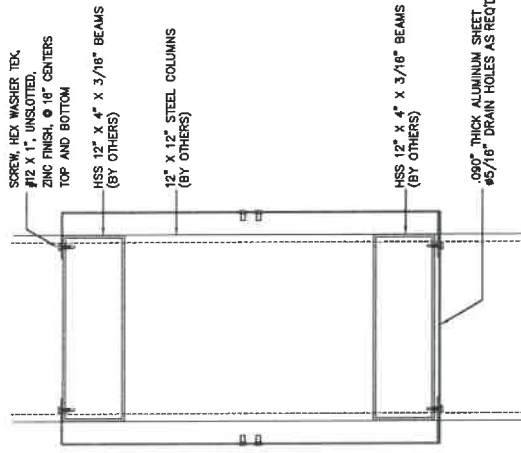
7.84 SQ FT

**QUANTITY: (2) TWO REQUIRED**



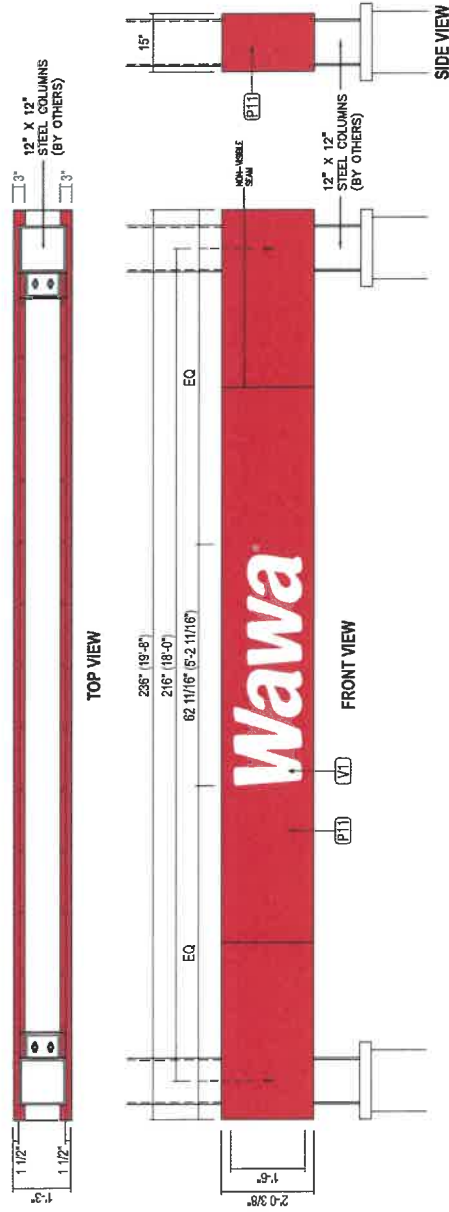
DETAIL @ TOP VIEW

SCALE: 1 1/2"=1'-0"



SECTION @ SPANNER SIGN

SCALE: 1 1/2"=1'-0"



CANOPY END ELEVATION

**COLOR REFERENCE**

|     |                         |
|-----|-------------------------|
| P11 | Paint to match PMS 187C |
| VT  | 3M 7725-10 White Opaque |

**AREA/WEIGHT**

|                        |                  |
|------------------------|------------------|
| SIGN SQUARE FOOTAGE:   | 39.3 sq. ft.     |
| ESTIMATED SIGN WEIGHT: | 170 lb. (HEADER) |

**TOLERANCE: ± 1/16" ON ALL DIMENSIONS**

| Rev #    | Desc  | Date/Artist  | Description |
|----------|-------|--------------|-------------|
| Original | 45038 | 10/19/23 MS  |             |
| Rev 1    | 45426 | 11/14/23 MS  |             |
| Rev 2    | 45700 | 12/18/23 AKS |             |

|               |         |                       |                                                                      |
|---------------|---------|-----------------------|----------------------------------------------------------------------|
| ORDER NUMBER: | 1203421 | PROJECT NUMBER:       | 3038                                                                 |
| SITE NUMBER:  | 6611    | PROJECT MANAGER:      | DEBRA ROCHMAN                                                        |
| PAGE NO.:     | 8       | ELECTRONIC FILE NAME: | K:\ACCOUNTS\Wawa\LOCATIONS\2023\VA6611_Famville\6611_Famville_RZ.cdr |

**Stratus™**  
stratusunlimited.com  
8050 Taylor Highway  
Perris, Ohio 44060  
888 503 1659

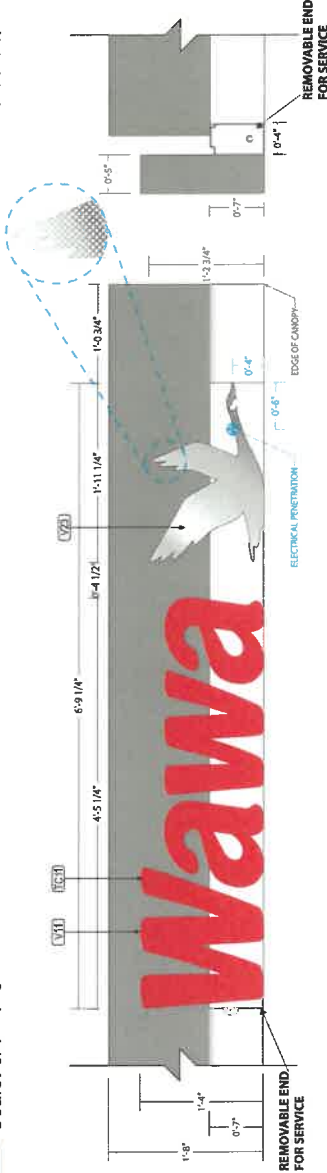
**CLIENT:** **wawa**  
Famville Rd & Commerce Rd  
Famville, VA  
25901



# E 5" Deep Front Lit Led Illuminated Letters & Logo (on 4" X 7" Extruded Raceway) - Right Side

Scale: 3/4"=1'-0"

9.03 SQ FT



### General Requirements

- All letter sets require a UL label
- Letters are designed to meet the Florida Building Code Sixth Edition (2017) F.S. 553.73(6) code & ASCE 7-10 (168 mph Exposure C)
- Letters to be installed according to NEC and/or applicable local codes
- The disconnect must be placed in direct view of the sign
- Use white silicone to conceal light leaks

### COLOR REFERENCE

|              |                          |              |                            |              |                                        |
|--------------|--------------------------|--------------|----------------------------|--------------|----------------------------------------|
| <b>[C61]</b> | Jewelrite "Red" Trim Cap | <b>[P11]</b> | #2783 Red Acrylic          | <b>[P23]</b> | 3M 3635-210 Printed to match Wawa Grey |
| <b>[P24]</b> | Slate Grey Smooth Gloss  | <b>[P25]</b> | PAINTED WHITE SMOOTH SATIN | <b>[P26]</b> | #2447 Milky White Acrylic              |



TYPICAL

**Stratus**<sup>TM</sup>  
stratusunlimited.com  
4949 Tyler Boulevard  
Farmville, VA 23801  
888-503-1569

CLIENT: **wawa**

ADDRESS: Farmville Rd & Commerce Rd  
Farmville, VA  
23801

PAGE NO.: **9**

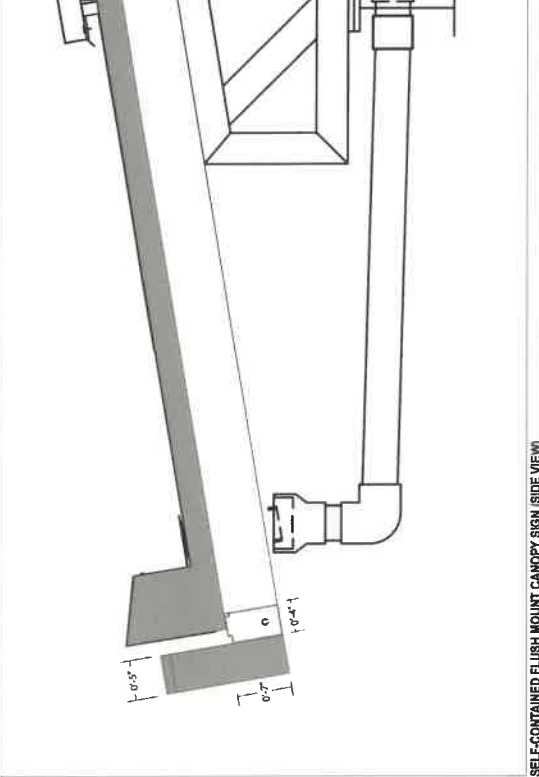
ORDER NUMBER: 1203421  
SITE NUMBER: 8611

ELECTRONIC FILE NAME: K:\ACCOUNTS\Wawa\LOCATIONS\2023\VA16611\_Farmville\6811\_Farmville\_R2.cdr

PROJECT NUMBER: 3038  
PROJECT MANAGER: DEBRA ROCHMAN

| Rev #    | Date/Artist | Description |
|----------|-------------|-------------|
| Original | 4/5/23      | 10/18/23 MS |
| Rev 1    | 4/5/23      | 11/14/23 MS |
| Rev 2    | 4/5/23      | 12/18/23 MS |

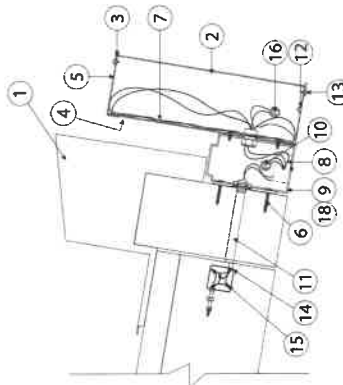
QUANTITY: (1) ONE REQUIRED



SCALE: 3/4"=1'-0"

## CHANNEL LETTERS ON RACEWAY

- EXISTING CANOPY
- ACRYLIC FACES
- ALUMINUM RAIN CAP
- ALUMINUM BACKS
- ALUMINUM RETURNS (AS REQUIRED)
- WALL FASTENERS (AS REQUIRED)
- LED LIGHTS
- LED POWER SUPPLY
- EXTRUDED ALUMINUM RACEWAY
- 120V LISTED DISCONNECT SWITCH
- PRIMARY ELECTRICAL SOURCE
- 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN
- DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
- TECH SCREW ATTACHMENT OF FACES
- BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
- UL RATED WIRENUTS
- WEATHERPROOF DISCONNECT SWITCH
- REMOVABLE RACEWAY END TO ALLOW SERVICE

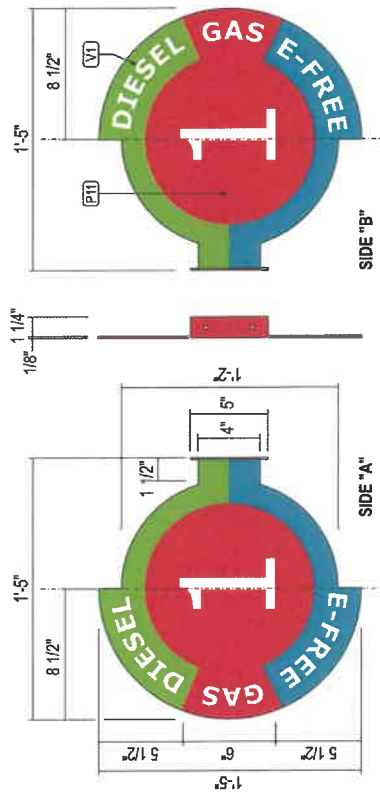


**F** D/F Pump Indicator Sign - Gas, Diesel & E-Free

Scale: 1-1/2"=1'-0"

2.0 square feet each

QUANTITY: (16) SIXTEEN REQUIRED



**DETAIL @ D/F PUMP INDICATOR SIGN - E-FREE, GAS & DIESEL**

QTY: 16  
ALUMINUM FACES PAINTED RED, BLUE AND GREEN.  
WHITE VINYL COPY & NUMBERS.  
FONT STYLE: VERDANA

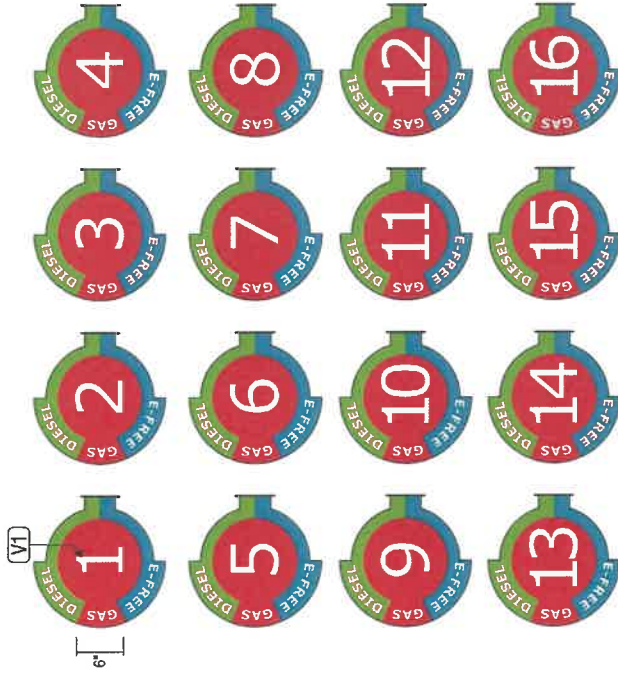
- PMS 187C RED
- PMS 377C GREEN
- PMS 7468C BLUE
- 3M 3630-33 RED
- 3M 3630-146 VIVID GREEN

SCALE: 1 1/2"=1'-0"



**ATTACHMENT DETAIL @ D/F PUMP INDICATOR SIGN**

SCALE: 3/4"=1'-0"

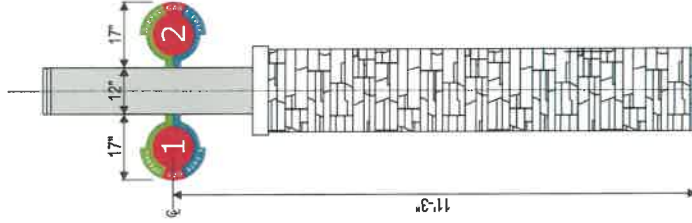


**DETAIL @ WHITE VINYL PUMP NUMBERS - E-FREE, GAS & DIESEL**

QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)  
WHITE VINYL NUMBERS.  
FONT STYLE: VERDANA

SCALE: 3/4"=1'-0"

\* NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING



**SIDE ELEVATION DETAIL @ CANOPY COLUMN**

SCALE: 3/8"=1'-0"

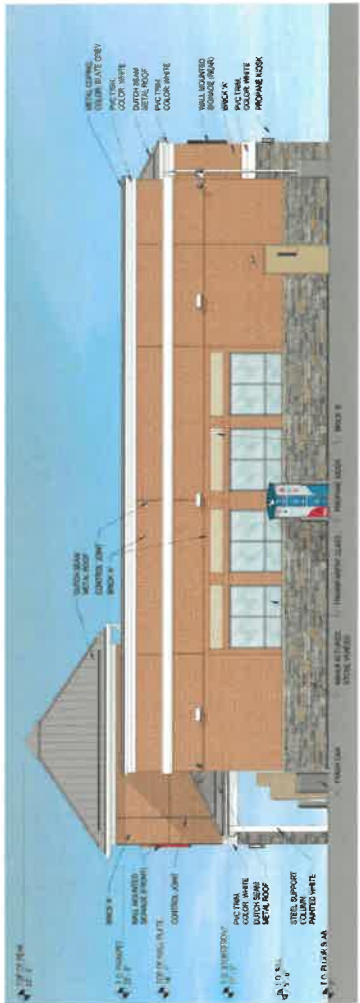
**Stratus**  
stratusunlimited.com  
1100 Tyler Boulevard  
Farmville, Ohio 44626  
888.5.03.1503

CLIENT: **wawa**  
ADDRESS: Farmville Rd & Commerce Rd  
Farmville, VA  
23001

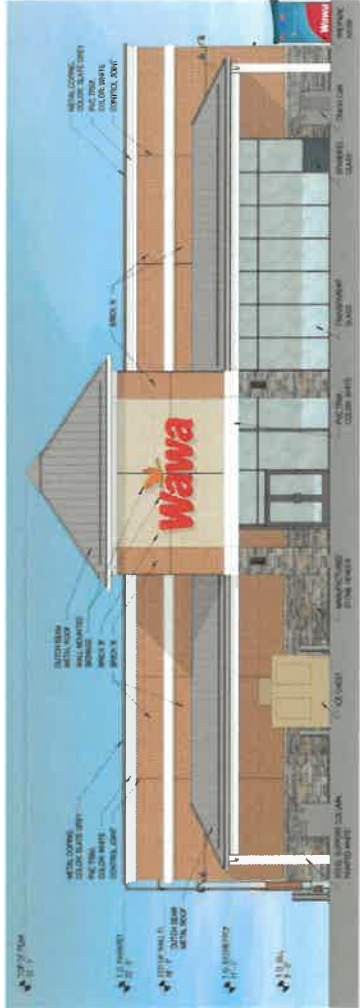
ORDER NUMBER: 1203421  
PROJECT NUMBER: 3038  
SITE NUMBER: 6611  
PROJECT MANAGER: DEBRA ROCHMAN  
ELECTRONIC FILE NAME: K:\ACCOUNTS\Wawa\LOCATIONS\2023\VA\6611\_Farmville\6611\_Farmville\_PZ.cdr

| Rev #    | Rev #  | Date/Artist  | Description | Rev # | Rev # | Date/Artist | Description |
|----------|--------|--------------|-------------|-------|-------|-------------|-------------|
| Original | 45538  | 10/18/23 MS  |             |       |       |             |             |
| Rev 1    | 454256 | 11/14/23 MS  |             |       |       |             |             |
| Rev 2    | 457300 | 12/18/23 AKS |             |       |       |             |             |





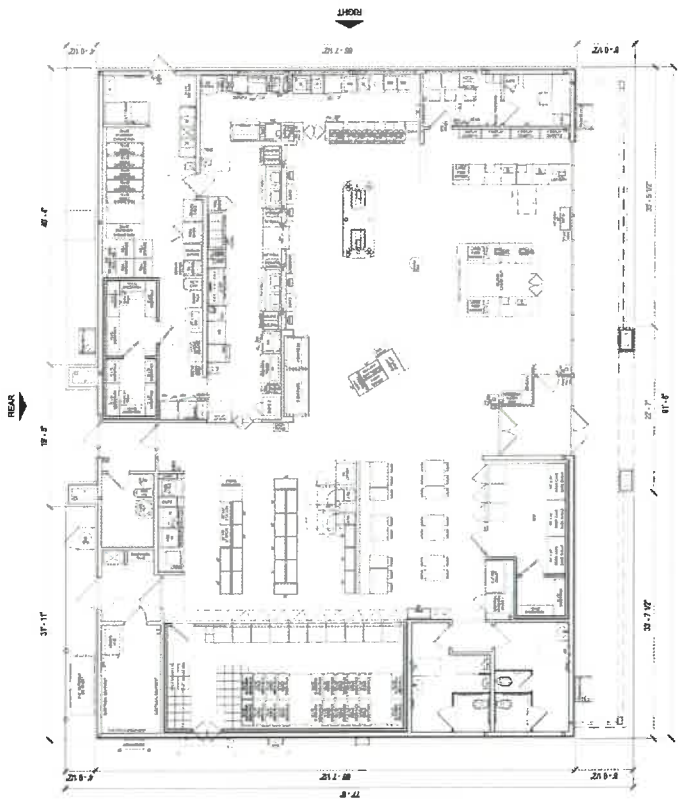
RIGHT ELEVATION, COMMERCE ROAD



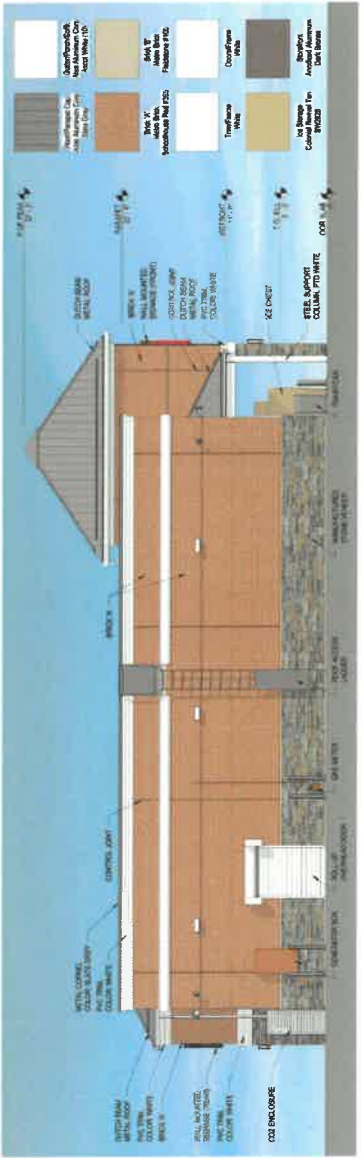
FRONT ELEVATION, FARMVILLE ROAD (RTE. 15)



REAR ELEVATION



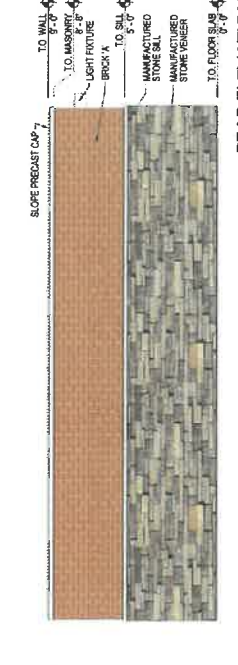
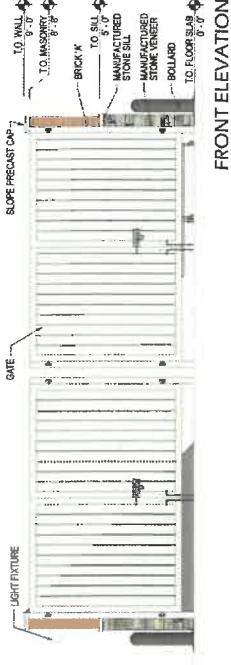
MERCHANDISE FLOOR PLAN



LEFT ELEVATION



W50FBM VA PROTOTYPE 2022.1 - TBD  
Farmville Road & Commerce Road, Farmville, VA • 2230026 • 01-18-2023



1-19-2024  
Date of Application

5-2024  
Permit No.  
For Office Use Only

Prince Edward County Zoning Permit Application

ZONING PERMIT MUST BE ISSUED BEFORE STARTING CONSTRUCTION OR LOCATING ANY STRUCTURE ON THE TRACT OR LOT MADE THE SUBJECT OF THIS APPLICATION

Application is hereby made for a ZONING PERMIT in accordance with the description, use and purposes hereinafter set forth. This application is made subject to all local and State laws and ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit.

The proposed use of the land, buildings and other structures made the subject of this application shall not be commenced until notice of such intention is given the Zoning Administrator and a Certificate of Occupancy issued pursuant thereto is received by you.

| Name & Address of Applicant         | Name & Address of Owner                              |
|-------------------------------------|------------------------------------------------------|
| Stephanie Rumer                     | C Store Farnville Route 15 LLC                       |
| 116 Ellis Road, Havertown. PA 19083 | 7301 Boulder View Lane, North Chesterfield, VA 23226 |

Is there an existing structure on this lot? Yes \_\_\_ No \_\_\_

Location of Parcel or Tract  
N E S W North Side of Road No. 15 and \_\_\_ Miles From

(Nearest Intersection) Road No. 626 Acreage 4.794

|                           |                                  |                      |
|---------------------------|----------------------------------|----------------------|
| Deed Book _____, Pg _____ | Plat Bk <u>186</u> Pg <u>698</u> | Size of Parcel _____ |
| Or<br>Instrument # _____  | Cab ___ Slide ___                | _____                |

Subdivision \_\_\_\_\_ Magisterial District \_\_\_\_\_

|                            |                                      |
|----------------------------|--------------------------------------|
| Tax Map #<br><u>051A33</u> | District Classification<br><u>02</u> |
|----------------------------|--------------------------------------|

Sketch Roads, Building, showing all dimensions and distances to property lines

Sign A: Install (1) D/F illuminated monument sign @ 18.69 SF

General Commercial District (C-1)  
Zoning Regulations

Minimum Lot Size: 10,000 square feet

Frontage: 100 feet

Setbacks (Principal Structure)

Front Yard: 25' if right-of-way is 50' or greater in width; 50' from the centerline of any right-of-way less than 50' in width

Side Yard: 50' if adjacent to residential district

Rear Yard: 50' if adjacent to residential district

\*\* The minimum side and rear yards may be reduced to a minimum of 25 feet if a special use permit is obtained

Setbacks (Accessory Structure)

Front Yard: No minimum requirement

Side Yard: 5 feet

Rear Yard: 5 feet

Maximum Height of Structure

Principal Structure: 65 feet

I hereby certify that I have the authority to make the fore-going application, that the statements made and information given is correct and the construction of any building or location of any structure of the tract or lot which is the subject of this application will conform with the regulations in the Building Code Zoning Ordinance, and private building restrictions, if any, which may be imposed upon the above property by deed.

*Stephanie Rumer*

Signature of Applicant

12/18/2023

Date

1-19-2024

Date

*[Signature]*

Zoning Administrator

1-19-2024  
Date of Application

6-2024  
Permit No.  
For Office Use Only

**Prince Edward County Zoning Permit Application**

**ZONING PERMIT MUST BE ISSUED BEFORE STARTING CONSTRUCTION OR LOCATING ANY STRUCTURE ON THE TRACT OR LOT MADE THE SUBJECT OF THIS APPLICATION**

Application is hereby made for a ZONING PERMIT in accordance with the description, use and purposes hereinafter set forth. This application is made subject to all local and State laws and ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit.

The proposed use of the land, buildings and other structures made the subject of this application shall not be commenced until notice of such intention is given the Zoning Administrator and a Certificate of Occupancy issued pursuant thereto is received by you.

| Name & Address of Applicant         | Name & Address of Owner                              |
|-------------------------------------|------------------------------------------------------|
| Stephanie Rumer                     | C Store Farmville Route 15 LLC                       |
| 116 Ellis Road, Havertown, PA 19083 | 7301 Boulder View Lane, North Chesterfield, VA 23226 |
|                                     |                                                      |

Is there an existing structure on this lot ? Yes  No

Location of Parcel or Tract  
 N E S W North Side of Road No. 15 and \_\_\_\_\_ Miles From  
 (Nearest Intersection) Road No. 626 Acreage 4.794

|                                                       |                                                             |                            |
|-------------------------------------------------------|-------------------------------------------------------------|----------------------------|
| Deed Book _____, Pg _____<br>Or<br>Instrument # _____ | Plat Bk <u>186</u> , Pg <u>698</u><br>Cab _____ Slide _____ | Size of Parcel _____       |
| Subdivision _____                                     |                                                             | Magisterial District _____ |
| Tax Map # <u>051A33</u>                               | District Classification <u>02</u>                           |                            |

Sketch Roads, Building, showing all dimensions and distances to property lines

Sign B: Install (1) set of illuminated channel letters @ 67.7 SF

**General Commercial District (C-1)  
Zoning Regulations**

Minimum Lot Size: 10,000 square feet

Frontage: 100 feet

Setbacks (Principal Structure)

Front Yard: 25' if right-of-way is 50' or greater in width; 50' from the centerline of any right-of-way less than 50' in width  
Side Yard: 50' if adjacent to residential district  
Rear Yard: 50' if adjacent to residential district

\*\* The minimum side and rear yards may be reduced to a minimum of 25 feet if a special use permit is obtained

Setbacks (Accessory Structure)

Front Yard: No minimum requirement

Side Yard: 5 feet  
Rear Yard: 5 feet

Maximum Height of Structure  
Principal Structure: 65 feet

I hereby certify that I have the authority to make the fore-going application, that the statements made and information given is correct and the construction of any building or location of any structure of the tract or lot which is the subject of this application will conform with the regulations in the Building Code Zoning Ordinance, and private building restrictions, if any, which may be imposed upon the above property by deed.

Stephanie Rumer  
Signature of Applicant  
12/18/2023

\_\_\_\_\_  
Date

1-19-2024  
Date

[Signature]  
Zoning Administrator



1-19-2024

Date of Application

7-2024

Permit No.  
For Office Use Only

Prince Edward County Zoning Permit Application

ZONING PERMIT MUST BE ISSUED BEFORE STARTING CONSTRUCTION OR LOCATING ANY STRUCTURE ON THE TRACT OR LOT MADE THE SUBJECT OF THIS APPLICATION

Application is hereby made for a ZONING PERMIT in accordance with the description, use and purposes hereinafter set forth. This application is made subject to all local and State laws and ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit.

The proposed use of the land, buildings and other structures made the subject of this application shall not be commenced until notice of such intention is given the Zoning Administrator and a Certificate of Occupancy issued pursuant thereto is received by you.

| Name & Address of Applicant         | Name & Address of Owner                              |
|-------------------------------------|------------------------------------------------------|
| Stephanie Rumer                     | C Store Farmville Route 15 LLC                       |
| 116 Ellis Road, Havertown, PA 19083 | 7301 Boulder View Lane, North Chesterfield, VA 23226 |

Is there an existing structure on this lot? Yes \_\_\_ No \_\_\_

Location of Parcel or Tract  
N E S W North Side of Road No. 15 and \_\_\_ Miles From

(Nearest Intersection) Road No. 626 Acreage 4.794

|                          |                                  |                |
|--------------------------|----------------------------------|----------------|
| Deed Book ____, Pg ____  | Plat Bk <u>186</u> Pg <u>698</u> | Size of Parcel |
| Or<br>Instrument # _____ | Cab ___ Slide ___                | _____          |

Subdivision \_\_\_\_\_ Magisterial District \_\_\_\_\_

|                            |                                      |
|----------------------------|--------------------------------------|
| Tax Map #<br><u>051A33</u> | District Classification<br><u>02</u> |
|----------------------------|--------------------------------------|

Sketch Roads, Building, showing all dimensions and distances to property lines

Sign C: Install (1) gas pump spanner @ 7.84 SF

General Commercial District (C-1)  
Zoning Regulations

Minimum Lot Size: 10,000 square feet

Frontage: 100 feet

Setbacks (Principal Structure)

Front Yard: 25' if right-of-way is 50' or greater in width; 50' from the centerline of any right-of-way less than 50' in width

Side Yard: 50' if adjacent to residential district

Rear Yard: 50' if adjacent to residential district

\*\* The minimum side and rear yards may be reduced to a minimum of 25 feet if a special use permit is obtained

Setbacks (Accessory Structure)

Front Yard: No minimum requirement

Side Yard: 5 feet

Rear Yard: 5 feet

Maximum Height of Structure

Principal Structure: 65 feet

I hereby certify that I have the authority to make the fore-going application, that the statements made and information given is correct and the construction of any building or location of any structure of the tract or lot which is the subject of this application will conform with the regulations in the Building Code Zoning Ordinance, and private building restrictions, if any, which may be imposed upon the above property by deed.

*Stephanie Rumer*  
Signature of Applicant

12/18/2023

Date

1-19-2024

Date

Zoning Administrator

1-19-2024

Date of Application

8-2024

Permit No.  
For Office Use Only

Prince Edward County Zoning Permit Application

ZONING PERMIT MUST BE ISSUED BEFORE STARTING CONSTRUCTION OR LOCATING ANY STRUCTURE ON THE TRACT OR LOT MADE THE SUBJECT OF THIS APPLICATION

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| Name & Address of Applicant         | Name & Address of Owner                              |
|-------------------------------------|------------------------------------------------------|
| Stephanie Rumer                     | C Store Farmville Route 15 LLC                       |
| 116 Ellis Road, Havertown, PA 19083 | 7301 Boulder View Lane, North Chesterfield, VA 23226 |

Is there an existing structure on this lot? Yes \_\_\_ No \_\_\_

Location of Parcel or Tract  
N E S W North Side of Road No. 15 and \_\_\_ Miles From

(Nearest Intersection) Road No. 626 Acreage 4.794

|                           |                                    |                      |
|---------------------------|------------------------------------|----------------------|
| Deed Book _____, Pg _____ | Plat Bk <u>186</u> , Pg <u>698</u> | Size of Parcel _____ |
| Or<br>Instrument # _____  | Cab ___ Slide ___                  | _____                |

Subdivision \_\_\_\_\_ Magisterial District \_\_\_\_\_

|                            |                                      |
|----------------------------|--------------------------------------|
| Tax Map #<br><u>051A33</u> | District Classification<br><u>02</u> |
|----------------------------|--------------------------------------|

Sketch Roads, Building, showing all dimensions and distances to property lines

Sign C: Install (1) gas pump spanner @ 7.84 SF

General Commercial District (C-1)  
Zoning Regulations

Minimum Lot Size: 10,000 square feet

Frontage: 100 feet

Setbacks (Principal Structure)

Front Yard: 25' if right-of-way is 50' or greater in width; 50' from the centerline of any right-of-way less than 50' in width

Side Yard: 50' if adjacent to residential district  
Rear Yard: 50' if adjacent to residential district

\*\* The minimum side and rear yards may be reduced to a minimum of 25 feet if a special use permit is obtained

Setbacks (Accessory Structure)

Front Yard: No minimum requirement

Side Yard: 5 feet  
Rear Yard: 5 feet

Maximum Height of Structure  
Principal Structure: 65 feet

I hereby certify that I have the authority to make the fore-going application, that the statements made and information given is correct and the construction of any building or location of any structure of the tract or lot which is the subject of this application will conform with the regulations in the Building Code Zoning Ordinance, and private building restrictions, if any, which may be imposed upon the above property by deed.

*Stephanie Rumer*  
Signature of Applicant

12/18/2023

Date

1-19-2024

Date

Zoning Administrator

1-19-2024

Date of Application

9-2024

Permit No.  
For Office Use Only

Prince Edward County Zoning Permit Application

ZONING PERMIT MUST BE ISSUED BEFORE STARTING CONSTRUCTION OR LOCATING ANY STRUCTURE ON THE TRACT OR LOT MADE THE SUBJECT OF THIS APPLICATION

Application is hereby made for a ZONING PERMIT in accordance with the description, use and purposes hereinafter set forth. This application is made subject to all local and State laws and ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit.

The proposed use of the land, buildings and other structures made the subject of this application shall not be commenced until notice of such intention is given the Zoning Administrator and a Certificate of Occupancy issued pursuant thereto is received by you.

| Name & Address of Applicant         | Name & Address of Owner                              |
|-------------------------------------|------------------------------------------------------|
| Stephanie Rumer                     | C Store Farmville Route 15 LLC                       |
| 116 Ellis Road, Havertown, PA 19083 | 7301 Boulder View Lane, North Chesterfield, VA 23226 |

Is there an existing structure on this lot? Yes \_\_\_ No \_\_\_

Location of Parcel or Tract  
N E S W North Side of Road No. 15 and \_\_\_ Miles From  
(Nearest Intersection) Road No. 626 Acreage 4.794

|                                                       |                                                         |                         |
|-------------------------------------------------------|---------------------------------------------------------|-------------------------|
| Deed Book _____, Pg _____<br>Or<br>Instrument # _____ | Plat Bk <u>186</u> , Pg <u>698</u><br>Cab ___ Slide ___ | Size of Parcel<br>_____ |
|-------------------------------------------------------|---------------------------------------------------------|-------------------------|

Subdivision \_\_\_\_\_ Magisterial District \_\_\_\_\_

|                            |                                      |
|----------------------------|--------------------------------------|
| Tax Map #<br><u>051A33</u> | District Classification<br><u>02</u> |
|----------------------------|--------------------------------------|

Sketch Roads, Building, showing all dimensions and distances to property lines

Sign D: Install (1) set of illuminated channel letters on canopy @ 9.03 SF

General Commercial District (C-1)  
Zoning Regulations

Minimum Lot Size: 10,000 square feet

Frontage: 100 feet

Setbacks (Principal Structure)

Front Yard: 25' if right-of-way is 50' or greater in width; 50' from the centerline of any right-of-way less than 50' in width  
Side Yard: 50' if adjacent to residential district  
Rear Yard: 50' if adjacent to residential district

\*\* The minimum side and rear yards may be reduced to a minimum of 25 feet if a special use permit is obtained

Setbacks (Accessory Structure)

Front Yard: No minimum requirement  
Side Yard: 5 feet  
Rear Yard: 5 feet

Maximum Height of Structure  
Principal Structure: 65 feet

I hereby certify that I have the authority to make the fore-going application, that the statements made and information given is correct and the construction of any building or location of any structure of the tract or lot which is the subject of this application will conform with the regulations in the Building Code Zoning Ordinance, and private building restrictions, if any, which may be imposed upon the above property by deed.

*Stephanie Rumer*  
Signature of Applicant

12/18/2023

Date

1-19-2024

Date

*[Signature]*

Zoning Administrator

**AN ORDINANCE TO AMEND APPENDIX B OF THE PRINCE EDWARD COUNTY CODE (ZONING) TO AMEND SECTION 2-1300.5 AND SECTIONS 3-104.5, 3-104.7, 3-104.9, & 3-104.11 TO INCREASE THE NUMBER OF ALLOWABLE SIGN TYPES ON CORNER AND DOUBLE FRONTAGE LOTS.**

**Sec. 2-1300.5. Design standards.**

H. *Signs.*

1. In addition to the general sign requirements of this ordinance, any commercial development having more than one business in a single building or in connected buildings must erect a single monument-style shared sign for all businesses, though each business may also have one building-mounted sign.
2. Each parcel of property occupied by a building shall be permitted one freestanding sign, which shall not exceed 30 square feet on each face, **except on corner and double frontage lots which shall be permitted up to two freestanding signs.**
  - (a) Automobile service stations shall be permitted an additional 20 square feet on each face to advertise the price of fuel.
  - (b) In instances where more than one business is located in the same building or connected buildings, the businesses must share one common ground mounted sign. Each business may still have an individual building-mounted sign.
3. Freestanding signs shall be mounted on bases a maximum of three feet high. If the specific location of a sign requires a base of more than three feet to provide adequate visibility the zoning administrator or planning commission may approve a taller base. No freestanding sign shall exceed 12 feet from grade.
4. Freestanding signs for shopping centers shall be allowed ten square feet of area per business establishment. An additional 25 square feet shall be allowed to identify the shopping center as a whole. For the purposes of the corridor overlay district, a shopping center shall be defined as:
  - (a) Groups of two or more stores, personal service shops or restaurants connected by party walls, partitions, canopies or similar features;
  - (b) Some or all of the stores, personal service shops or restaurants located in separate buildings designed as a single commercial group sharing common parking areas, vehicular travel-ways, and walkways designed to encourage customer interchange between the buildings and presenting the appearance of a continuous commercial area.
5. In addition, each business within the shopping center shall be permitted one monument identification sign with the name and/or logo of the business, **except on corner and double frontage lots which shall be permitted up to two monument signs.** Such signs shall be a maximum of 16 square feet in size and a maximum height of four feet.
6. If the nearest point of a freestanding sign is located within five feet of the street right-of-way, its location must be approved by VDOT or designee, who will evaluate the location for sight line and other traffic safety considerations.
7. Signs shall be appropriately scaled to the building or portion of the building served and should be coordinated with the architecture and building materials.
8. Types of signs: The following sign types shall be permitted in the corridor overlay district:
  - (a) Externally illuminated signs provided the light source is directed downward;
  - (b) Internally illuminated channel letters; and
  - (c) Internally illuminated cabinet sign if the background of the cabinet sign is opaque and appears black at night.



- 
- (d) Additional sign types fitting within the recommended materials may be considered. Animated or neon signs may be considered subject to a special use permit.
  9. No wall sign shall project beyond the surface of the building or above the roofline.
  10. Inflatable figures or signs are not permitted in the corridor overlay district.
  11. Banner signs may be permitted for temporary use only, but shall be displayed for a maximum of 30 days within any 90-day period.

I. *Lighting.*

1. Exterior lighting shall be limited to that necessary for safety, security, and to complement architectural character.
2. No light shall spill onto an adjacent property or interfere with the character of the surrounding area.
3. All light sources must be down-shielded, and no light pylon shall be more than 24 feet high in height.
4. All lighting fixtures installed on any site shall be of the same type and height.

(Ord. of 12-10-13; Ord. of 12-14-21)

### **Sec. 3-104.5. Signs—Agricultural conservation district.**

The agricultural conservation district encourages agriculture, forestry, very low density residential development, and related uses. It is not desirable to erect numerous signs in the pastoral setting provided in the agricultural conservation district.

For any commercial or civic-use activity by right or by special-use permit in the agricultural conservation district, sign uses are as in section 3-104.1 above and as follows:

*Permitted:* No more than two of the following may be used for a single business location, **except on corner and double frontage lots which shall be permitted up to two of each sign type.**

1. Monument signs not exceeding four feet in height and 24 square feet in size, not more than one per business operation.
2. Storefront signs not exceeding four feet in height and 16 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 24 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than six feet from the ground, not more than one per business operation.

*Special use:*

1. Illuminated signs.
2. Banner signs.
3. Animated, electronic, or air-filled signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 12 feet. No pole sign may have a maximum height more than six feet higher than the business building to which it relates.

(Ord. of 7-8-14)

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### **Sec. 3-104.7. Signs—Agricultural residential district.**

This district is intended to be the location of most new residential development in the county. Agriculture, forestry and related uses are also allowed within A2 districts.

For any commercial or civic-use activity by right or by special-use permit in the agricultural residential district, sign uses are:

***Permitted:*** No more than two of the following may be used for a single business location, except on corner and double frontage lots which shall be permitted up to two of each sign type.

1. Monument signs not exceeding four feet in height and 32 square feet in area, not more than one per business operation. Monument signs which are integrated into a brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
2. Storefront signs not exceeding four feet in height and 16 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 24 square feet, not more than one per business operation.

***Special use:***

1. Illuminated signs.
2. Banner signs.
3. Pole signs. No pole sign may have a maximum height more than six feet higher than the business building to which it relates.

(Ord. of 7-8-14)

### **Sec. 3-104.9. Signs—Other residential districts (R1, R2, R3).**

No commercial uses are permitted in these districts (gasoline station and convenience store by special use permit (SUP) only); accordingly, no commercial signs are allowed except by SUP and will be reviewed as part of the site plan for construction. However, civic-use signs such as those for community organizations, schools, or churches may be placed under the same conditions as those for the agricultural residential district in section 3-103.2.

Large residential signs may be permitted at the main entrances to a subdivision, planned unit or multi-family development. One sign may be permitted on either side of the entrance if such sign is on private property. Signs shall not exceed 50 square feet in area. Sign should be an identification sign only, limited to the name of development on site.

(Ord. of 7-8-14)

### **Sec. 3-104.11. Signs—General commercial district.**

For any commercial or civic-use activity by right or by special-use permit in the general commercial district, sign uses are as permitted in section 3-104.1 above and as follows:

***Permitted:*** No more than two of the following may be used for a single business location, except on corner and double frontage lots which shall be permitted up to two of each sign type.

- 
1. Monument signs not exceeding four feet in height and 32 square feet in area, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet;
  2. Storefront signs not exceeding six feet in height and 24 feet in width, not more than one per business operation.
  3. Projecting signs not exceeding 40 square feet, not more than one per business operation.
  4. Pole signs not exceeding 40 square feet placed with the sign's bottom no more than eight feet from the ground, not more than one per business operation. Signs exceeding 16 feet in height or the height of the building, whichever is less, require a special use permit.
  5. Directory signs may be utilized by a commercial complex subject to the same size requirements as monument or pole signs with each occupant being entitled to one directory panel.
  6. Illuminated signs.

*Special use:*

1. Banner signs.
2. Animated or electronic signs.
3. Outdoor neon signs.
4. Pole signs with a maximum height exceeding 16 feet or the height of the building, whichever is less. No pole sign may have a maximum height more than six feet higher than the business building to which it relates.

(Ord. of 7-8-14; Ord. of 9-8-15)

Language proposed to be added is **underlined**.