

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: Louis Huddleston
Applicant's Address: 3882 Back Hampton Sydney Road, Farmville, VA, 23901
Applicant's Telephone Number: (434) 547-3547

Present Land Use: Ag - existing vacant building

Legal Description of Property with Deed Book and Page No. or Instrument No. 202601212

Tax Map # 092-A-4B Acreage: 2
Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See attachment

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

Height of Principal Building (s): Feet 5,000 sq Stories 1 story

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

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

Signature of Applicant (if not property owner) _____ Date _____

PROPERTY OWNER(S) STATEMENT:

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

Louis Huddleston 7/17/26
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 \$50.00 Fee Received by RM Love Date 7/17/2026

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

Browse & Buy @ Bayberry Lane LLC

Timeless Finds. Every Visit.

Browse & Buy @ Bayberry Lane LLC respectfully requests approval of a Special Use Permit to operate an antique shop/retail marketplace located at 27 Bayberry Lane in Prince Edward County, Virginia. The business will provide a clean, safe, family-friendly retail environment where local vendors, artisans, collectors, and small businesses lease display space.

Browse & Buy @ Bayberry Lane LLC's currently proposed hours of operation are as follows:

Wednesday: 2:00 PM – 6:00 PM

Thursday: 2:00 PM – 6:00 PM

Friday: 8:00 AM – 8:00 PM

Saturday: 8:00 AM – 8:00 PM

Sunday: 12:00 PM – 4:00 PM

It will be closed to the public Monday and Tuesday except for normal daytime stocking, cleaning, maintenance, and inventory activities.

Browse & Buy will market antiques, vintage and collectible items, furniture, home décor, handmade crafts, local artwork, books, toys, clothing, jewelry, seasonal decorations, household goods, estate sale merchandise, tools, gifts, and other lawful retail merchandise.

Browse & Buy will prohibit the sale of firearms or ammunition; tobacco or vaping products; alcoholic beverages; illegal drugs or paraphernalia; fireworks or explosives; pornographic or obscene materials; counterfeit or stolen merchandise; hazardous materials; live animals; or any item prohibited by law. Unsafe, moldy, excessively damaged, or foul-smelling merchandise will also not be accepted by management for sale at the site.

The business will operate entirely within the existing building. No manufacturing or industrial activities are proposed. Vendors will lease booths and management will ensure booths remain clean, organized, and attractive. Customer parking will be provided on site. Traffic, noise, lighting, and other impacts are expected to be similar to the retail establishment that was at the location prior. The exterior will maintain the 4 security lights (2 front and 2 back) and motion detection lights on each corner.

The proposed use is compatible with surrounding properties and makes productive use of an existing commercial building without changing the footprint of the property. The business will support local entrepreneurs, create an attractive shopping destination, encourage local commerce, and provide additional retail opportunities with minimal impact on neighboring properties or public infrastructure.

The property's location along the U.S. Route 15 corridor between Farmville and Keysville makes it well suited for a destination retail business. Browse & Buy @ Bayberry Lane LLC is expected to serve local residents, visitors, and travelers while supporting local artisans, collectors, and small business owners. The business will contribute to the local tax base and promote economic activity while making productive use of an existing property without creating significant impacts on surrounding properties or public services.

Browse & Buy @ Bayberry Lane LLC is committed to maintaining a clean, attractive, and professionally managed business that operates in compliance with all applicable laws and regulations. We respectfully request approval of this Special Use Permit and look forward to serving Prince Edward County by providing a welcoming shopping destination where customers can experience 'Timeless Finds. Every Visit.'

VDOT Acceptance - SUP - Antique/Retail Shop - 27 Bayberry Lane, Farmville (off of Rt 15)

2 messages

Lokker, Brian P.E. (VDOT) <Brian.Lokker@vdot.virginia.gov>

Tue, Jul 14, 2026 at 9:54 AM

To: Louis Huddleston <leehuddleston86@gmail.com>

Cc: Robert Love <rlove@co.prince-edward.va.us>, "Edwards, Charles D. (VDOT)" <CharlesD.Edwards@vdot.virginia.gov>, "Frederick, Scott (VDOT)" <Scott.Frederick@vdot.virginia.gov>

My apologies Lee.... I assumed an acting role. This one fell off my radar until after driving by the site yesterday.

The existing access to the subject site is adequate for the intended business use. No access improvements are necessary.

The proposed use is consistent with the site's previous use.

Let me know of any further questions.

Brian

Brian Lokker, P.E.

*Acting Assistant Resident Engineer
Lynchburg District – Halifax Residency
Virginia Department of Transportation
804-627-3241
brian.lokker@vdot.virginia.gov*



From: Louis Huddleston <leehuddleston86@gmail.com>
Sent: Tuesday, July 14, 2026 9:20 AM
To: Lokker, Brian P.E. (VDOT) <brian.lokker@vdot.virginia.gov>
Subject: Re: Special Use Permit

Good morning Mr. Lokker.

Just wanted to see if you needed any additional information from me on the Bayberry Address?

Lee Huddleston

On Thu, Jul 2, 2026 at 3:37 PM Louis Huddleston <leehuddleston86@gmail.com> wrote:
Good afternoon Mr. Lokker.

Per our conversation, the special use permit will be for an "antique shop/retail market place". It will be a vendor style location, where local artisans, collectors and small businesses can lease space to sell their items. It was formerly used as the "Farmville Antiques Craft & More Mall". Should you need any additional information, feel free to reach out. Have a safe fourth!

Lee Huddleston

On Wed, Jul 1, 2026 at 4:30 PM Louis Huddleston <leehuddleston86@gmail.com> wrote:

Good afternoon Mr. Lokker.

I am completing a special use permit on a property I just bought and was given your name from the county to have you "inspect" the entrance to the property. I was told to email you and let you know that I will be seeking a special use permit for an antique/retail shop. The address is 27 Bayberry Lane, Farmville, VA, 23901.

Should you need any additional information, please feel free to reach out.

Louis Lee Huddleston
434-547-3547

Louis Huddleston <leehuddleston86@gmail.com> Tue, Jul 14, 2026 at 9:55 AM
To: "Lokker, Brian P.E. (VDOT)" <Brian.Lokker@vdot.virginia.gov>

Awesome. Thanks Mr. Lokker.

[Quoted text hidden]

Custom Vinyl Banners

Size

(20 x 5) FT (width x height)

Front Image



Coming Soon Banners

Size

(20 x 5) FT (width x height)

Front Image



BIB

BROWSE
&
BUY

@

BAYBERRY LANE
LLC

• ANTIQUES • VENDORS • MERCHANDISE •

TIMELESS FINDS. EVERY VISIT.

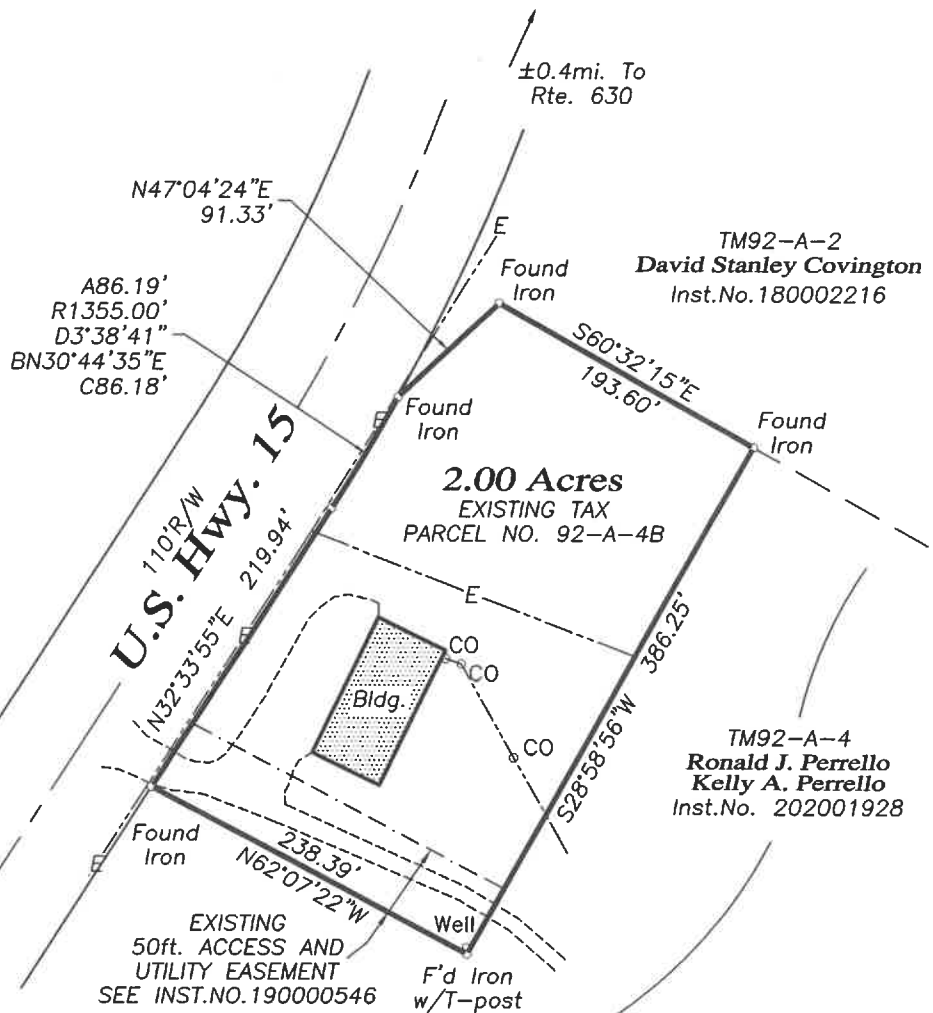


Maxey & Associates, P.C.

P.O. BOX 90 FARMVILLE VIRGINIA 23901

TEL: 434-392-8827

Grid North



Legend:

CO=Sewer Clean-out
E = Overhead Electric Line(s)

Notes:

1. Tax Map Parcel No. 92-A-4B.
2. This plat has been prepared without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
3. This plat is based on a current field survey.



To all parties interested in title to premises surveyed; This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.

SCALE: 1in.=100ft. DATE: June 19, 2026 ACREAGE: 2.00 Acres
REQUESTED BY: Browse and Buy @ Bayberry Lane LLC
OWNER(S): JSDW Holding Company, LLC
Inst.No. 190000546

LOCATED IN: **Hampden District, Prince Edward County, Virginia**
PURPOSE: To delineate the boundaries and show improvements on subject property being known as Tax Parcel No. 92-A-4B.

26S0088
FB1269-04

