

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
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

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: Stephen Harris

Applicant's Address: 530 Bishop Creek Rd, Farmville VA 23901

Applicant's Telephone Number: (434) 408 3166

Present Land Use: Vacant Commercial Property

Legal Description of Property with Deed Book and Page No. or Instrument No. BOOK-1600 Page-1044

Tax Map # 022A-1-23 022A-1-2022 022A-1-2021 Acreage: 4.11

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

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

Height of Principal Building (s): Feet 23 FT Stories one

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)

07/02/2026
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.

Signature of Property Owner(s)

7/7/26
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 RHC

Date 7/20/2026

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

Project Narrative

My name is Stephen Harris, and I am the owner of Steve's Sporting Goods LLC. Since opening the business, my goal has been to build a business that serves the people of Farmville, Prince Edward County, and the surrounding communities. During this year we have seen strong growth for our new business, and this move represents the next step in that journey. Leasing this larger facility will allow us to expand our operations, create additional jobs, and better serve our customers while bringing a currently vacant commercial building back into productive use.

Steve's Sporting Goods LLC is proposing to relocate its business into the existing commercial building located at **3176 W. Third Street, Farmville, VA 23901**, in Prince Edward County. The building is an existing commercial structure, and we are not proposing any changes to its footprint. The project primarily consists of interior renovations needed to support our business while making use of the existing building.

Steve's Sporting Goods LLC operates as a licensed sporting goods retailer and pawn business. We buy, sell, and pawn a wide variety of merchandise, including sporting goods, firearms and accessories (in accordance with all applicable federal, state, and local laws), hunting and fishing equipment, tools, electronics, jewelry, precious metals, and other general merchandise.

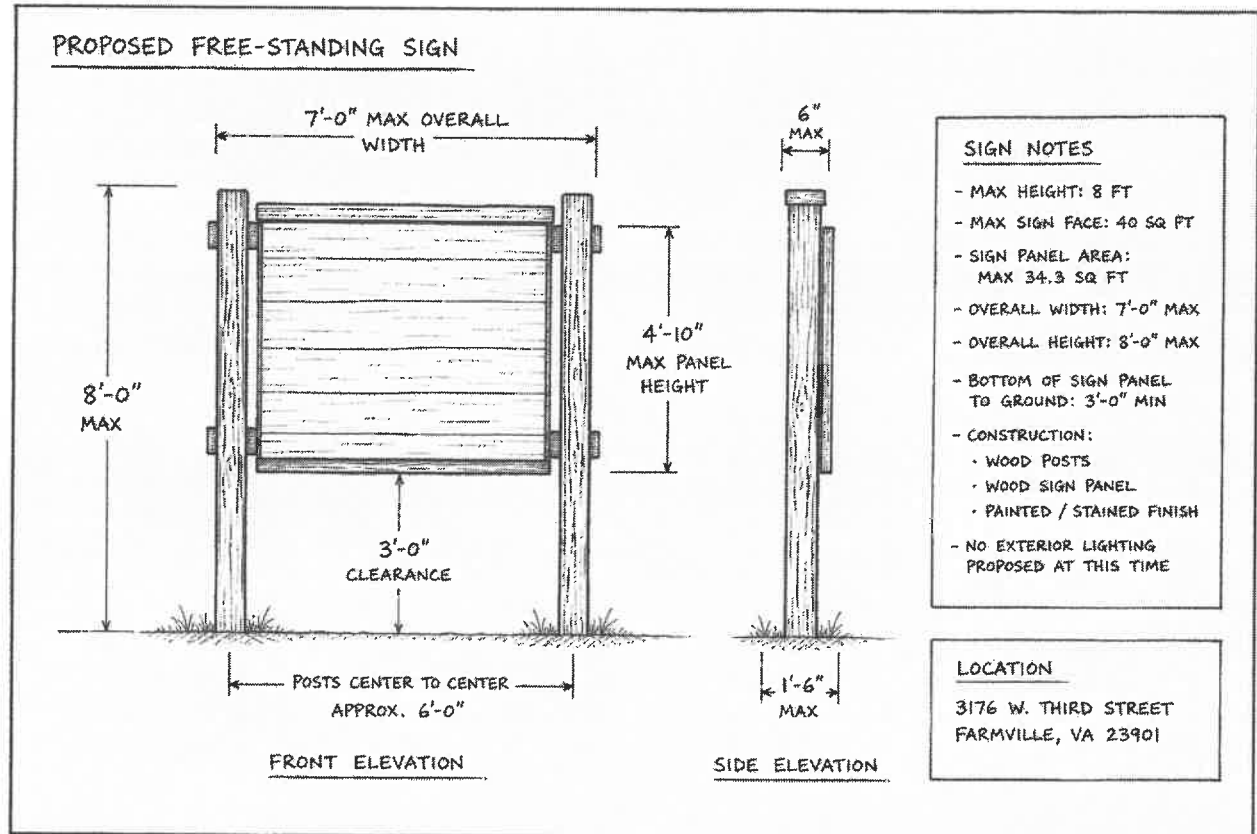
The additional space will provide room for a better structured retail showroom, expanded warehouse storage, increased inventory capacity, and a more efficient layout for our growing online sales operation. The warehouse space will allow us to better organize inventory, improve shipping and receiving, and continue expanding our online business while maintaining the hometown service our customers have come to expect.

Steve's Sporting Goods LLC currently employs three (3) people. We expect to expand our staff to approximately six (6) to nine (9) employees within the first year at this location. As the business continues to grow, our long-term goal is to build a team of more than twenty employees, including dedicated retail staff, a receiving and shipping department, an in-house accounting team, and additional personnel to support both the sporting goods and pawn operations. We are committed to creating stable, long-term jobs while continuing to invest in our local economy.

The most important part of any business is its people. We've always believed in treating every customer like a neighbor, not a number, and that's something that will never change. Around here, a handshake still means something, your word matters, and people remember how you treat them long after they've left the store. That's the kind of business we're working to build.

To me, a pawnshop is more than a place to buy and sell merchandise. It's a place where people can come when they need a little help, where honest deals are made, and where money stays moving through the local community. Some customers are looking for a great deal, while others simply need a little extra cash to get through a difficult time. Being able to help in both situations is one of the reasons I love this business. As we continue to grow, one of my long-term goals is to lower our pawn interest rates as much as responsibly possible so we can provide even greater value to the people who have supported us from the beginning.

We appreciate the opportunity to lease and operate from this property and help return a vacant commercial building to active use. Steve's Sporting Goods LLC will continue to operate in full compliance with all applicable county requirements, zoning regulations, building codes, and all state and federal licensing requirements governing sporting goods sales and pawn operations. More importantly, we will continue striving to be the kind of hometown business our community is proud to support for years to come.



The only proposed changes to the property would be putting our sign at the road, there is no exterior lighting - attached is a site plan reflecting location of the sign, included above will be the plans for the sign itself.

From: Edwards, Charles D. (VDOT) <CharlesD.Edwards@VDOT.Virginia.gov>
Sent: Thursday, July 16, 2026 3:08 PM
To: Lokker, Brian P.E. (VDOT); Stephen
Cc: Frederick, Scott (VDOT); Robert Love
Subject: Re: VDOT Review - SUP - Steve's Sporting Goods - 3176 west third st

After taking a look at the site during a field visit, VDOT has no issue with the proposed project, as outlined in the attached narrative, utilizing the existing access as it currently stands.



C. Daryl Edwards
Permits Manager / Farmville Residency
Virginia Department of Transportation
434-505-3439
charlesd.edwards@vdot.virginia.gov

From: Lokker, Brian P.E. (VDOT) <Brian.Lokker@VDOT.Virginia.gov>
Sent: Thursday, July 16, 2026 8:35 AM
To: Stephen <steveessportinggoodsllc@gmail.com>
Cc: Edwards, Charles D. (VDOT) <CharlesD.Edwards@VDOT.Virginia.gov>; Frederick, Scott (VDOT) <Scott.Frederick@vdot.virginia.gov>; Robert Love <rlove@co.prince-edward.va.us>
Subject: VDOT Review - SUP - Steve's Sporting Goods - 3176 west third st

Good moring, Steve. Good talking with you earlier.... Receipt of the attachments acknowledged.

By copy of this email, Charles Edwards (DD) or Scott Frederick will follow up on behalf of VDOT as I've assumed a role outside of the Farmville residency.

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: Stephen <steveessportinggoodsllc@gmail.com>
Sent: Wednesday, July 15, 2026 12:09 PM
To: Lokker, Brian P.E. (VDOT) <brian.lokker@vdot.virginia.gov>
Subject: Steve's Sporting Goods - 3176 west third st

Attached will be my project narrative and my application for the special use permit written up for the county



Stephen Harris (Steve)
Steves Sporting Goods and Pawn
710 N Main St, Farmville VA 23901
(434) 838 2099

"A good name is rather to be chosen than great riches, and loving favour rather than silver and gold." – Proverbs 22:1



-W- WATER LINE (Potable water)
 -R- RIVER OR CREEK LINE
 -G- GAS LINE (Natural gas, oil, etc.)
 -SD- STORM DRAIN LINE

-OH- OVER-HANGING POWER LINE
 -X- FENCE LINE
 -E- ELECTRIC LINE (Electric power)
 -SS- SEWER LINE (Sanitary sewers)

POINT OBJECTS LEGEND

DS	DOWN SPOUT
EP	ELECTRICITY PANEL
AC	AIR CONDITION UNIT
GM	GAS METER

BRIGATION PANEL
SANITARY SEWER MAINHOLE
LIGHT POLE
WATER METER

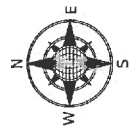
SITE PLAN

ADDRESS: 3115 W 3RD ST.
FARMVILLE, VA 23901, USA
PARCEL ID (APN) 022A 1 22
OWNER: LLEWELLYN ROBERT W
YEAR BUILT:

LOCALITY: FARMVILLE
COUNTY: PRINCE EDWARD
PROPERTY AREA: 1.4359 ACRES
62723.0 SQ
WIDTH: 275 FT
PROPERTY HEIGHT: 412.9 FT
ZONING: COMMERCIAL
LATITUDE: 37.216355516
LONGITUDE: -78.643215411
FLOODZONE:
FLOODZONE SUBTYPE:

inQ
INTELLIGENT COPILOT
www.inQ.ai

3176 W 3RD ST.
FARMVILLE, VA 23901, USA



14-00000

PROPERTY LINE _____

SETBACK LINE _____

REPLEVISION LINE _____

EXISTING ROOF LINE _____

DRIVEWAY _____

NUDGE LINE _____

LAWN MATCH _____

PODS MATCH $\times 43$

UNDERDECK MATCH _____

FLOOR PLAN WALL MATCH _____