



## PLANNING COMMISSION MEETING AGENDA

February 18, 2025

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**

**PAGE #**

- 7:00 P.M.**
1. The Chair will call the December meeting of the Planning Commission to order.
  2. Invocation
  3. Pledge of Allegiance
  4. Conflict of Interest Disclosures
  5. Approval of Minutes 3
  6. **PUBLIC HEARINGS:** The Commission will receive public input prior to considering the following:
    - a. A request by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial for the purpose of permitting a mini-warehouse by Special Use Permit. The property is identified as Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road). 23
    - b. A Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road). 30
  7. Review of Supervisors Actions
  8. Old Business
  9. New Business
  10. Next Meetings:  
Comprehensive Plan Open Houses:  
Monday, March 3, 2025 at 6:00-8:00 p.m., Moton Museum  
Tuesday, March 4, 2025 at 6:00-8:00 p.m., Crawley Forum at HSC  
Regular Meeting:  
Tuesday, March 18, 2025 at 7:00 p.m.
  11. Adjournment

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**Planning Commission  
Agenda Summary**

**Meeting Date:** February 18, 2025  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Agenda Item:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
January 21, 2025 Draft Planning Commission meeting minutes.

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

Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Hart \_\_\_\_\_

Hogan \_\_\_\_\_  
Paige \_\_\_\_\_  
Peery \_\_\_\_\_

Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



**Prince Edward County Planning Commission  
Meeting Minutes  
January 21, 2025  
7:00 pm**

Members Present: Brad Fuller Llew W. Gilliam, Jr.  
David Hart John H. Hogan  
Whitfield M. Paige John "Jack" W. Peery, Jr.  
John Prengaman Teresa Sandlin

Absent: Rhett Weiss

Staff Present: Robert Love, Planning/Zoning Director Douglas P. 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 January 21, 2025 meeting to order at 7:00 p.m., established there was a quorum, gave the invocation and led the Pledge of Allegiance.

Commissioner John H. Hogan made the following statement:

*As a member of the Prince Edward County Planning Commission, I, John Hogan, am disclosing that I have a personal interest in the transaction identified on the January 21, 2025 Planning Commission Agenda, Item #14a, Special Use Permit - Gabriel Energy, LLC-Solar Energy Facility with BESS, filed on behalf of Gabriel Energy, LLC, 1201 Wilson Boulevard, Suite 2200, Arlington, VA 22209.*

*I am an owner of three parcels of land totaling approximately 152.776 acres that are included in the Gabriel Energy, LLC project application and are identified as Tax Map #104-3-1, #113-A-36 and #104-3-2. In accordance with Sections 2.2-3112 and 2.2-3115 of the Code of Virginia, I am disclosing my personal interest in this transaction and declaring that I am unable to participate in all discussions and votes of the Planning Commission's consideration of this Special Use Permit application.*

*I have filed a written declaration of disclosure with the County Administrator's Office, a copy of which is available for public review.*

**Election of Chairman**

Robert Love, Director of Planning and Community Development, called for nominations for the position of Chairman for 2025. Commissioner Sandlin nominated Commissioner Prengaman, seconded by Commissioner Paige. Mr. Love called for any additional nominations. There being none, he closed nominations. The motion carried:

Aye: Brad Fuller  
Llew W. Gilliam, Jr.  
David Hart  
John H. Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
John Pregelman  
Teresa Sandlin  
Absent: Rhett Weiss

Nay: (None)

**Adoption of Bylaws**

Chairman Pregelman called for suggestions regarding the Bylaws.

Commissioner Peery made a motion, seconded by Commissioner Fuller, to adopt the Bylaws as presented; the motion carried:

Aye: Brad Fuller  
Llew W. Gilliam, Jr.  
David Hart  
John H. Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
John Pregelman  
Teresa Sandlin  
Absent: Rhett Weiss

Nay: (None)

**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.

**Election of Vice-Chairman**

Chairman Prengaman called for nominations for the position of Vice-Chairman. Commissioner Fuller nominated Commissioner Peery, seconded by Commissioner Gilliam. Chairman Prengaman called for further nominations; there being none, he called for the vote for Commissioner Peery as Vice-Chairman. The motion carried:

|         |                                                                                                                                                           |             |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Aye:    | Brad Fuller<br>Llew W. Gilliam, Jr.<br>David Hart<br>John H. Hogan<br>Whitfield M. Paige<br>John "Jack" W. Peery, Jr.<br>John Prengaman<br>Teresa Sandlin | Nay: (None) |
| Absent: | Rhett Weiss                                                                                                                                               |             |

**Set Day, Time and Place of Regular Meetings**

Chairman Prensaman called for suggestions regarding the regular meeting schedule.

Commissioner Peery made a motion, seconded by Commissioner Paige, to hold the regular Planning Commission meetings on the third Tuesday of the month at 7:00 p.m. in the Board of Supervisors room of the Courthouse; the motion carried:

Aye: Brad Fuller  
Llew W. Gilliam, Jr.  
David Hart  
John H. Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
John Prensaman  
Teresa Sandlin  
Absent: Rhett Weiss  
Nay: (None)

**Adoption of Rules of Procedure for Public Hearings**

Commissioner Fuller made a motion, seconded by Commissioner Hart, to adopt the Rules of Procedure for Public Hearings; the motion carried:

Aye: Brad Fuller  
Llew W. Gilliam, Jr.  
David Hart  
John H. Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
John Prensaman  
Teresa Sandlin  
Absent: Rhett Weiss  
Nay: (None)

**PLANNING COMMISSION PUBLIC HEARINGS  
RULES OF PROCEDURE - 2025**

1. Public Hearings – the order of presentation shall be as follows, unless varied by the Chairman.
  - a. Staff report.
  - b. Applicant's presentation.
  - c. Questions of the applicant by members of the Planning Commission.
  - 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 Commission members of speakers.
  
2. Following discussion of all matters to be considered and once the public hearing has been closed, the Commission 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 Commission, 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 Planning Commission. Debate is prohibited. This includes debate among speakers or speakers/Commission members/staff. Citizen comments may be supplemented by written comments and/ or handouts and should bring ten copies for distribution to the Planning Commission.
- 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 Commission 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 Commission member. The response shall address only those questions raised by the member.

**In Re: Approval of Minutes**

Commissioner Peery made a motion, seconded by Commissioner Paige, to approve the meeting minutes from December 17, 2024; the motion carried:

|         |                                                                                                                                                           |             |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Aye:    | Brad Fuller<br>Llew W. Gilliam, Jr.<br>David Hart<br>John H. Hogan<br>Whitfield M. Paige<br>John “Jack” W. Peery, Jr.<br>John Prengaman<br>Teresa Sandlin | Nay: (None) |
| Absent: | Rhett Weiss                                                                                                                                               |             |

**In Re: Recognitions**

Mr. Love presented a Certificate of Appreciation to Mr. Clifford J. Leatherwood, who served on the Prince Edward County Planning Commission from July 1, 2003 until October 10, 2024. The Prince Edward County Board of Supervisors and Planning Commission thanked Mr. Leatherwood for his continued service.

Mr. Love then presented a Certificate of Appreciation to Mr. Henry Womack, in recognition of his service on the Planning Commission from July 1, 2021 through December 31, 2024.

Mr. Love said the Prince Edward County Board of Supervisors and Planning Commission thanked Mr. Leatherwood and Mr. Womack for their years of service.

Chairman Pregaman welcomed Mr. David Hart and Mr. John Hogan to the Planning Commission.

**In Re: Public Hearing – Zoning Text Ordinance Amendment - Kennels, Commercial in CR District**

Chairman Pregaman announced this was the date and time scheduled to receive citizen input prior to considering an ordinance amendment to amend Appendix B - Zoning of the Prince Edward County Code Section 2-1000.3(B) in order to allow for commercial kennels by Special Use Permit in the CR, College Residential District. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2025 and Friday, January 10, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Lindsay Mulvey to amend Appendix B - Zoning of the Prince Edward County Code Section 2-1000.3(B) in order to allow for commercial kennels in the CR, College Residential District.

Staff reviewed the request and has made suggested language additions in order to allow the commercial use type kennels, commercial in the CR, College Residential District as a use permitted by Special Use Permit.

Chairman Pregaman opened the public hearing.

Lindsay Mulvey stated she lives on the Hampden-Sydney campus and is planning to build her three-bedroom home there. She said her plan is not a commercial kennel, but a smaller scale, in-home doggy daycare and boarding. She said there would be no special building or runs [to contain the dogs], and the dogs would be kept in her home. She said the dogs would not be crated unless requested by their owner. Mrs. Mulvey said she intends to limit this to six (6) dogs in addition to her own, and would limit drop-off and pick-up times to morning and evening. She added the dogs would never be left outside untended. Mrs. Mulvey said she always conducts a meet-and-greet to ensure all the dogs get along with each other. She stated there would be a six-foot tall wooden privacy fence, and said all dogs would be required to have vaccines and a dog license.

Chairman Pregaman asked when this doggy daycare would open. Mrs. Mulvey said it would open once the house is built.

Commissioner Hart asked how close are the neighbors and how long the dogs would be outside. Mrs. Mulvey stated there is about an acre between them; she said the time outside would be dependent on the weather and the dogs' behavior.

Commissioner Fuller asked about any previous problems. Mrs. Mulvey stated that her current neighbors in Ohio are about eight feet away and have had no complaints. She repeated that she would have a six-foot tall privacy fence and would always be outside with the dogs.

Commissioner Fuller then asked the maximum number of dogs she would board. Mrs. Mulvey stated in addition to her own one dog, she would board a maximum of six dogs, but typically has two to four.

Commissioner Sandlin questioned any limit on breed. Mrs. Mulvey stated she does not limit a breed but will meet with a dog and its owner to make sure the dog is not aggressive prior to boarding a dog.

Commissioner Fuller asked if there is a business license required. Mr. Love said the County does not require a business license; he said that if approved, the SUP would act as a license.

Commissioner Hart asked if there is a limit to the number of dogs someone could own in Prince Edward County. Mr. Stanley said “non-commercial kennel” was added, but a certain number would have to be under a certain age. Mr. Love said that is correct, or they would have to be in the house and not outside.

Commissioner Hart then asked how they would know if there were more than six dogs. Mrs. Mulvey stated she did not want to board more than six and have told people no before; she added that she does not want to expand the operation or have employees, and stressed she would be the person handling the dogs.

Mr. Love stated the County received three letters, from Maureen Culley, Julia Palmer and Lucy Smith in opposition to the ordinance amendment, raising concerns for a quiet neighborhood, the history of the neighborhood, and traffic issues. There were no other letters or calls regarding this ordinance amendment or Special Use Permit.

Commissioner Sandlin asked if the boarding will be in operation on weekends. Mrs. Mulvey said it will.

Commissioner Fuller asked what the College Residential District includes geographically. Chairman Prengaman said all property is owned by Hampden-Sydney College.

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

Commissioner Hogan made a motion, seconded by Commissioner Fuller, that the Planning Commission recommend approval of the Ordinance Amendment to amend Appendix B of the Prince Edward County Code Section 2-1000.3(B) in order to allow for kennels, commercial in a CR, College Residential District by Special Use Permit; the motion carried:

|         |                           |      |        |
|---------|---------------------------|------|--------|
| Aye:    | Brad Fuller               | Nay: | (None) |
|         | Llew W. Gilliam, Jr.      |      |        |
|         | David Hart                |      |        |
|         | John H. Hogan             |      |        |
|         | Whitfield M. Paige        |      |        |
|         | John “Jack” W. Peery, Jr. |      |        |
|         | John Prengaman            |      |        |
|         | Teresa Sandlin            |      |        |
| Absent: | Rhett Weiss               |      |        |

**In Re: Public Hearing – Special Use Permit, Lindsay Mulvey**

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a Special Use Permit request by Lindsay Mulvey for the purpose of establishment of a commercial kennel on Tax Map Parcel 049-7-10, located at the end of Oliver Lane, Farmville, VA, which is zoned CR, College Residential. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2025 and Friday, January 10, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Lindsay Mulvey for the purpose of establishment of a commercial kennel on Tax Map Parcel 049-7-10, located at the end of Oliver Lane, Farmville, VA, which is zoned CR, College Residential.

The purpose of the Special Use is to allow for the location of commercial kennel operation with service that includes dog daycare, boarding, and training. County staff is of the opinion the use is generally compatible with the zoning district but will have minimal impacts on surrounding properties as far as traffic and noise.

Chairman Prengaman opened the public hearing.

Mrs. Mulvey stated she is in full agreement with the proposed conditions as presented. She said there will be no incidental facilities as stated in the conditions, as this will be taking place in her home. She stated she will send housing plans for approval. Mrs. Mulvey stated there will be no employees other than herself so there is no concern for transportation; she will have a garage and a long driveway for off-street parking. She said the dogs will never be unsupervised. Mrs. Mulvey then stated the exterior lighting will only be in the backyard and will consist of normal bistro-style lighting, and no large spotlights will be used.

Commissioner Gilliam asked the size of the building lot. Mrs. Mulvey stated it is 1.07 acres.

Dr. Richard Pantele, Hamden-Sydney College Dean of Students, stated he is a resident on Via Sacra and is in support of this SUP. He said that not only are the Mulveys devoted to the college, to the mission and to the students, they are also committed to being good stewards of the community. He said one of their passions is the love for and care of dogs, and having managed a successful business in their prior community, he said he feels the community should welcome this venture. He said this endeavor would be no more disruptive and would be a major benefit for those that need suitable pet care while they travel or are at work, and the greatest benefit would be someone who can sufficiently care for animals.

Dr. Stan Cheyne, Elliott Professor of Physics and Astronomy, Hampden-Sydney College, stated he is a resident on Oliver Lane. He said the lots are one-acre lots; the lot that they intend to build on has two empty one-acre lots between. He said he would be happy to be next door to the Mulveys. He said he has no concern about the traffic as it would not be an issue and is in full support of this.

Kathleen Eisele said she owns and operates Kiki's Clubhouse, daycare for five to six children. She said she is in full support of this well-needed service.

Ken Copeland, Vice President for Business Affairs & Finance, Hampden-Sydney College, stated that on behalf of the Mulveys, they have followed the protocol exactly as asked, and have not yet walked the lot. He said they are in the planning stages of buying the lot, so even before the sale was consummated, they started this process. He said he appreciate all diligence they have gone through to this point, and stated he is in favor of this application.

Allie Schultheis stated she has an insurance business in Ohio and is a Board member on their Chamber of Commerce, and has used Mrs. Mulvey's service. She spoke very highly of Mrs. Mulvey. She said Mrs. Mulvey would have no problem limiting the number of dogs and has spent countless hours training dogs; there has never been a traffic issue at her last location and has always been mindful of the neighbors.

James Arieti, Hampden District, said he has been a resident since 1980, and stated his worries have been satisfied by what Mrs. Mulvey said about her limits of her ambitions about the kennel. He said he has concerns regarding the wildlife getting to the dogs, and suggested a solid fence to deter the wildlife.

Margaret Moore said she welcomes and lauds the project. She said she is a Navy physician, and speaks for her sister and herself. She said she is not in opposition to the daycare but asks that the Special Use Permit is not transferrable if the property is sold.

Mr. Love stated one of the standard conditions states that the permit is not transferrable except and unless written notice to the County regarding the transfer occurs. He said if they would sell the house, and if it is approved, this Special Use Permit could only be transferred with the same rules and conditions. He said otherwise, it would go back to the Planning Commission and the Board of Supervisors and any changes would start the process over.

Mrs. Arieti said she is hesitant about this [permit]. She said she can see a creeping amount of commercialism coming in and asked where the tipping point will be to inconvenience and traffic; she also voiced a concern about the number of dogs increasing. Chairman Pregelman said the number of dogs can be stipulated in the Conditions.

Linda Cheyne said this is a very desirable business and said others do not take care of their dogs or the dogs' messes, and expressed her support of this project.

Marley Kimbrough, Hampden District, stated she lives on Oliver Lane and her nearest neighbor. She said she and her husband have children at home and originally had concerns but having spoken with [Mrs. Mulvey], they are in full support.

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

Commissioner Peery said he would like to add to the Conditions a limit of six dogs plus her own one dog.

Commissioner Gilliam asked what type of fence they intend to use; Mrs. Mulvey said it would be a wooden six-foot tall privacy fence.

Commissioner Gilliam then asked if the street is gravel or asphalt. Mrs. Mulvey said it is asphalt and is maintained by the state.

Commissioner Hogan asked if the dogs will be near the street; Mrs. Mulvey said they will not.

Commissioner Gilliam said chain link fencing may be more of a deterrent as bears can climb over anything.

Commissioner Fuller made a motion, seconded by Commissioner Hart, that the Planning Commission recommend approval of the Special Use Permit request by Lindsay Mulvey for the purpose of establishment of a commercial kennel with the following conditions; the motion carried:

|         |                           |             |
|---------|---------------------------|-------------|
| Aye:    | Brad Fuller               | Nay: (None) |
|         | Llew W. Gilliam, Jr.      |             |
|         | David Hart                |             |
|         | John H. Hogan             |             |
|         | Whitfield M. Paige        |             |
|         | John "Jack" W. Peery, Jr. |             |
|         | John Pregelman            |             |
|         | Teresa Sandlin            |             |
| Absent: | Rhett Weiss               |             |

**Special Use Permit – Lindsay Mulvey  
Tax Map #: 049-7-10  
POTENTIAL 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 11/8/2024 are hereby made part of these development conditions.

2. Final site plan approval shall be submitted to the Prince Edward County Community Development Department for final review and approval pursuant to Article IV Development Standards of the Prince Edward County Code (Zoning Ordinance).
3. 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.

#### **ENVIRONMENTAL**

4. Any development activities of structural or 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**

5. All entrance permits must be authorized by the Virginia Department of Transportation (VDOT). Development activities shall comply with all requirements of VDOT.
6. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

#### **GENERAL**

7. All development and activities shall comply with Appendix B - Zoning of the Prince Edward County Code Section Sec. 3-100.9. - Commercial use types, Kennel, Commercial.
8. All activities shall comply with Article II – Noise of the Prince Edward County Code.
9. The total number of canines allowed shall be limited to seven (7).
10. All exterior 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.
11. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
12. 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.
13. Failure of Permittee to fully 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.

**In Re: Public Hearing – Special Use Permit – Kevin Wilson on behalf of Cardinal’s Roost, LLC**

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a Special Use Permit request by Kevin Wilson on behalf of Cardinal's Roost LLC for the purpose of the establishment of a commercial campground on Tax Map Parcels 121-A-22 & 121-A-23B, located on the south side of CC Camp Road (State Route 737), approximately 0.40 miles from its intersection with Virso Road (State Route 633), which is zoned A1, Agricultural Conservation. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2025 and Friday, January 10, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Kevin Wilson on behalf of Cardinal's Roost ILC for the purpose of establishment of a commercial campground on Tax Map Parcels 121-A-22 & 121-A-23B, located on the south side of CC Camp Road (State Route 737), approximately 0.40 miles from its intersection with Virso Road (State Route 633), which is zoned A1, Agricultural Conservation.

The purpose of the Special Use is to allow for the location of twelve (12) campsites along with shower and bath facilities. This site has been reviewed by VDOT; Mr. Love said he drafted Conditions for review. County staff is of the opinion the use is generally compatible with the zoning district but will have minimal impacts on surrounding properties as far as traffic and noise.

Mr. Love stated the County has received one phone call expressing concern and a letter from Michelle Kerns regarding concerns about traffic, safety risks, loss of privacy and noise pollution.

Mr. Love said these are geodesic domes with decking around them.

Mr. Kevin Wilson, co-owner and General Manager of Camp Yellow Cardinal, presented an overview of the proposed campsites. He stated there would be a phased approach to the campground. The first phase would include six camp sites, a central bathhouse, a communal pavilion and small camp store, a 16-car parking lot, and essential utilities being brought to the site. He said there would be a modest business sign, post-and-rail fence and controlled access gates, and the front third of the property would remain undeveloped to preserve the privacy. In Phase 2, there would be an additional six camp sites, a second bath house and a few amenities like a barrel-sauna. There would be no RVs, no campers, no dirt bikes or mopeds. He said he met with Trey Pyle, County Emergency Management, to ensure that the path system is designed throughout the campground to accommodate emergency response vehicles should the need arise. Close to the parking lot there will be a common area, camp information board, and the small camp store which will house his office and have a land-line in case of emergencies.

Mr. Wilson said the camp sites consist of a 19' diameter geodesic dome with a 25' deck encircling the dome. He said there is a centrally located bath house, and later a barrel-shaped sauna and a sunset deck will be added. He said the clientele will be couples seeking a peaceful nature-centric getaway, with a nightly rate over \$250. He said the traffic impact will be minimal due to the number of campsites, and an expected 60% occupancy rate. He said that by conserving the front six acres of the property and by providing large buffers, this will be as non-disruptive as possible. He said they will enforce quiet hours from 11 p.m. until 8 a.m. and install noise monitors around the campground. The tree canopy exceeds the setbacks; native plants will be used and low impact lighting. He said guest safety and the safety of the surrounding community a top priority and fires may only be built in designated fire pits or wood-burning stoves; no candles, incense or smoking is permitted. He reviewed further fire safety details and said fire safety information will be posted on the Information Board. He added this camp site will support the local economy; he added they intend to hire locally and offer competitive wages to ensure the jobs benefit people here in Prince Edward County. He said this campground will also attract tourists.

Chairman Prengaman asked that there are proposed six domes initially; Mr. Wilson answered to the affirmative.

Chairman Prengaman asked how close is the nearest neighbor's residence. Mr. Wilson said the nearest is 1,000' through the woods.

Commissioner Gilliam asked if he planned to put in wells. Mr. Wilson said yes and would pump the water to the second bath house.

Commissioner Hart asked if there will be noise monitors. Mr. Wilson said a General Manager will be hired and there will also be monitoring by cameras for security. He said they will utilize identity verification when someone books the unit.

Commissioner Peery asked if there will be staff present 24/7; Mr. Wilson said not 24 hours per day but someone will be available seven days a week.

Commissioner Peery asked if there will be a generator onsite; Mr. Wilson answered to the affirmative.

Commissioner Gilliam questioned the way trash will be handled. Mr. Wilson said each site will have its own smaller bin which will then be taken to a larger dumpster.

Commissioner Gilliam asked about a storage building for things like lawn mowers. Mr. Wilson said there will be a storage facility near the camp store to hold all maintenance equipment.

Commissioner Hogan asked about the timing of the two phases. Mr. Wilson said there will be approximately two years between the phases, with the sauna and the sunset deck are the first priority in Phase 2.

Chairman Prengaman asked if there are “boutique glamping” sites anywhere else in Virginia. Mr. Wilson said there are tipis locally, and in there are similar operations in Luray and a smattering around the state.

Commissioner Hart asked how long the Phase 1 construction period is expected to be. Mr. Wilson said these are not huge structures and the decks may take a few days; he said three to four months from start to finish.

Commissioner Sandlin asked about traffic on weekends. Mr. Wilson said operations like this are going to be popular on weekends, and expect the majority of traffic from Thursday through Sunday.

Chairman Prengaman asked how many campsites they wish to have; Mr. Wilson said the maximum would be 12 campsites.

Commissioner Hart asked how many cars would be permitted per camp site. Mr. Wilson said that since this will be marketed to couples that would likely arrive in the same vehicle, there would be one vehicle per site, or bedroom.

Chairman Prengaman opened the public hearing.

Edward Bordzuk, Prospect District, expressed his concerns about the woods being mowed down and the vehicle traffic on a one-way street. He said there is a stream that runs through his property, and he intends to dam the stream. He stated his opposition to this project due to noise, traffic, logging, pollution, and the lack of privacy for himself.

Chairman Prengaman stated that the stream cannot be dammed.

William Bordzuk, Prospect District, said he has lived in his residence for 12 years and it is a quiet street. He said he works at night and needs to sleep during the day; he does not want traffic going in and out. He said the renters of the cabins cannot be guaranteed to be anything other than a perfect citizen. He said the price tag doesn't guarantee a classy person. He expressed his concern regarding water use and the water table, hunters in the area, and said this is a residential area and is concerned for his privacy. He opposes the project.

Terrill Eanes, Prospect District, stated she lives on family land purchased 50-60 years ago and there is an expectation of peace and quiet. She said this location is not in the middle of woods. This is the center of a community and not a commercial center. She is concerned about people wandering around their neighborhood.



Doralease Short-Jackson, Prospect District, said it is very quiet and peaceful. She said that the school bus is the only traffic on the road. She added elderly and handicapped live on this road. She added it is about a mile from Route 360 and this project [location] would be closer to Keysville than to Farmville for shopping. She stated her concerns about taxes increasing.

Mr. Love stated the taxation is based on sales in a region of homes and lots, and not be based on a business nearby. He said it would increase the applicant's taxes because it would then include structures, but would not increase a neighbor's taxes.

Ms. Short-Jackson then stated that since this is close to Route 360, it may attract more criminal activity. She then stated asking \$285 per night for two people is too high and people could stay at Twin Lakes much cheaper. She added that people would bring others to share the camp site. She asked the Planning Commission to deny this application.

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

Chairman Prengaman asked if there would be any fencing surrounding the site. Mr. Wilson stated they recognize that in this community, there is hunting and concerns about trespassing. He said they plan on ample signage, and where appropriate, there will be wire fencing to make certain that the guests cannot leave the property. He said there will be noise in development but will not exceed that of building a house on the property, and logging trucks will not be present as they want to keep the beauty of the older growth and they will minimize the number of trees that have to come down.

Mr. Wilson stated there are 24 ½ acres between these two plots [of land], and with the square footage of the domes, the bath house, the driveway into the site, it only uses about ¾ of an acre. He said this is about preservation of the open space. He added there will not be laundry facilities on the site, everything that is being done is in recognition that they are operating off a well with a limited supply. He said these two lots, by right, could hold two homes each or have short-term rentals with an occupancy of 12 each, but he wishes to respect the quiet nature of the area and work with the community, and build the project without traffic. Mr. Wilson said this would provide an opportunity for folks to spend a quiet night or two in the woods. Mr. Wilson said they have the right to refuse service to anyone not meeting their requirements.

Commissioner Sandlin asked where this is to be situated on the road. Mr. Wilson said it would about a half-mile in on CC Camp Road.

Commissioner Fuller made a motion, seconded by Commissioner Peery, to recommend approval the Special Use Permit request by Kevin Wilson on behalf of Cardinal's Roost, LLC, for a commercial campground with the following conditions; the motion carried:

|         |                           |             |
|---------|---------------------------|-------------|
| Aye:    | Brad Fuller               | Nay: (None) |
|         | Llew W. Gilliam, Jr.      |             |
|         | David Hart                |             |
|         | John H. Hogan             |             |
|         | Whitfield M. Paige        |             |
|         | John "Jack" W. Peery, Jr. |             |
|         | John Prengaman            |             |
|         | Teresa Sandlin            |             |
| Absent: | Rhett Weiss               |             |

**CARDINAL'S ROOST LLC SUP  
POTENTIAL 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 12/11/2024 are hereby made part of these development conditions.
2. Final site plan approval for the Commercial Campground Facility shall be submitted to the Prince Edward County Planning Commission for final review and approval pursuant to Article IV Development Standards of the Prince Edward County Code (Zoning Ordinance).
3. 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.
4. All buildings within the property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, parking lot lighting, landscaping, trash disposal, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically.
5. 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.

**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. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.
8. Any development activities of structural or land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.
9. All activities shall comply with Article II – Noise of the Prince Edward County Code. Quiet time shall be 11 p.m. to 8 a.m.

**TRANSPORTATION**

10. All entrance permits must be authorized by the Virginia Department of Transportation (VDOT). Development activities shall comply with all requirements of VDOT.
11. All internal roads used for public access shall be of compacted earth, or have a minimum of a four (4) inch stone base, or shall be paved.

12. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

**GENERAL**

13. All exterior 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.
14. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
15. Any camp fires shall be contained in designated fire pits.
16. Rental occupancy shall not exceed what is specified by the Prince Edward County Building Code and the Virginia Department of Health.
17. Rental activity shall be in conformance with Prince Edward County Code Section 70-221 thru 70-231 pertaining to the transient occupancy tax. Such tax shall be reported to the Commissioner of the Revenue on or before the last day of the following calendar month.
18. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
19. 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.
20. Failure of Permittee to fully 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.

**In Re: Review of Supervisors Actions**

Mr. Love stated the Board of Supervisors unanimously approved the Dunnington Mansion Foundation Special Use Permit request.

Commissioner Sandlin made the following statement:

*I would like to address something that was brought to my attention by County Administrator Doug Stanley last week. It appears that someone, whether a concerned citizen or another individual, has raised a concern about my involvement in the proposed solar farm project. Specifically, the accusation is that I am biased against the project because I sold a house on Falkland Road – near the proposed site – to someone who voiced opposition to the solar farm at last month's public hearing. The claim was made that I should have recused myself.*

*I feel it is important to clarify the situation. I spoke with Mr. Love several days prior to the December meeting and disclosed this fact to him. I asked whether I needed to recuse myself, and he informed me that I did not need to, as the transaction had occurred over five years ago. After the complaint was made against me, Mr.*

*Stanley reached out to a state official, and it was confirmed that, given the five-year time frame, recusal was not necessary.*

*I want to assure everyone that I acted ethically and without bias when I made the motion to table the vote on this project. As I stated during the meeting, we were presented with additional information and opinions that required further review so we could make an informed decision for the citizens of Prince Edward County.*

*Although I am not obligated to recuse myself, I have decided to do so to eliminate any doubt regarding my ethics and integrity. Thank you.*

Commissioner Hogan left the meeting at this time.

**In Re: Old Business**

Michael Cook, Director of Development for Gabriel Energy, LLC and Jenna Wood, Development with Gabriel Energy, LLC, presented further information to the Planning Commission.

Ms. Wood reviewed the project for Gabriel Energy, LLC to construct, operate and decommission an 80MW solar farm with a 30MW, or 120MW hour BESS located on approximately 1,200 acres. She said the equipment is American made; there will be no pollution, noise or traffic after construction is completed, and for the lifetime of the project. She said the lifespan of the project is approximately 40 years and Gabriel Energy, LLC will not be sold; it will own, operate and decommission through the lifetime of the project. The panels will not cover the entire 1,200 acres, about half of that will be vegetative buffers, pollinators and a wetlands for protection. She said they will be adding an agriculture use with beekeeping and sheep. She said this will support approximately 300 well-paying jobs through construction. She said that through the lifetime of the project, and from real estate tax, solar revenue sharing and the siting agreement, they expect about \$12.7 million will go to the County in revenue over 40 years. She then reviewed the site.

Mr. Cook reviewed local opportunities. He then reviewed the Battery Energy Storage System (BESS). He said the benefit to adding BESS to solar projects is that it is clean with a lack of pollution, and in this case would integrate an agricultural use. He said BESS is attractive to utility companies to help level out and put energy into their system when they have peak needs. He said not all BESS systems are the same; typically they deal with lithium ion but in this case is a modern phosphate system which doesn't have the fire risks as the lithium ion does.

Commissioner Gilliam questioned the number of locations on the project [for the BESS]. Mr. Cook said there is one area on the northeastern area.

Mr. Cook explained a generic layout of a common BESS system. He said the cells go into battery packs which are formed on racks. There is off-gas detection which would provide detection long before there would be a fire. He said there are fire suppression systems which would stop an issue before it would be initiated. He said the battery management systems are also managing the flow back and forth to the grid and power optimization, and all of these are monitored. All is very carefully monitored. He said there is an inflammable buffer created between the containers. He said these systems meet all fire safety ratings, and meet all local, state and federal codes for fire safety.

Chairman Prengaman asked if the alarm is set off reporting an issue, does that communication go to the local fire department. Mr. Cook said it does.

Chairman Gilliam asked if there is a breaker for the unit. Mr. Cook said there is and they can shut down segments and cells within the units. He said the 24/7 monitoring sensors in the systems themselves are monitored.

Mr. Cook said there are multi-sensors in the systems, from smoke to gas to heat. He said these are tailored to detect any early issues. He said they work with in collaboration with the early responders on training

resources for fire department preparedness. He said discussed the liquid cooling system which are all self-contained.

Mr. Cook addressed the misinformation about cadmium telluride and in solar in general; he said this is not cadmium like in batteries. He said cadmium telluride is a non-volatile, highly stable compound and is non-toxic, non-soluble in water, non-hazardous waste, but will be recycled in the U.S. manufactured and recycled in the U.S. He said cadmium telluride is used in about 30% of solar panels in the U.S. today. He said these are sandwiched between panes and built to withstand storms, etc. There has been government testing of these for over 20 years of laboratories creating the most extreme environments you could imagine.

Mr. Cook said that in Virginia, there are specific requirements in compliance in construction, and when they find that their contractors are not building [the sites] the right way, they stop, self-report, and stop working with those contractors. He said they are rolling out enhanced environmental training and are being included in the contracts with the firms as well.

Mr. Cook said these are large sites, with no noise, no traffic; of the 1,200 acres, at least 500 are set aside for wildlife corridors and wetland management. He pointed out the fence lines around the panels and the tree buffers.

Ms. Wood stated there were amendments to the conditions; she said #25 which includes a list of materials that must be excluded from the project. She said one of those is cadmium telluride which would need to come off that list, and also would like to remove cadmium tellurium from the prohibited materials list. She said while they do not use those elements, they need to remove the cadmium telluride from the list of materials as that is the technology that the panels will be [made from]. She said they also questioned Conditions #22 and #23 defining delivery route regarding road maintenance.

Mr. Cook said it is very open-ended and because bonds are put up, they take video of everything prior to return it to that state.

Mr. Love said do require a construction Traffic Management Plan, and [the County] would rely on VDOT to identify issues with existing bridges. Mr. Love said they offered soil testing at 10 sites with a detailed document on their methodology and frequencies. He said the Board of Supervisors was firm that they would require annual soil testing. He said Condition #31-A shows no less than ten [sites]. He then said they provided a draft Emergency Action Plan; Mr. Pyle reviewed the draft plan.

Commissioner Fuller made a motion, seconded by Commissioner Peery, to recommend for approval to the Board of Supervisors the proposed 80MWac solar energy facility with 120 MWh battery storage as described in the Special Use Permit application, is substantially in accord with the Prince Edward County Comprehensive Plan and that the Planning Commission recommend approval of the Special Use Permit request with the following conditions; the motion carried:

|         |                           |             |                         |
|---------|---------------------------|-------------|-------------------------|
| Aye:    | Brad Fuller               | Nay: (None) | Abstain: Teresa Sandlin |
|         | Llew W. Gilliam, Jr.      |             |                         |
|         | David Hart                |             |                         |
|         | Whitfield M. Paige        |             |                         |
|         | John "Jack" W. Peery, Jr. |             |                         |
|         | John Pregelman            |             |                         |
| Absent: | Rhett Weiss               |             |                         |
|         | John H. Hogan             |             |                         |

### **New Business**

Mr. Love reviewed the 2024 End of Year Report; he said there were ordinance amendments, special use permits, 181 zoning permits and 796 building permits which included structural, electrical, HVAC and plumbing [permits]. He said project values increased considerably. He then said the CIP projects are mostly

funded and built. He said the Elementary School is in stages of construction and the Animal Control [Shelter] is in the planning stages but is moving forward.

Chairman Prengaman declared the meeting adjourned at 9:43 p.m.

**Next Meeting: Tuesday, February 18, 2025**

DRAFT



**Planning Commission  
Agenda Summary**

**Meeting Date:** February 18, 2025  
**Item No.:** 6-a  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love/Doug Stanley  
**Agenda Item:** Rezoning A1 to C1 - Anthony O. & Tracey M. Ellington

**Summary:**

The County has received an application request Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial for the purpose of permitting a mini-warehouse by Special Use Permit. The property is identified as Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

The public hearing notice was published in the February 5, 2025 and February 7, 2025 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is a copy of the tax map page that depicts the tax map parcel. The parcel is outlined in blue. This parcel is contiguous with the existing C1, General Commercial District and would not be considered spot zoning.

County staff is of the opinion the use is generally compatible with the zoning district and that the rezoning of this parcel would be in harmony and will have minimal impacts on surrounding properties as far as traffic and noise.

**Attachments:**

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

**Recommendations:**

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

**Recommended Motions:**

I move that the Planning Commission recommend approval of the request by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A-1, Agricultural Conservation to C1, General Commercial.

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

Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Hart \_\_\_\_\_

Hogan \_\_\_\_\_  
Paige \_\_\_\_\_  
Peery \_\_\_\_\_

Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



**Planning Commission  
Agenda Summary**

**OR**

I move that the Planning Commission recommend denial of the request by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A-1, Agricultural Conservation to C1, General Commercial due to the following:  
(list reasons)

**OR**

I move that the Planning Commission table the request by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A-1, Agricultural Conservation to C1, General Commercial until the next meeting in order to:  
(list reasons)

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

Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Hart \_\_\_\_\_

Hogan \_\_\_\_\_  
Paige \_\_\_\_\_  
Peery \_\_\_\_\_

Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



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

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

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY  
 APPLICATION  
 REQUEST FOR REZONING  
 REQUEST FOR AMENDMENT**

I, WE Anthony Q. + Tracey M. Ellington  
 DO HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF PRINCE EDWARD TO AMEND THE  
 COUNTY ZONING ORDINANCE BY:

Modifying section(s) \_\_\_\_\_ of the ordinance as noted below. (See Schedule A)  
 Modifying the Zoning District Classification of the following described property from the A-1  
 District(s), to the C-1 District.

Location / Legal Description of Property: Deed Book / Page No. 2020 P1156 or Instrument No. \_\_\_\_\_  
 Tax Map # 040-A-23 Subdivision, if applicable \_\_\_\_\_

If acreage, attach plat of property and a metes and bounds description.  
 Briefly describe the current use of the property  
VACANT - SPECIAL USE PERMIT QUANTAL TON  
CAMP GROUND

Provide on schedule A below a description of the proposed use and how such proposed amendment to the zoning ordinance relates to the County's Comprehensive Plan.  
 Provide on schedule B below a list of all property owners and their mailing addresses as shown on the County land records who are contiguous to and directly across the street from the parcel(s) proposed to be changed.

Owner(s) of Property  
 Name: High Bridge Trails Family AMM  
CAMP GROUND LLC Signature  
 Address: 3454 Gully Tavern Rd 1/14/25  
Princeville VA 23566 Date  
 Phone: 434-603-2016 E-mail: AG.Ellington@yahoo.com  
 Owner(s) of Property  
 Name: \_\_\_\_\_ Signature  
 Address: \_\_\_\_\_ Date  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Schedule A  
 Describe the requested amendment to the Zoning Ordinance, (OR). Describe the relationship of the proposed re-zoning to the County's Comprehensive Plan. Rezone from A-1 to C-1 for purpose  
of constructing 186 unit multi-unit houses

Schedule B  
 Contiguous property owner(s) to be affected by this proposed change.  
 Name Address  
See List Attached

NOTE: The above information must be supplied by the applicant. Failure to do so will void the application. Attach additional sheets, if necessary.  
 Application Fee Re-zoning Permit \$300 Application Fee Received By Rumour Date 1/16/2025  
 Application Fee Zoning Amendment \$300 Cash  Check # 1003

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

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

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



Please publish the following public hearing notice in **THE FARMVILLE HERALD** on **Wednesday, February 5, 2025** and **Friday, February 7, 2025**.

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### NOTICE OF PUBLIC HEARING

The Prince Edward County Planning Commission will hold PUBLIC HEARINGS on Tuesday, February 18, 2025 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 by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial for the purpose of permitting a mini-warehouse by Special Use Permit. The property is identified as Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).
2. A Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

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 rezoning & special use permit applications 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

## Rezoning & SUP Request

Applicant: Anthony O. and Tracey M. Ellington

Tax Map: 040-A-23

### Schedule B

List of adjoining Property owners and mailing addresses for the property for Rezoning A1 to C1 and mini warehouse SUP.

| Parcel ID                          | Owner                                  | Address                                  | Note |
|------------------------------------|----------------------------------------|------------------------------------------|------|
| 040-4-1                            | TIMOTHY R. THARPE LLC                  | 1815 PRICE DRIVE<br>FARMVILLE, VA 23901  |      |
| 040-A-20                           | DOUGLAS SHIPMAN & SHELLY S FARLEY      | 563 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 040-A-23A                          | EVERETT & PATRICIA VAUGHN              | 637 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-5-1; 041-5-2                   | KAYTON PROPERTIES LLC                  | 233 N MAIN STREET FARMVILLE,<br>VA 23901 |      |
| 041-A-39                           | MICHAEL KENNARD & KELSEY RAE WADDELL   | 741 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-A-38                           | BRIAN J & KIRSTYN L LOKKER             | 765 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-A-33                           | STEVEN C & MELISSA S WALLACE           | 138 PISGAH CHURCH ROAD<br>RICE, VA 23966 |      |
| 041-A-31                           | STARR W JR & JEANETTE M JONES          | 89 PISGAH CHURCH ROAD RICE,<br>VA 23966  |      |
| 041-3-A; 041-3-B; 041-4-A; 041-4-B | LARRY W CLEMENTS & CONNIE C BIGGS      | 108 PISGAH CHURCH ROAD<br>RICE, VA 23966 |      |
| 041-2-1B                           | CHRISTOPHER J & CONSTANCE W MOUNTCASEL | 271 LOCKETT ROAD RICE,<br>VA 23966       |      |
|                                    |                                        |                                          |      |
|                                    |                                        |                                          |      |
|                                    |                                        |                                          |      |
|                                    |                                        |                                          |      |

PLANNING COMMISSION

John Preaman  
Chairman

Llew W. Gilliam, Jr.  
Board Representative

Brad Fuller  
David Hart

John Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
Rhett L. Weiss



COUNTY OF PRINCE EDWARD, VIRGINIA

DIRECTOR OF PLANNING &  
COMMUNITY DEVELOPMENT

Robert Love, GISP

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

February 3, 2025

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Rezoning & Special Use Permit Request - Anthony O. & Tracey M. Ellington

The Prince Edward County Planning Commission will hold public hearings on Tuesday, **February 18, 2025** at 7:00 p.m. to receive citizen input on a request filed by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial and for review of a Special Use Permit application filed by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

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

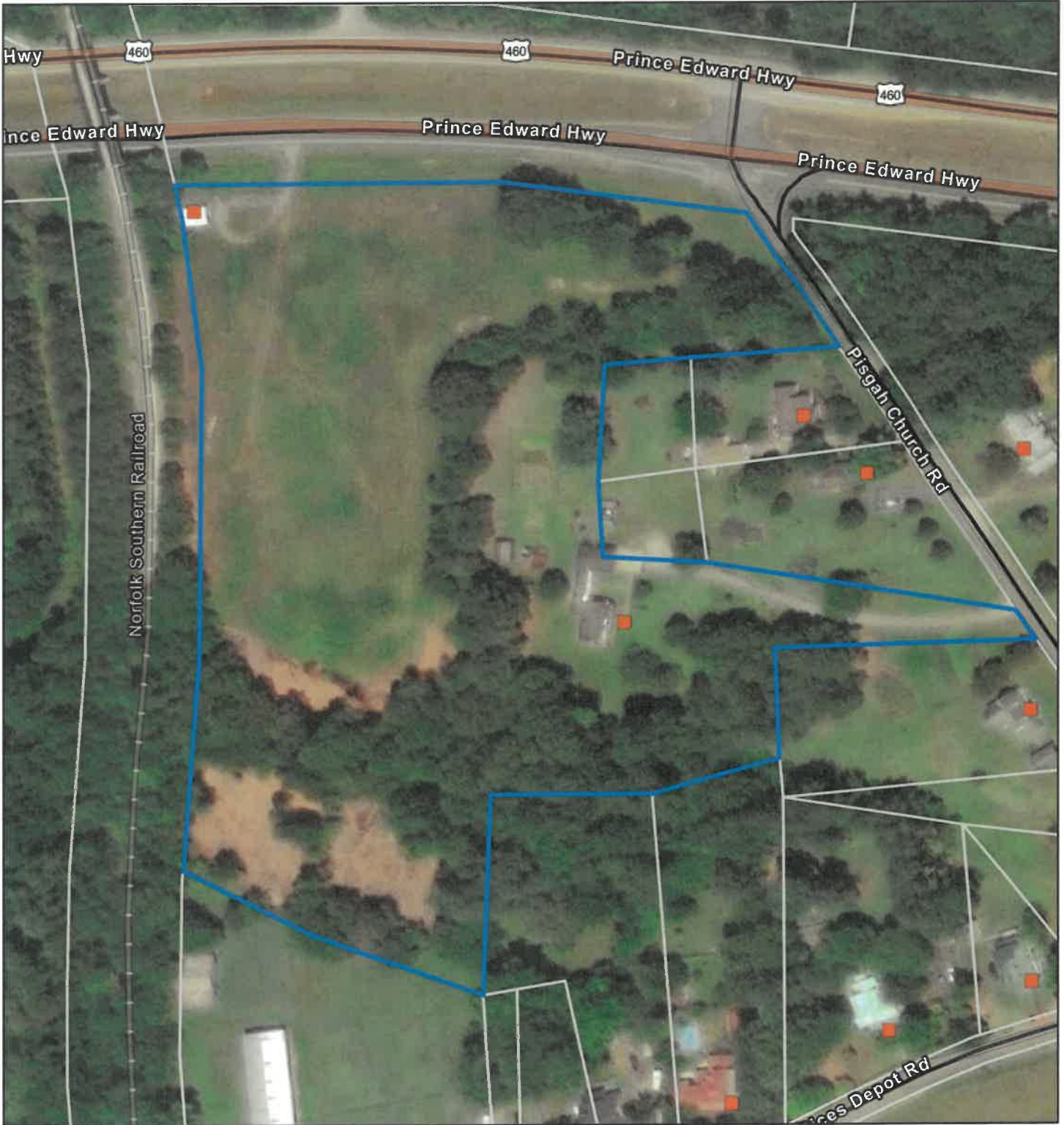
Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter. If you have any questions or comments, please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

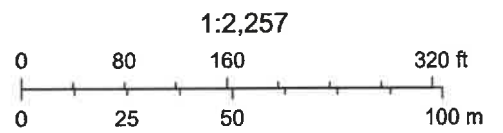
Director of Planning and Community Development

# Tax Map Parcel # 040-A-23



February 13, 2025

-  Parcels
-  Road Centerline
-  Address Points
-  County Boundary



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar, Microsoft



**Planning Commission  
Agenda Summary**

**Meeting Date:** February 18, 2025  
**Item No.:** 6-b  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love/Doug Stanley  
**Agenda Item:** SUP - Anthony O. & Tracey M. Ellington – Mini Warehouse

**Summary:**

The County has received an application request by Anthony O. & Tracey M. Ellington for a Special Use Permit to construct and operate a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

The public hearing notice was published in the February 5, 2025 and February 7, 2025 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (3) and (4).

The purpose of the Special Use is to allow for the establishment of a mini warehouse facility. This parcel was previously issued a Special Use Permit for a campground, but that facility was never constructed. If approved, this Special Use Permit for a mini warehouse would replace the prior SUP. County staff is of the opinion the use is generally compatible with the zoning district but will have minimal impacts on surrounding properties as far as traffic and noise.

**Attachments:**

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

**Recommendations:**

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

**Recommended Motions:**

I move that the Planning Commission recommend approval of the Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse facility which replaces the existing Special Use Permit for a campground, with the following conditions:

*(list of conditions)*

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

Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Hart \_\_\_\_\_

Hogan \_\_\_\_\_  
Paige \_\_\_\_\_  
Peery \_\_\_\_\_

Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



**Planning Commission  
Agenda Summary**

**OR**

I move that the Planning Commission recommend denial of the Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse facility, which replaces the existing Special Use Permit for a campground, due to the following.  
(list reasons)

**OR**

I move that the Planning Commission table the Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse facility until the next meeting in order to:  
(list reasons)

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

Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Hart \_\_\_\_\_

Hogan \_\_\_\_\_  
Paige \_\_\_\_\_  
Peery \_\_\_\_\_

Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_

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: Anthony Q. & Tracey M. Ellington  
Applicant's Address: 3454 Gully Laurel Rd Rice, VA 23966  
Applicant's Telephone Number: ( ) 434 2603-2016

Present Land Use: Use permit previously granted SUP for Camp ground

Legal Description of Property with Deed Book and Page No. or Instrument No. 2020/1156

Tax Map # 040/A/23      Acreage: 6.82

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Narrative Attached

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See Narrative Attached

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

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

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

Signature of Applicant (if not property owner) [Signature]      Date 1/14/25

PROPERTY OWNER(S) STATEMENT:

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

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

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

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

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

Application Fee **\$300.00**      Fee Received by R. Lowe      Date 1/16/2025

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



Anthony and Tracey Ellington  
3454 Gully Tavern Road  
Rice, Va 23966  
[aqellington@yahoo.com](mailto:aqellington@yahoo.com)  
2/1/25

Prince Edward County Planning Commission

Dear Members of the Prince Edward County Planning Commission,

We are writing to formally request a special use permit to construct a 186-unit mini warehouse facility on the attached property we currently own in the Lockett district of Prince Edward County. This facility will consist of three separate buildings, each measuring 30 feet wide by 270 feet long. The construction of these buildings will occur in three distinct phases. We plan to proceed with the construction of the second building once the first building has reached 80% capacity, and similarly for the third building thereafter.

The proposed facility will be accessible 24 hours a day, seven days a week. We do plan to use a portion of one building for office space that will be open weekly, Monday thru Friday and limited hours on Saturday, closed on Sundays. To enhance safety and security, we will implement shielded lighting attached to the sides of the buildings and a comprehensive 24-hour surveillance system to monitor the property continuously.

Upon project completion, we will erect galvanized fencing topped with barbed wire around the east, west, and south sides of the property. Additionally, a professionally installed iron fence will be placed at the front of the property, along with electronic entrance and exit gates for added security.

As this property is situated on a corner lot, we would also like to request permission for two signs—one for each driveway—to facilitate clear communication and visibility for potential customers.

It is worth noting that this property was previously granted a special use permit for a campground, which was never built. Our proposal for the mini wharf house facility will be significantly less intensive on the local environment and community, resulting in reduced traffic and disturbance to the citizens of Rice.

Thank you for considering our request. We believe that this development will provide a valuable service to the community while maintaining a commitment to safety and security. I am happy to discuss this proposal further and look forward to your favorable response.

Sincerely,

Anthony Q. Ellington Sr.  
Owner  
High Bridge Family Campground LLC

**Site Data:**  
 High Bridge Trails Family Camp Ground, LLC  
 Parcel No. 060001156  
 P.B. No. 291  
 Atrn: Andy Ellington  
 3454 Gully Tavern Road  
 Phone: (434) 603-2016  
 E-mail: aellington@yahoo.com

**Project Description:** The proposed project is to construct a mini-storage facility (186 Units) and associated appurtenances.

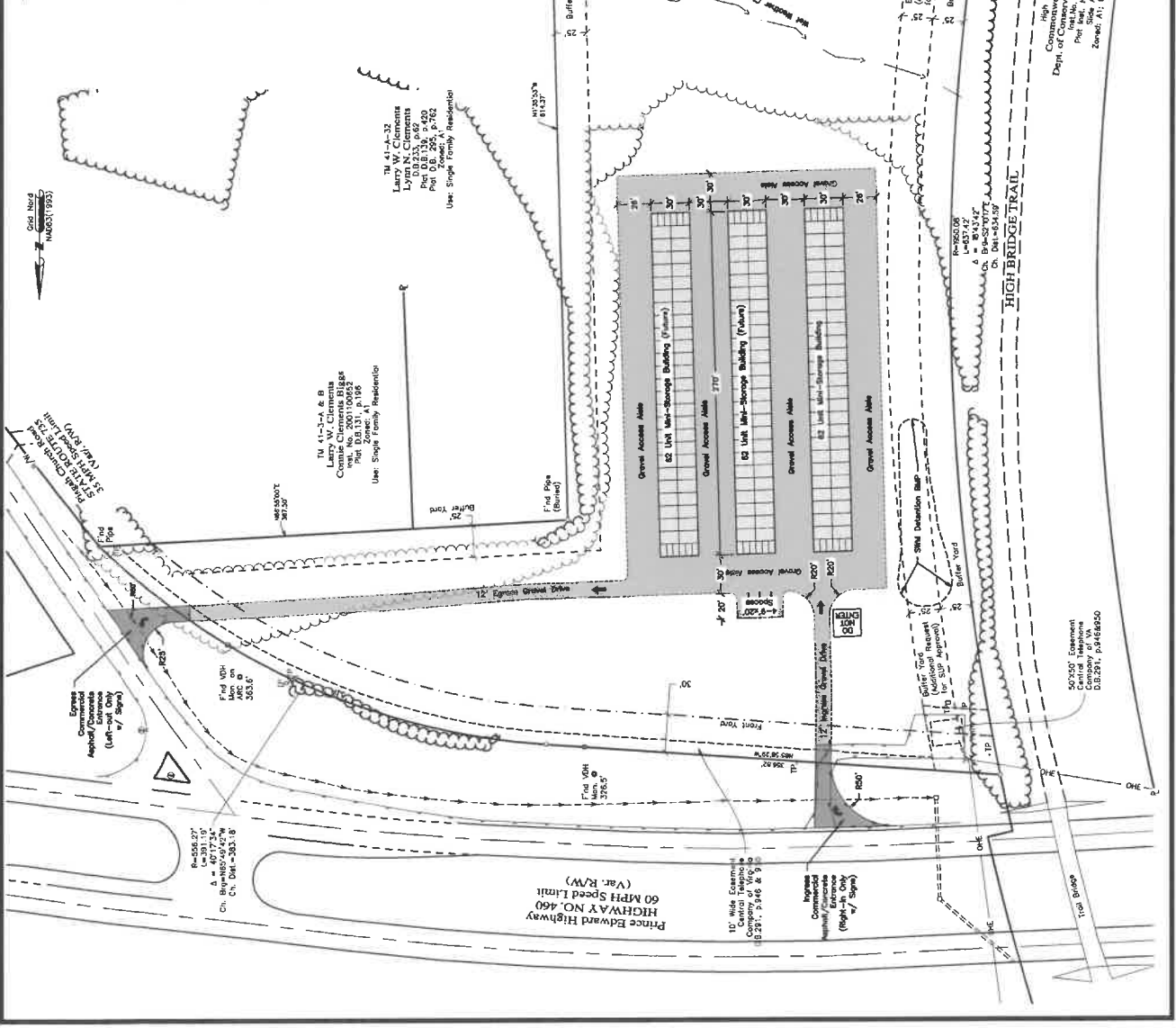
**Location:**  
 Entrance Lat: N37.273685  
 Entrance Long: W78.292324  
 Lockett District, Prince Edward County, Virginia

**Tax. Map. No.:** 40-A-23

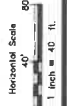
**Parcel Acreage:** 6.82 Acres

**Parcel Zoning:** Existing: A1, Agricultural Conservation District  
 Proposed: C1, General Commercial with SUP

**Flood Zone:**  
 The property is located in zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, VA Community Panel 510239 0125 C, effective date October 2, 2009.



- NOTES:**
1. LIGHTING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING REGULATIONS. BUFFER YARDS SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING REGULATIONS. OFF-STREET PARKING SHALL MEET THE COUNTY ZONING ORDINANCE, SECTION 4-300.
  2. BUFFER YARDS SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING REGULATIONS, SECTION 4-300.
  - 3.1. NUMBER OF UNITS - 186 UNITS
  - 3.2. TOTAL SPACES REQ'D - 4 SPACES
  - 3.3. TOTAL SPACES PROVIDED - 4 SPACES
  - 3.4. SPACES PROVIDED



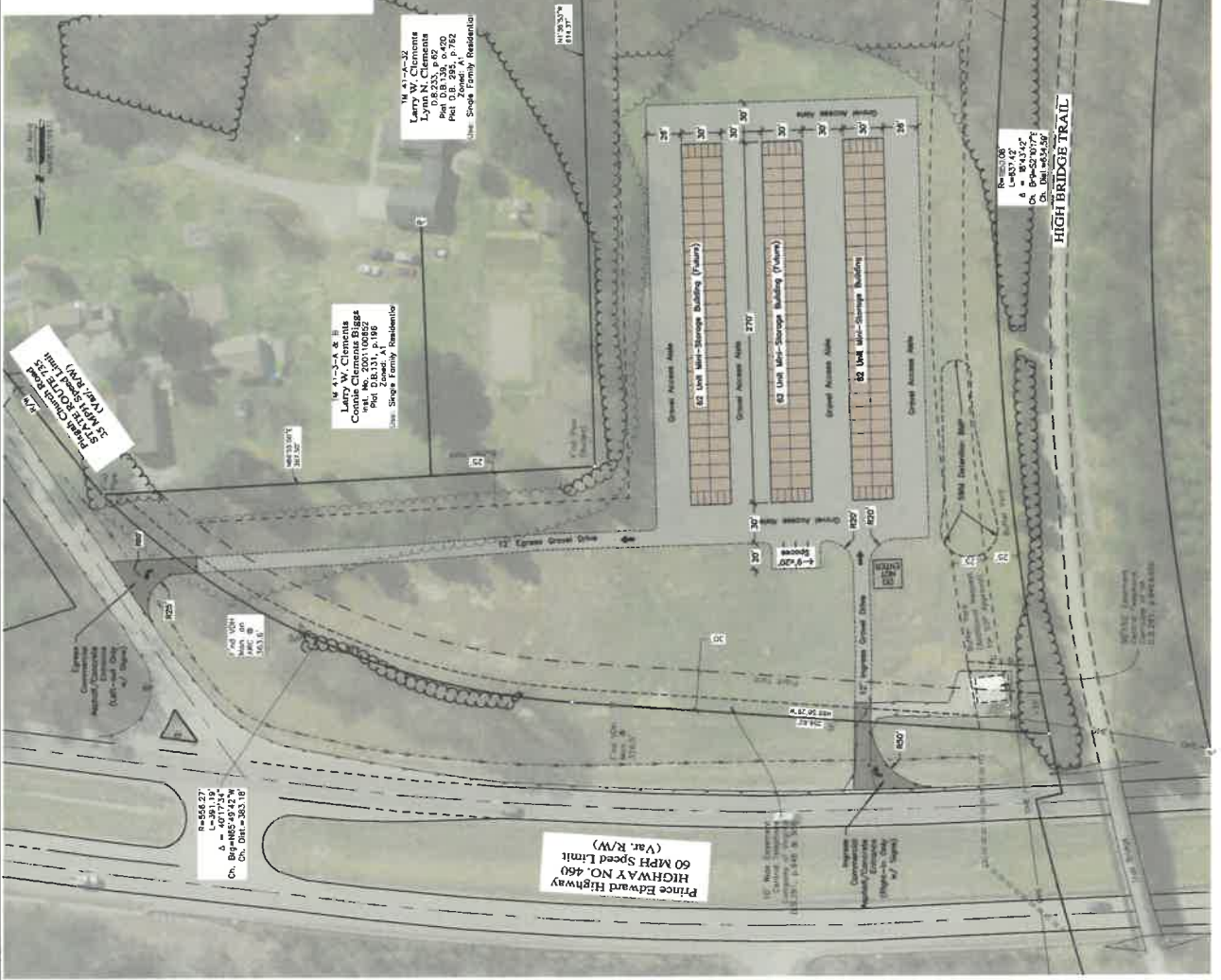
**Site Data:**  
 Owner/Developer: High Bridge Trails Family Camp Ground, LLC  
 Inst. No. 2020001156  
 P.B. 5, p. 291  
 Attn: Andy Ellington  
 3454 Gully Tavern Road  
 Phone: (434) 603-2016  
 E-mail: ae11ington@yahoo.com

**Project Description:** The proposed project is to construct a mini-storage facility (186 Units) and associated appurtenances.

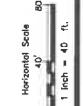
**Location:**  
 Entrance Lat: N37.273685  
 Entrance Long: W78.292324  
 Lockett District, Prince Edward County, Virginia

**Tax. Map. No.:** 40-A-23  
**Parcel Acreage:** 6.82 Acres  
**Parcel Zoning:** Existing: A1, Agricultural Conservation District  
 Proposed: C1, General Commercial with SUP

**Flood Zone:** The property is located in zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, VA Community Panel 510239 0125 C, effective date October 2, 2009.



- NOTES:**
1. SITE LIGHTING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE.
  2. BUFFER VARIOUS SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE.
  3. OFF-STREET PARKING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE.
  4. TOTAL SPACES REQ'D = 4 SPACES
  5. TOTAL SPACES REQ'D = 4 SPACES
  6. TOTAL SPACES REQ'D = 4 SPACES
  7. TOTAL SPACES REQ'D = 4 SPACES



| No. | Date     | Description |
|-----|----------|-------------|
| 1   | 12/12/23 | Initial     |
| 2   | 04/11/24 | Revised     |
| 3   | 08/12/25 | Final       |

**Site Data:**  
 Owner/Developer: High Bridge Trails Family Camp Ground, LLC  
 Inst. No. 2020001156  
 A.B.: S.P. Ellington  
 3454 Gully Tavern Road  
 Phone: (434) 603-2016  
 E-mail: agellington@yahoo.com

**Project Description:** The proposed project is to construct a mini-storage facility (186 Units) and associated appurtenances.

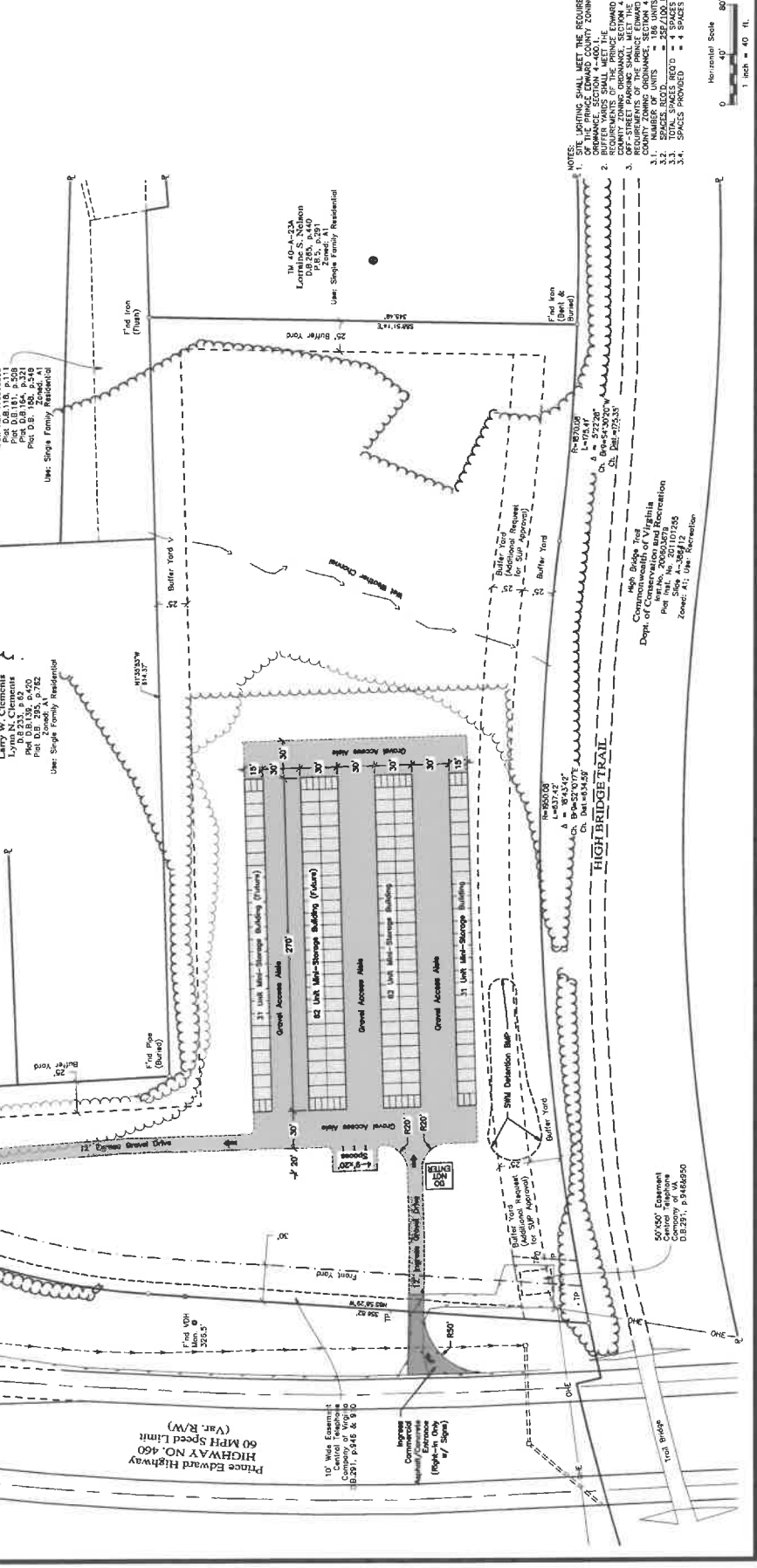
**Location:**  
 Entrance Lot: N37.2774685  
 Entrance Lot: W78.292324  
 Lockett District, Prince Edward County, Virginia

**Tax. Map No.:** 40-A-23

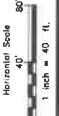
**Parcel Acreage:** 6.82 Acres

**Parcel Zoning:** Existing: A1, Agricultural Conservation District  
 Proposed: C1, General Commercial with SUP

**Flood Zone:** The property is located in zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, VA Community Panel 510239 0125 C, effective date October 2, 2009.



- NOTES:** LISTING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE SECTION 15.001. THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE SHALL MEET THE OFF-STREET PARKING SHALL MEET THE COUNTY ZONING ORDINANCE SECTION 4.300. 3.1. NUMBER OF UNITS = 186 UNITS 3.2. TOTAL SPACES PROVIDED = 4 SPACES 3.3. TOTAL SPACES PROVIDED = 4 SPACES 3.4. SPACES PROVIDED = 4 SPACES



**Site Data:**  
**Owner/Developer:** High Bridge Trails Family Camp Ground, LLC  
 Int. No. 0600001156  
 P.B. 5, P. 291  
 Attn: Andy Ellington  
 3454 Gully Tavern Road  
 Phone: (434) 603-2016  
 E-mail: agellington@yahoo.com

**Project Description:** The proposed project is to construct a mini-storage facility (186 Units) and associated appurtenances.

**Location:**  
 Entrance Lat: N37.273685  
 Entrance Long: W78.292324  
 Lockett District, Prince Edward County, Virginia

**Tax. Map No.:** 40-A-23

**Parcel Acreage:** 6.82 Acres

**Pinel. Zoning:** Existing: A1, Agricultural Conservation District  
 Proposed: C1, General Commercial with SUP

**Flood Zone:** The property is located in zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, VA Community Panel 510239 0125 C, effective date October 2, 2009.

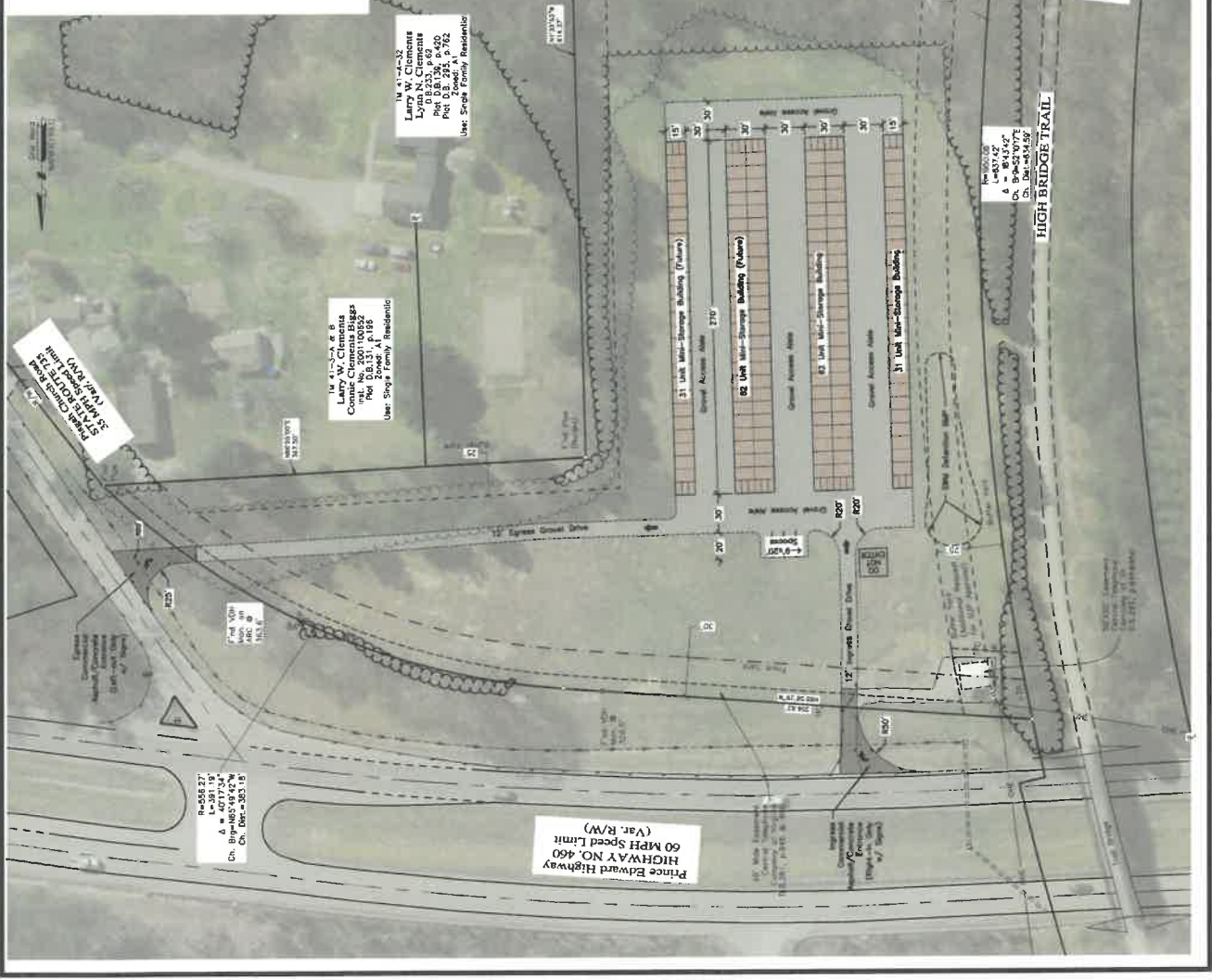
**Revision Properties, LLC**  
 Int. No. 170000000  
 P.B. 0, P. 1  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Zones: A1  
 Use: Single Family Residence

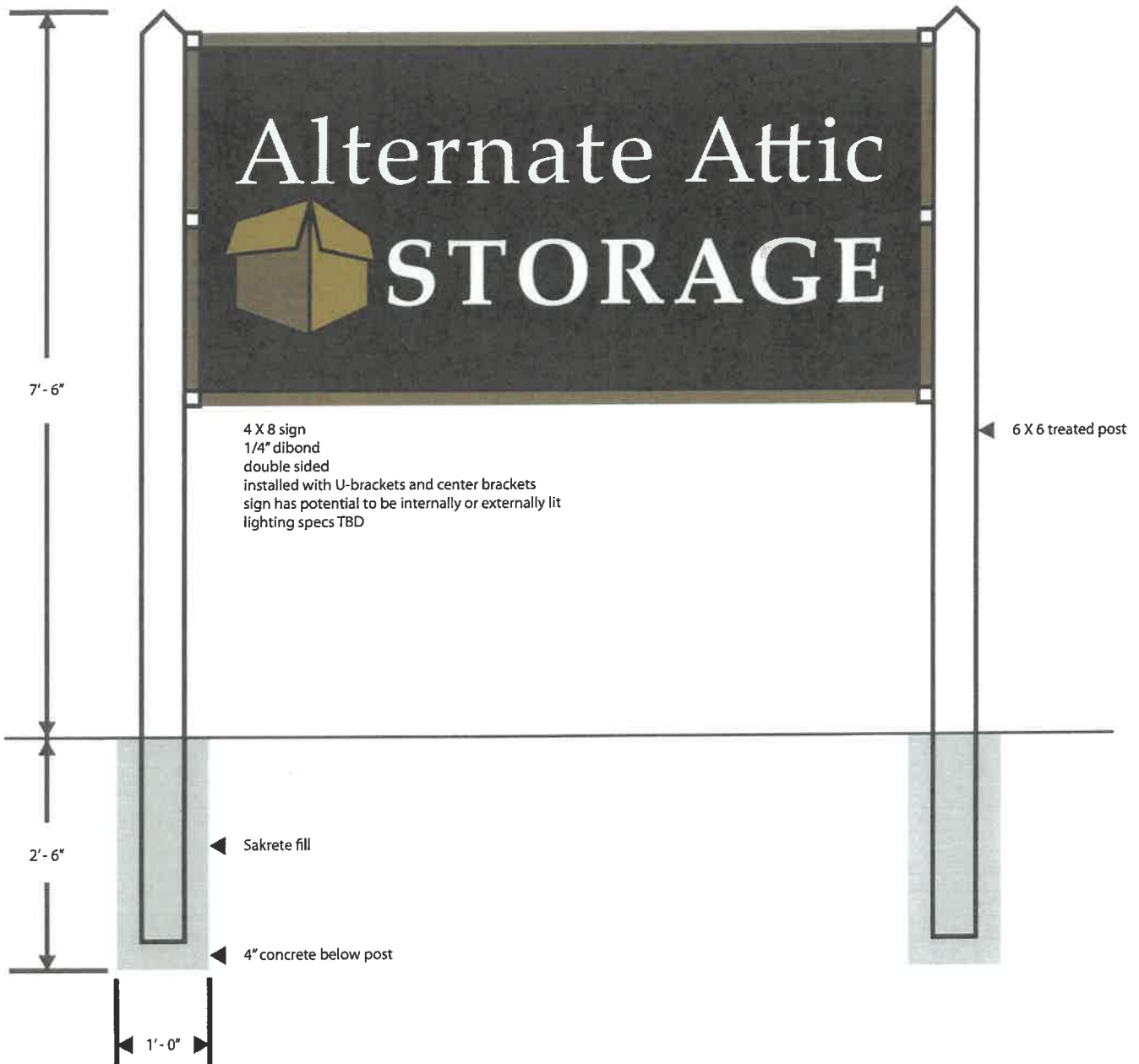
**Larry W. Clements**  
 Int. No. 210000000  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Zones: A1  
 Use: Single Family Residence

**Conrad Clements Biggs**  
 Int. No. 2001100552  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Pct. 0.0151, P. 528  
 Zones: A1  
 Use: Single Family Residence

**High Bridge Trails Family Camp Ground, LLC**  
 Int. No. 0600001156  
 P.B. 5, P. 291  
 Attn: Andy Ellington  
 3454 Gully Tavern Road  
 Phone: (434) 603-2016  
 E-mail: agellington@yahoo.com

**Notes:**  
 1. ALL LIGHTING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE.  
 2. BUFFER YARDS SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE.  
 3. OFF-STREET PARKING SHALL MEET THE REQUIREMENTS OF THE PRINCE EDWARD COUNTY ZONING ORDINANCE, SECTION 4-200.  
 4. NUMBER OF UNITS = 186 UNITS  
 5. TOTAL SPACES REQ'D = 4 SPACES  
 6. SPACES PROVIDED = 4 SPACES





**Alternate Attic Storage  
Tax Map No. 40-A-23**

**From:** Lokker, Brian P.E. (VDOT) <Brian.Lokker@VDOT.Virginia.gov>  
**Sent:** Tuesday, November 19, 2024 8:13 AM  
**To:** Andy Ellington  
**Cc:** Chip Coleman (ccoleman@maxeyassoc.com); Robert Love  
**Subject:** VDOT Evaluation - Site Development - SW Corner, Rt 460/Rt 735 (Pisgah Church)  
**Attachments:** Sht C3.0 - High Bridge Trails Family Camp Ground LLC-Final-Plan Set-R2-2020-0825-RE....pdf

Good morning, Andy. . . . My apologies for not getting this out yesterday. I was tied up.

It was pleasure meeting you on site at the subject property last on Friday, 11/8.

Based on our discussion, you are interested in developing the site as a mini warehouse (storage units). Your previous intent was to construct a campground. The Department had approved those plans on 9/17/20 (sheet C3.0 attached for reference only).

It is anticipated that the site will generate less then 50vpd (to be verified as part of the design). As such, VDOT Low Volume Commerical access points are acceptable. Stopping SD required; Access Mgmt spacing not applicable.

Please consider the following access constraints/Department expectations:

The intent is to limit direct access to Rt 460 from the site and channel exiting movements to the crossover for access to Rt 460 east and west.

**Rt 460**

- Provide for a right-in only ingress
- 12' width, 45' west radius (50' if camper/boat storage is permitted). No east radius.
- Locate the access to maximize the distance from the Rt 735 intersection.

**Rt 735**

- Provide for a left-out only egress
- 12' width, sufficient south radius to allow vehicles to manipulate the turn and not block to the roadway. No north radius.
- Verify stopping sight distance looking south
- Locate the access to maximize the distance from the Rt 460 along property frontage. Shift the access/internal drive further south from shown on the previously approved plans to allow vehicles/trailers to manipulate the turn and not block the roadway

**General**

- Limit offsite drainage into the r/w
- Provide for ditch line drainage/cross pipes; concrete required; size accordingly - 15" min

- Provide for entrance only and exit only signage at the access points. Install pavement markings (arrows) and internal signage/vehicle routing as appropriate to direct vehicles to the Rt 735 egress/Rt 460 crossover.
- Identify the number of storage units/SF and associated traffic volume on the plans. Use ITE Code 151.

Should you decide to move forward with the proposal, please provide one hard copy set of plans and electronic plans to the Department/PE County (R. Love cc'd) for review. VDOT will also review any concepts prior to moving forward with formal submission.

Let me know if you have any questions.

Brian



**Brian Lokker, P.E.**  
*Assistant Residency Administrator - Land Use*  
*Lynchburg District - Farmville Residency*  
Virginia Department of Transportation  
804-627-3241  
[brian.lokker@vdot.virginia.gov](mailto:brian.lokker@vdot.virginia.gov)





Please publish the following public hearing notice in **THE FARMVILLE HERALD** on **Wednesday, February 5, 2025** and **Friday, February 7, 2025**.

---



### NOTICE OF PUBLIC HEARING

The Prince Edward County Planning Commission will hold PUBLIC HEARINGS on Tuesday, February 18, 2025 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 by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial for the purpose of permitting a mini-warehouse by Special Use Permit. The property is identified as Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).
2. A Special Use Permit request by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

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 rezoning & special use permit applications 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

## Rezoning & SUP Request

Applicant: Anthony O. and Tracey M. Ellington

Tax Map: 040-A-23

### Schedule B

List of adjoining Property owners and mailing addresses for the property for Rezoning A1 to C1 and mini warehouse SUP.

| Parcel ID                          | Owner                                  | Address                                  | Note |
|------------------------------------|----------------------------------------|------------------------------------------|------|
| 040-4-1                            | TIMOTHY R. THARPE LLC                  | 1815 PRICE DRIVE<br>FARMVILLE, VA 23901  |      |
| 040-A-20                           | DOUGLAS SHIPMAN & SHELLY S FARLEY      | 563 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 040-A-23A                          | EVERETT & PATRICIA VAUGHN              | 637 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-5-1; 041-5-2                   | KAYTON PROPERTIES LLC                  | 233 N MAIN STREET FARMVILLE,<br>VA 23901 |      |
| 041-A-39                           | MICHAEL KENNARD & KELSEY RAE WADDELL   | 741 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-A-38                           | BRIAN J & KIRSTYN L LOKKER             | 765 RICES DEPOT ROAD RICE,<br>VA 23966   |      |
| 041-A-33                           | STEVEN C & MELISSA S WALLACE           | 138 PISGAH CHURCH ROAD<br>RICE, VA 23966 |      |
| 041-A-31                           | STARR W JR & JEANETTE M JONES          | 89 PISGAH CHURCH ROAD RICE,<br>VA 23966  |      |
| 041-3-A; 041-3-B; 041-4-A; 041-4-B | LARRY W CLEMENTS & CONNIE C BIGGS      | 108 PISGAH CHURCH ROAD<br>RICE, VA 23966 |      |
| 041-2-1B                           | CHRISTOPHER J & CONSTANCE W MOUNTCASEL | 271 LOCKETT ROAD RICE,<br>VA 23966       |      |
|                                    |                                        |                                          |      |
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PLANNING COMMISSION

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COUNTY OF PRINCE EDWARD, VIRGINIA

DIRECTOR OF PLANNING &  
COMMUNITY DEVELOPMENT

Robert Love, GISP

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

February 3, 2025

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Rezoning & Special Use Permit Request - Anthony O. & Tracey M. Ellington

The Prince Edward County Planning Commission will hold public hearings on Tuesday, **February 18, 2025** at 7:00 p.m. to receive citizen input on a request filed by Anthony O. & Tracey M. Ellington to amend the Prince Edward County Zoning Map and rezone approximately 6.82 +/- acres from A1, Agricultural Conservation to C1, General Commercial and for review of a Special Use Permit application filed by Anthony O. & Tracey M. Ellington for the purpose of establishment of a mini warehouse on Tax Map Parcel 040-A-23, located on the south side of US Route 460 (Prince Edward Highway) at its intersection with State Route 736 (Pisgah Church Road).

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

ANTHONY O. & TRACEY M. ELLINGTON  
SUP CONDITIONS  
Tax Map Parcel # 040-A-23

**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 amendment dated 01/14/2025 are hereby made part of these development conditions.
2. Final site plan approval for the facilities shall be submitted to the Prince Edward County Community Development Department for final review and approval pursuant to Appendix B of the Prince Edward County Code (Zoning Ordinance).
3. 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.
4. All buildings within the property shall be developed as a cohesive entity ensuring that building placement, architectural treatment, parking lot lighting, landscaping, trash disposal, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically.
5. 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.

**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. All facilities for the provision of potable water and sanitation and wastewater disposal systems and food preparation shall be approved by the appropriate local, state, or federal agency including but not limited to Virginia Department of Health, Virginia Departments of Environmental Quality, Environmental Protection Agency, etc.
8. Any development activities of a structural or land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statues and regulations.

**TRANSPORTATION**

9. All entrances to the sire shall be installed in accordance with and permitted by the Virginia Department of Transportation, as commercial entrances. Permit issuance for the improvements is subject to VDOT review of the site plan submission.

10. All internal roads used for public access shall be of compacted earth or have a minimum of a four (4) inch stone base and shall be paved with concrete, asphalt, or durable pervious paving material.
11. Adequate area shall be provided on site to accommodate parking of all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on any highway right-of-way, or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.

## **GENERAL**

12. The facility shall be subject to and comply with the development standards set forth in Prince Edward County Code (Zoning) Article III Section 3-100.9. - Commercial use types: mini-warehouses.
13. All exterior 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.
14. Outdoor storage of trash containers shall be situated at the rear of buildings and shall be appropriately screened.
15. Buffer and Screening of the site shall be in compliance with the Zoning Ordinance section 4-200.3 and Section 4-200.5 and Section 4-200.7. The Buffer Yard Type C Option 1 buffer specifications in combination existing vegetation shall be implemented along the High Bridge Trail State Park boundary. Preservation of existing woodland and vegetation, as permitted by Section 4-200.9 can be used along appropriate boundaries (south, possibly east). However, perimeter landscaping standards shall be required along the public right of way portion of the northern boundary.
16. A 25-foot buffer yard shall be required along the north, east, and south boundaries of the property and a 50-foot buffer yard shall be required on the west boundary along the High Bridge Trail.
17. No storage buildings shall be placed within any buffer yard.
18. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
19. 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.
20. 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.

## **ARTICLE III. - USE AND DESIGN STANDARDS**

### **Sec. 3-100.9. - Commercial use types.**

#### *Mini warehouses*

##### General standards:

1. The minimum lot size shall be one acre.
2. The minimum front yard setback shall be 30 feet.
3. No security fencing, security gate or other obstruction to vehicle access shall be permitted in the required front yard setback or in any buffer yard required pursuant to section 4-200.3.
4. All interior driveways shall be at least 26 feet wide when cubicles open onto one side only and at least 30 feet wide when cubicles open onto both sides to accommodate loading and unloading at individual cubicles. Adequate turning radiuses shall be provided, where appropriate, for a 30 foot long single unit truck or moving van. All driveways shall be surfaced pursuant to section 4-300.11.
5. No door openings for any cubicle shall be constructed facing any residentially zoned property.
6. The following uses shall be prohibited:
  - a. Auctions by tenants, commercial wholesale or retail sales or miscellaneous or garage sales.
  - b. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
  - c. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
  - d. The establishment of a transfer and storage business.
  - e. The storage of flammable, highly combustible, explosive or hazardous materials shall be prohibited.
7. Outdoor storage areas shall be used for the storage of motor vehicles, trailers, and recreational vehicles only. All outdoor storage areas shall be screened from adjoining properties by a ten-foot landscaped area consisting of small evergreen trees and evergreen shrubs.
8. Accommodations for a live-in manager shall be permitted.
9. Lighting shall be in accord with section 4-400.1.

### **Sec. 4-400.1. - Site lighting.**

All exterior site lighting fixtures shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties.

# Comprehensive Plan Open House

**JOIN US TO SHARE YOUR THOUGHTS!**

## Open House #1

**March 3, 2025  
6:00 - 8:00 p.m.**

Brief presentation at 6:00 p.m.

**Location:**

Moton Museum  
900 Griffin Blvd.  
Farmville, VA

**All are  
welcome!**

Drop in when you  
can and stay as long  
as you like!

## Open House #2

**March 4, 2025  
6:00 - 8:00 p.m.**

Brief presentation at 6:00 p.m.

**Location:**

Crawley Forum at  
Hampden Sydney College  
681 College Rd.  
Hampden-Sydney, VA



Scan me to share your  
feedback on the draft  
Plan, or visit <https://www.surveymonkey.com/r/Comprehensive-Plan-Comments>

### Got Questions?

Robert Love, Director of Planning  
and Community Development  
[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

