



**Prince Edward County Planning Commission
Meeting Minutes
February 18, 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	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 February 18, 2025 meeting to order at 7:00 p.m., established there was a quorum, gave the invocation and led the Pledge of Allegiance.

In Re: Approval of Minutes

Commissioner Peery made a motion, seconded by Commissioner Paige, to approve the meeting minutes from January 21, 2025; the motion carried:

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

In Re: Public Hearing – Rezoning A1 to C1 – Anthony Q. & Tracey M. Ellington

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a request by Anthony Q. & 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). Notice of this hearing was advertised according to law in the Wednesday, February 5, 2025 and Friday, February 7, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received an application request Anthony Q. & 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).

Mr. Love said he received no correspondence from anyone regarding this issue. He stated 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.

Commissioner Weiss asked for clarification that this public hearing is to rezone the property to C1 unconditionally so any uses by right or Special Use Permit would apply, or if the request to rezone is only for this one purpose. Mr. Love said the applicant is only asking for the rezoning [to establish a mini-warehouse].

Mr. Love stated that typically when a parcel is rezoned, other by-right uses could apply and be developed; in this case, it is for a mini-warehouse only by Special Use Permit but would lend itself to other commercial uses. Mr. Love said that through the site plan review, VDOT looked at it specifically for the mini-warehouse for the [specific] number of units, and that has been approved by VDOT at this point.

Commissioner Weiss asked that if the mini-warehouse project does not pan out, then other by-right uses could happen at this site, subject to administrative approval.

Mr. Love said that is correct, subject to site plan review, stormwater and ENS permit and building permit.

Commissioner Weiss then asked that, from the staff's point of view, it is okay to rezone it unconditionally and not limited to this purpose. Mr. Love said yes, there is a site across the road that will be a landscape business.

Commissioner Weiss then asked if there is a house on the site; Mr. Love said the property lines are drawn without the aerials from the State of Virginia, and that structure is [on the adjoining lot].

Commissioner Fuller asked if there is a telephone facility on the corner, and asked if that is part of the property. Mr. Ellington said that they were given an easement on that location years ago. Mr. Love said it will not affect the impact or grading.

Chairman Pregarman opened the public hearing.

Mr. Everett Vaughn said that he and his wife oppose the rezoning for the 186-storage unit facility. He said this addition to Rice would further industrialize the community and degrade the quality of life that current homeowners enjoy. He said that at present, Tharpe Trucking Company and a service station on either side of Rice Village. He said they hear truck beds slamming and coming through the Village, and they have a large trash problem at the convenience store service station. He said they do not believe that this proposal for 186-storage units, centered on the village, with the portion of residents having this in their backyard, will serve the best interest of the community. He said this doesn't say "Welcome to Rice Village" and is an industrial village losing its old charm to 186-storage units, fencing with barbed wire, all-night pollution and 24-[hour] access to its customers. He said the High Bridge Trail borders the proposed storage unit facility; even with a 25-foot buffer, we're sure it probably would not be appealing to visitors coming to Rice. He said that some of the big issues that are possible include noise, lighting, and traffic in and out 24-hours a day. He said there are at least five storage buildings within five to seven miles of the Rice area, and is not sure how this would be a necessity to Rice. He then said his property adjoins the back of this property and is concerned about his property value in the future. Mr. Vaughn said they are new to the Village, just two and a half years, having moved there because of the charm and safety, family oriented, and have invested time, money and

plan to renovate the stables and start a mini-farm. He said they will be subject to view of the metal buildings, wire fences, barbed wire, 24-hour lighting, and customers with 24-hour access. He asked Mr. and Mrs. Ellington if they would want this in their backyard, and is concerned about [the area] becoming an industrial park.

Commissioner Weiss asked if Mr. Vaughn is opposed to any rezoning of the site, for any use other than its current zoning. Mr. Vaughn said he is concerned about the rezoning because you never know what may come in there; he said there isn't a lot in Rice other than agriculture, and commercialization is going to take away from the village itself and turn into an industrial park.

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

Mr. Love said this parcel and the parcel across the road are currently in the Economic Enterprise Zone and is shown in the current 2014 Comprehensive Plan as the Rice development area. This has been identified by the County for about a decade of being an area where some commercialization could occur. He said he understands the concern and said Mr. Vaughn may not have been aware of that. Mr. Love said it is in the Comprehensive Plan and the IDA has this as an Enterprise Zone, and is meant to attract business.

Mrs. Vaughn asked if there are any plans for anything to go in there. Mr. Love said yes, right across the road will be a 100' x 100' building, landscape and pool installation company, with bins with earthen material such as rock, stone, dirt, and sand. He said that property was previously approved for up to 50 trucks on-site, a second Tharpe Trucking site that was never built. He said another site was to be a commercial campground that was never built.

Mr. Fuller asked that fencing will be around it for security; he asked what is planned for surface coating. Mr. Ellington said it would be millings to start with.

Chairman Pregaman stated this is for the rezoning of the parcel. He said if this proceeds, then the second public hearing would be for the Special Use Permit.

Commissioner Hart asked if it was zoned agriculture and approved for a campground, is that agriculture; Mr. Love said that was a special use permit. He said the reason the lot needs to be rezoned C1, Commercial, is that storage facilities are only allowed on a commercial or more intensive zoning district if issued a special use permit. Mr. Love said campgrounds are seen as recreational but are commercial in nature, so a special use permit is put on them.

Commissioner Weiss said this rezoning request is consistent with the Comprehensive Plan, and this parcel is in the Enterprise Zone. Mr. Love said that is correct.

Commissioner Weiss said C1 allows 60 or so uses by right, and about 35 uses by Special Use Permit. He said rezoning without conditions opens it up to about 100 different uses.

Commissioner Weiss made a motion, seconded by Commissioner Fuller, that the Planning Commission recommend approval of the request by Anthony Q. & 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, on the basis that it is consistent with the Comprehensive Plan and the Enterprise Zone; 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 Pregaman	
	Rhett Weiss	

In Re: Public Hearing – Special Use Permit, Anthony Q. & Tracey M. Ellington, Mini-Warehouse

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a Special Use Permit request by Anthony Q. & 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). Notice of this hearing was advertised according to law in the Wednesday, February 5, 2025 and Friday, February 7, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Love stated the County has received an application request by Anthony Q. & 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 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 Special Use Permit. 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 staff supplied a list of conditions; he added there were two engineering drawings from Maxey and Associates on mini-warehouses. He said once the applicant goes to bidding, it will be determined if it will be three buildings or four. The footprint of the gravel disturbed area is the same.

Mr. Love stated he just received a letter from DCR; they do not have an opposition to this but have a preference for the use of native species for screening purposes, such as Eastern Red Cedar or American Holly. This was shared with the applicant. Mr. Love said VDOT reviewed this proposed project and have no issue with it; they approve entrance from Route 460 and exit on the side road. Mr. Love said he added the development guidelines from the County Code.

Chairman Prengaman opened the public hearing.

Commissioner Peery asked if the entrance on Route 460 will have a turn lane; Mr. Love said there will not be a turn lane. He said this will be a right-turn in and a turn-lane or taper was not deemed necessary.

Commissioner Gilliam said there are problems coming from Route 307 and if someone is turning right after going under the old railroad trestle; he suggested entrance and exit on Pisgah Road and not put the entrance on Route 460.

Mr. Ellington said that when it was originally designed to be the campground, the entrance was to come off Pisgah Church Road. The new engineer saw it differently and stated it has plenty of sight distance. Mr. Ellington said the new engineer said he didn't want anyone exiting that way because he didn't want them to try to hit the median and go westbound. Some discussion followed.

Mr. Love said VDOT wanted to segregate incoming traffic from outgoing traffic to eliminate conflict points.

Commissioner Gilliam said there was a site plan at Route 307 which was a disaster, and has been fixed several times and still has issues.

Chairman Prengaman said as the Commission, they can add conditions regarding access and VDOT will have to go back to approve or deny them.

Commissioner Hart asked why VDOT is not allowing exit traffic to turn right onto Pisgah Church Road. It appears to be a required left turn on Pisgah Church Road to exit and get back on Route 460.

Mr. Love stated there is a long-standing truck prohibition on Pisgah Church Road; Commissioner Gilliam said that is for big trucks. Discussion followed.

Commissioner Hart asked if the fencing will be inside the natural screening; Mr. Ellington said it will be inside, adding that they will not disturb any natural growth that is there currently.

Mr. Ellington stated that originally, he planned for four buildings; he said the contractor recommended three buildings for cost purposes. He said the goal is to start with one building and when that is 80% full, build the next building, and then the third. He said the fencing will not be complete until the very end of the project. He said the lighting on the side of the buildings and the pole lighting will be to reduce light pollution as much as possible; he said there will also be a very sophisticated security system in place.

Chairman Prengaman asked if the gate is going to be the only access with a code to enter; Mr. Ellington said anyone will be able to drive in until they get to the final stage.

Commissioner Weiss asked if Mr. Ellington would be agreeable to put the ingress and egress on Pisgah Church Road, because of safety issues. He said he drove by a few times to see if there would be any issues. Mr. Ellington said it would likely save money as there wouldn't be two entrances and was agreeable.

Commissioner Hart said there is another storage facility on Route 460 closer to town, and there have been a few accidents due to there being no deceleration lanes. Mr. Ellington said that area is more dangerous and there are more accidents closer to the entrance to the church.

Chairman Prengaman said that in order for the Special Use Permit to come to the Planning Commission, it had to be approved by VDOT first. He said any changes would have to go back to VDOT before the Planning Commission can review it. He suggested tabling the issue and send it back to VDOT for their consideration. He said there is a potential challenge with ingress.

Commissioner Weiss said there may be an alternative, to put in the motion that would require VDOT to review and approve this alternative ingress and egress. Discussion followed.

Commissioner Gilliam said this site plan was done by Maxey and Associates; he said the site plan needs to be changed or an option added to it regarding Pisgah Church Road, and then the highway department has to agree to that. He said that this has been presented to them and they approved it. Mr. Love said he had Mr. Ellington contact VDOT prior to going to Maxey to design the site; this was designed based on the letter from Brian Lokker. Mr. Love then said that VDOT designed and met with the engineer before this concept was developed; he said because of the rezoning required VDOT to evaluate traffic based on trips. Discussion followed.

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

Commissioner Gilliam made a motion, seconded by Commissioner Weiss, to table this issue of the Special Use Permit request by Anthony Q. & Tracey M. Ellington for the purpose of establishment of a mini warehouse facility for 30 days, with the pretense to speak to VDOT for consideration of what was discussed regarding the entrance and exit on Pisgah Church Road.

Commissioner Hart questioned if the Planning Commission would deny the project if VDOT does not want to change the site plan, and if not, asked why they are voting on a delay.

Chairman Prengaman questioned Mr. Ellington about the approval from VDOT with the ingress and egress. Mr. Ellington stated that the site plan has already in blueprint and drawn on the Pisgah Church Road entrance. Mr. Ellington said VDOT did not like the traffic on Pisgah Church Road, the radius turning in and out. Discussion followed.

Commissioner Fuller made a substitute motion, seconded by Commissioner Hart, with approval of the Special Use Permit request by Anthony Q. & 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 recommendation that VDOT review the ingress and egress prior to this going to the Board of Supervisors, and 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	
	Rhett Weiss	

**ANTHONY Q. & TRACEY M. ELLINGTON
SPECIAL USE PERMIT 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 statutes and regulations.

TRANSPORTATION

9. All entrances to the site 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.

In Re: Review of Supervisors Actions

Mr. Love stated that due to inclement weather, the Board of Supervisors meeting was cancelled. All of the public hearings will be moved to the March agenda. He said there is still correspondence coming in regarding the solar sites.

In Re: Old Business

Mr. Love said that Mrs. Sandlin resigned after the last Planning Commission meeting; we will recognize her for her service at a future meeting.

New Business

Mr. Love stated he expects CEP Solar to hold two community meetings in the Green Bay and Meherrin areas. They are waiting on VDOT review for access. On the Wilkerson site, which is Strata, should be before the Planning Commission in the next 30 days.

Mr. Love stated the next meetings scheduled are Open House meetings for the Comprehensive Plan; the first is March 3 and the second is March 4. He said these are the last step prior to bringing the draft to the Planning Commission for a public hearing which may happen in May or June.

Chairman Pengaman declared the meeting adjourned at 8:08 p.m.

Next Meeting: March 18, 2025