



PLANNING COMMISSION MEETING AGENDA

Tuesday, August 18, 2026

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 August 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 HEARING:** The Commission will receive public input prior to considering the following:
    - a. A Special Use Permit request filed by Louis Huddleston for a proposal to operate an antique and retail store at 27 Bayberry Lane, Farmville VA. on a 2.00 +/- acre parcel of land denoted as Tax Map Parcel 092-A-4B, located on the east side of Farmville Road (US Hwy 15), at its intersection with Bayberry Lane, which is zoned A1, Agricultural Conservation. 9
    - b. A Special Use Permit request filed by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop at 3176 West Third Street, Farmville VA. on parcels of land denoted as Tax Map Parcels 022A-1-21, 022A-1-22, & 022A-1-23, located on the north side of West Third Street (Business US 15/460), 0.25 mile from its intersection with Fairgrounds Road (State Route 695), which is zoned C1, General Commercial. 25
  7. Review of Supervisors Actions
  8. Old Business
  9. New Business
  10. Next Meetings:  
Hit Park Data Center Project Informational Meeting: Thursday, August 27, 2026 at 6-8 pm – See Flyer  
Regular Meeting: Tuesday, September 15, 2026 at 7:00 p.m.
  11. Adjournment





**Planning Commission  
Agenda Summary**

**Meeting Date:** August 18, 2026  
**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:**  
June 16, 2026 Draft Planning Commission meeting minutes

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

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

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



**Prince Edward County Planning Commission  
Meeting Minutes  
June 16, 2026  
7:00 pm**

Members Present: Ken Copeland Brad Fuller  
Llew W. Gilliam, Jr. David Hart  
Whitfield M. Paige John "Jack" W. Peery, Jr.  
John Prengaman

Absent: John H. Hogan, 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 June 16, 2026 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 April 23, 2026; the motion carried:

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

**In Re: Public Hearing – Special Use Permit – Brandon A. Lawson, Auto Detailing Facility**

This was the date and time scheduled to receive citizen input prior to considering a request filed by Brandon A. Lawson for the proposal to operate an auto detailing facility on a 1.46+/- acre parcel of land, denoted as Tax Map Parcel 018-A-63, with an address of 32 Ferguson Road, Prospect, VA, located on the west side of Ferguson Road (State Route 687), near its intersection with Peaks Road (State Route 626), which is zoned A1, Agricultural Conservation. Notice of this hearing was advertised according to law in the Wednesday, June 3, 2026 and Wednesday, June 10, 2026 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received a revised application request by Brandon A. Lawson for a proposal to operate an auto detailing facility on a 1.46 +/- acre parcel of land, denoted as Tax Map Parcel 018-A-63, with an address of 32

Ferguson Road, Prospect, VA, located on the west side of Ferguson Road (State Route 687), near its intersection with Peaks Road (State Route 626), which is zoned A1, Agricultural Conservation. The list of adjoining property owners and the sample letter sent to each was presented to the Planning Commission members and posted on the County's website. The staff prepared Potential Conditions, also presented to the Planning Commission members and posted to the County's website.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts on surrounding properties as far as traffic and noise.

Mr. Love said this operation will be done in an existing single-bay garage. He said no one contacted him for more information or with questions. He said the applicant's proposed signage meets the sign ordinance for the A1 District, and VDOT inspected the driveway and had no issues.

Mr. Lawson stated he has been detailing automobiles for over 15 years, and added a request that the hours of operation include the weekend, from 7:30 a.m. to 4:30 p.m.

Commissioner Peery asked if the sign will be lit. Mr. Lawson said he will have solar lighting on the sign at night.

Commissioner Fuller asked if Mr. Lawson will pick up cars and bring them to the operation or if people will drop them off. Mr. Lawson said both would be done at the customer's discretion.

Commissioner Hart asked what type of noise will come from the business. Mr. Lawson said the garage has full electricity, lighting, and the most that would be heard is a vacuum and a carpet extractor. He added that the work will be done in the shop.

Commissioner Gilliam asked how large of a vehicle he plans to work on. Mr. Lawson said he can go as large as the customer has; he said so far, he has done 350s and 650s [trucks], but he has not yet done campers or RVs.

Chairman Prengaman opened the public hearing.

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

Chairman Prengaman stated he drove by the location and said it looks good, has a detached garage and space to drive in the lot. He said it looks clean; VDOT approved the driveway. He said this will be an asset to the county.

Commissioner Hart asked why there would be a restriction to the hours as there would be no noise generated. Mr. Love said normally, hours of operation are included in the Conditions.

Commissioner Gilliam asked if there are neighbors close-by. Mr. Lawson said his closest neighbor is through a wood line and another is across the street; he said he has never had any complaints from the neighbors. Mr. Lawson said he is always considerate of the neighbors and follows the County noise ordinance.

Commissioner Peery asked how many vehicles can be completed in a day. Mr. Lawson said it depends on what the customer wants, such as wash, wax, and interior detailing and the condition of the vehicle, but normally, about three vehicles can be completed in a day.

Chairman Prengaman reviewed the proffered conditions, and called for removal of Condition #11, Hours of operation.

Commissioner Fuller made a motion, seconded by Commissioner Peery, to recommend approval of the Special Use Permit request by Brandon A. Lawson for the proposal to operate an auto detailing facility with the following conditions, amended to remove the Condition regarding "Hours of Operation"; the motion carried:

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

Nay: (None)

**Special Use Permit – Brandon A. Lawson  
Tax Parcel Map #: 018-A-63  
CONDITIONS (As Amended by the Planning Commission)**

**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 5/29/2026 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
3. All 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.
4. 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**

5. 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.
6. All facilities for the provision of potable water and sanitation and wastewater disposal systems 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.
7. 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**

8. All entrance permits must be authorized by the Virginia Department of Transportation.
9. 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.

10. 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**

11. 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.
12. Storage of vehicles and any trash containers shall be screened per Prince Edward Zoning Ordinance, Section 4-200.15.
13. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
14. 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.
15. 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 the Board of Supervisors approved the New Energy Equity, LLC [Prince Edward Solar 2, LLC] solar site on Llama Road and the siting agreement. He said the Board modified the template [for future solar projects], changing the decommissioning module, which is now set at 200% of the project value. He said that will be included the next solar application.

Mr. Love said the Board repealed, re-ordained and recodified the Erosion, Sediment Control and Stormwater Ordinances. He said the Board updated everything to the State model template which brings the County up to date to today's *Code of Virginia*.

#### **In Re: Old Business**

(None)

#### **New Business**

Mr. Love said Mr. Stanley and he have been researching data centers. He said there has been a lot of interest in data centers and the HIT Park. He said he has received no documentation and has had no correspondence with AVAIO. He said he has also never signed a Non-Disclosure Agreement (NDA). He said that project has not been designed, a scoping meeting has not been held, [inaudible] to advise any engineer of what they are looking at or what it will look like. Mr. Love said that [he and Mr. Stanley] are looking at counties across the Commonwealth; a lot of counties are having a lot of applications. Mecklenburg has a lot of [data] centers and staff is looking at the other counties' rules, much like staff did with 5 Pillar Meats that was placed in the Industrial Park. He said they are looking at guidelines, minimum standards, and best management practices. He said they will be crafting a document to bring to the Planning Commission to provide input in the future.

Mr. Stanley said there are concerns of generator noise, HVAC system noise, and that [data centers] will take all the groundwater. He said that if the County will spend \$5 - \$7 million to extend the water and sewer lines and put up a water tank, they should be using public water. He said things can be restricted, such as ground water [use], noise, and other items that can be addressed that others are addressing as well.

Mr. Love said that most of the templates he uses specify full cut-off fixtures; he said that can be included as a supplemental condition in the ordinance.

Mr. Love then said that as of today, staff is looking at supplemental regulations for dispensaries. He said that effective today, there is a budget amendment approved for recreational marijuana, and retail sales will begin July 1, 2027. He said there have been a few cold calls previously asking where dispensaries would be allowed in Prince Edward County. He said right now, they are not defined, and can only be classified as retail stores. Most localities do define dispensaries and have regulations. The budget amendment will allow for a local 1% - 3.5% local tax, much like a cigarette or alcohol tax.

Mr. Stanley said that most likely they will be in the Town of Farmville, like the vape stores, but if you look at the language, there will only be approximately 360 [dispensaries] statewide, so they will be spread out. There may be one in the County, so we have to be prepared for it.

Mr. Love said work will continue on the data center regulations first, but dispensaries will need to be defined. He said the growing of an agricultural crop is a right-to-farm sort of thing; staff will look at the retail side and the industrial side, with refining and taking of oils. He said he is sure other localities are working to craft their regulations.

Commissioner Peery asked for clarification that there has been no formal application for a data center. Mr. Love stated that there hasn't been an actual conversation with anyone on an application.

Mr. Stanley said the IDA has a purchase and sale agreement and a master agreement with AVAIO, which is a data center development company that has a site in Appomattox, a site here, and one in Caroline County. He said that they develop the site and then lease the space to a bank or hyper-scale user like Amazon, or whomever will lease the space. He said the IDA has had the conversations, and Mr. Weiss is a consultant for the County IDA for the project. He said the County is looking at upgrading Persimmon Tree Fork Road, designing water and sewer extensions [to the HIT Park], but as far as a site plan showing buildings, they are not at that point yet.

Mr. Love said in the summer of 2020, that park was rezoned Commercial and the County defined data centers and put it as a by-right in a Commercial zone.

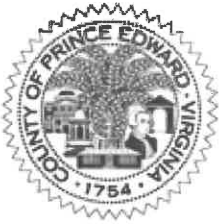
Mr. Love then said there may be several applications coming for various projects, but nothing at this point for the July Planning Commission meeting.

Commissioner Copeland asked about the progress on the [cell] tower. Mr. Love said that the zoning and building permits have been issued; he said they are on schedule.

Mr. Stanley then stated that at the end of July, he and Mr. Love are going to the Virginia Planning Association's Annual Conference in Danville, and will be receiving an award for the Prince Edward 2045 Comprehensive Plan. He said it will be recognized because of the efforts made to reach out to include the college students at Hampden-Sydney College and Longwood University; he said they will be speaking about it during a session.

Chairman Prengaman declared the meeting adjourned at 7:23 p.m.

**Next Meeting: Tuesday, July 21, 2026**



## Planning Commission Agenda Summary

**Meeting Date:** August 18, 2026  
**Item No.:** 6-a  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love/Doug Stanley  
**Agenda Item:** Public Hearing - Special Use Permit – Louis Huddleston

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### Summary:

The County has received a Special Use Permit request by Louis Huddleston for a proposal to operate an antique and retail store at 27 Bayberry Lane, Farmville VA. on a 2.00 +/- acre parcel of land denoted as Tax Map Parcel 092-A-4B, located on the east side of Farmville Road (US Hwy 15), at its intersection with Bayberry Lane, which is zoned A1, Agricultural Conservation.

The public hearing notice was published in the August 5, 2026 and August 12, 2026 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 the staff prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts on surrounding properties 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

### Recommended Motions:

I move that the Planning Commission recommend approval of the Special Use Permit request by Louis Huddleston for a proposal to operate an antique and retail store with the following conditions:  
(list of conditions)

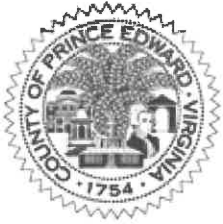
OR

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

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Guilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

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



## Planning Commission Agenda Summary

I move that the Planning Commission recommend denial of the Special Use Permit request by Louis Huddleston for a proposal to operate an antique and retail store to the following:  
(list reasons)

**OR**

I move that the Planning Commission table Special Use Permit request by Louis Huddleston for a proposal to operate an antique and retail store until the next meeting in order to:  
(list reasons)

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

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Guilliam \_\_\_\_\_

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  
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: Louis Huddleston  
Applicant's Address: 3882 Back Hampton Sydney Road, Farmville, VA, 23901  
Applicant's Telephone Number: (434) 541-3547

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  
Signature of Property Owner(s)

7/17/26  
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 500.00 \$300.00

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

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**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.

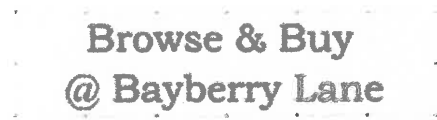
[Quoted text hidden]

## Custom Vinyl Banners

### Size

(20 x 5) FT (width x height)

### Front Image

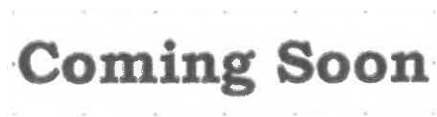


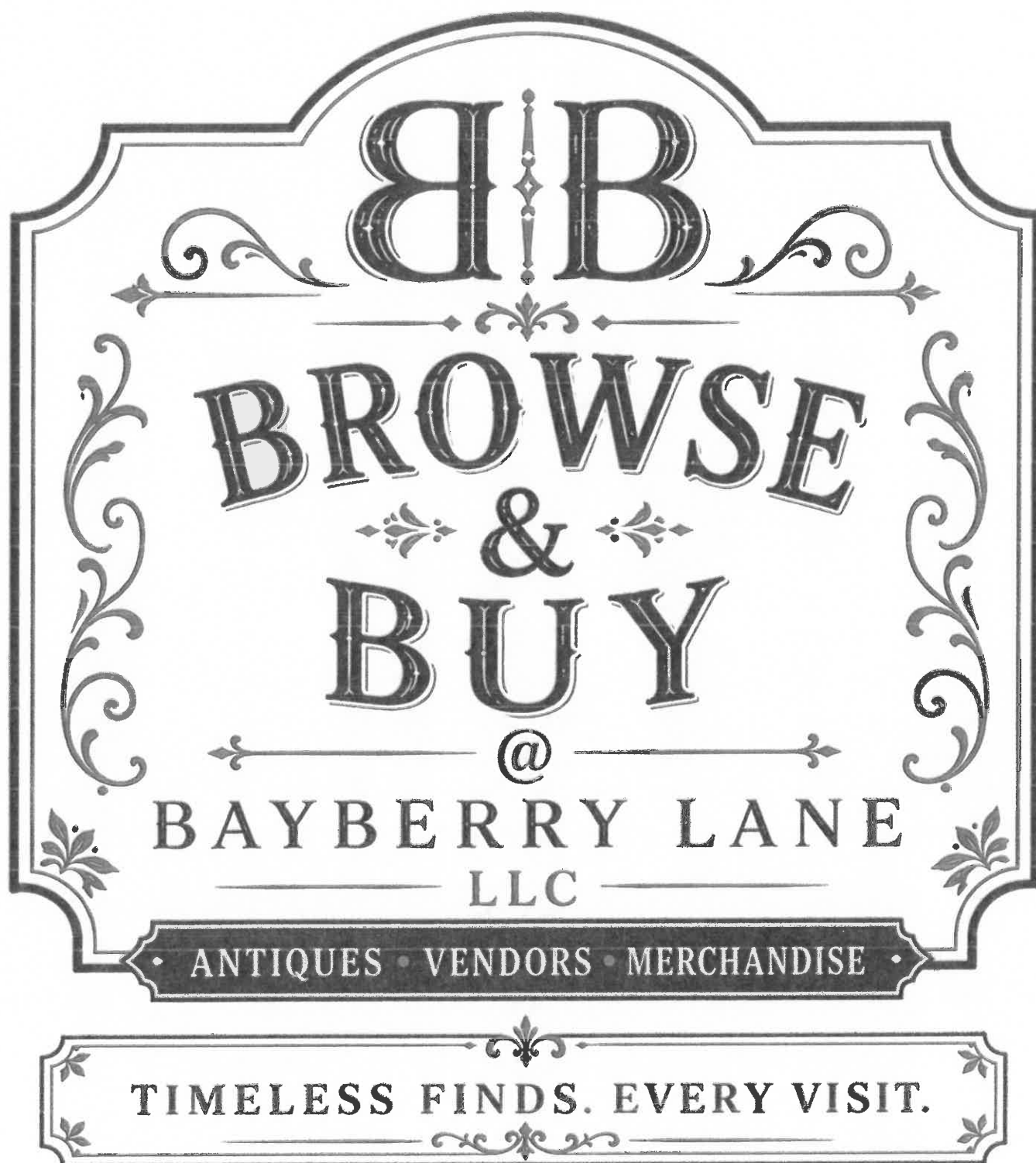
## Coming Soon Banners

### Size

(20 x 5) FT (width x height)

### Front Image

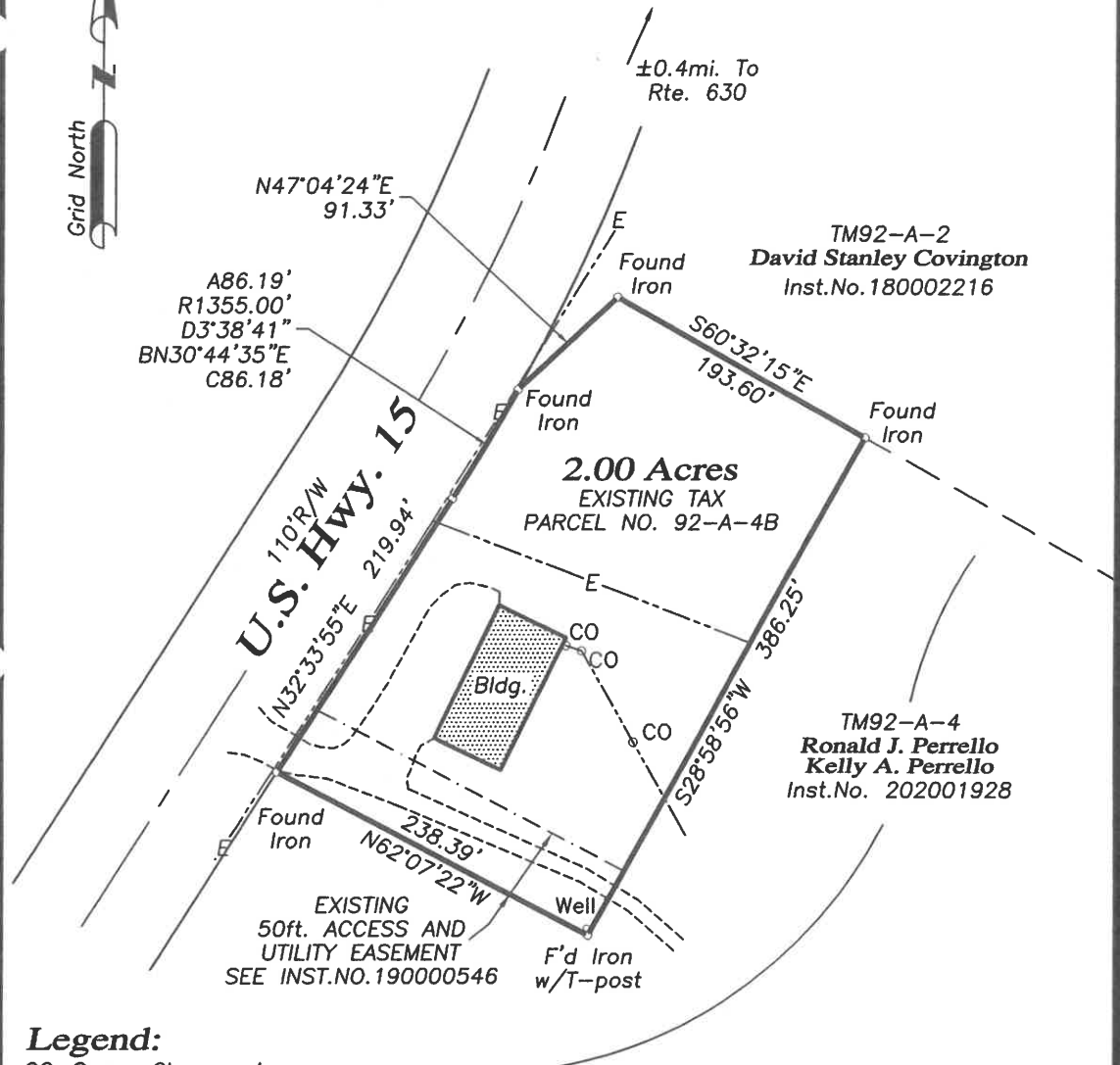






P.O. BOX 90 FARMVILLE VIRGINIA 23901  
TEL: 434-392-8827

Grid North



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

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





Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, August 5, 2026 and Wednesday, August 12, 2026.

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### Public Hearing Notice

Notice is hereby given that the Prince Edward County Planning Commission will hold **PUBLIC HEARINGS** on Tuesday, August 18, 2026, 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 Special Use Permit request filed by Louis Huddleston for a proposal to operate an antique and retail store at 27 Bayberry Lane, Farmville VA. on a 2.00 +/- acre parcel of land denoted as Tax Map Parcel 092-A-4B, located on the east side of Farmville Road (US Hwy 15), at its intersection with Bayberry Lane.
2. A Special Use Permit request filed by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop at 3176 West Third Street, Farmville VA. on parcels of land denoted as Tax Map Parcels 022A-1-21, 022A-1-22, & 022A-1-23, located on the north side of West Third Street (Business US 15/460), 0.25 mile from its intersection with Fairgrounds Road (State Route 695).

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; or emailed to: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us); or faxed to: 434-392-6683. Written comments must be received by 2:00 p.m. the day of the public hearing. Based on the number of speakers, the Chair will determine the time allotted to each speaker. Citizens may view the monthly Planning Commission meetings live (no public input) at the *County's YouTube* channel by using the link on the County website under Meetings & Public Notices. Note: If the meeting is canceled due to inclement weather, the Public Hearing will be held on August 20, 2026 at 7:00 p.m., the Thursday immediately following the original meeting date, without further notice.

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

###

# Prince Edward County

## SUP Request

Applicant: Louis Huddleston

Tax Map:

092-A-4B

### Schedule B

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

| Parcel ID | Owner                       | Address                                      | Note |
|-----------|-----------------------------|----------------------------------------------|------|
| 092-A-4   | Ronald J & Kelly A Perrello | 350 Bayberry Lane<br>Farmville, VA 23901     |      |
| 092-A-2   | David Stanley Covington     | 9799 Farmville Road<br>Farmville, VA 23901   |      |
| 092-A-1   | John E Zydron               | PO Box 15999 Chesapeake,<br>VA 23328         |      |
| 091-A-7   | Craig E & Leslie M Utley    | 5309 Doon Street Virginia<br>Beach, VA 23464 |      |
|           |                             |                                              |      |
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PLANNING COMMISSION

John Pengaman  
Chairman  
Llew W. Gilliam, Jr.  
Board Representative  
Ken Copeland  
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  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 414-3037  
Fax: (434) 392-6683  
rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

August 3, 2026

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Louis Huddleston

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, August 18, 2026 at 7:00 p.m. to receive citizen input on a request for a Special Use Permit filed by Louis Huddleston for a proposal to operate an antique and retail store at 27 Bayberry Lane, Farmville VA. on a 2.00 +/- acre parcel of land denoted as Tax Map Parcel 092-A-4B, located on the east side of Farmville Road (US Hwy 15), at its intersection with Bayberry Lane.

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

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

Respectfully,

Robert Love  
Director of Planning and Community Development

Special Use Permit – Louis Huddleston  
Tax Parcel Map #: 092-A-4B  
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 7/17/2026 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
3. All 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.
4. 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**

5. 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.
6. All facilities for the provision of potable water and sanitation and wastewater disposal systems 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.
7. 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**

8. All entrance permits must be authorized by the Virginia Department of Transportation.
9. 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.

10. 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.

### **GENERAL**

11. Hours of operation shall be limited to Monday thru Saturday 8 a.m. until 8 p.m. and 12 p.m. until 4 p.m. on Sunday.
12. Site signage shall meet accessory use setbacks and comply with Prince Edward County Code, as specified in Appendix B – Zoning, Section Sec. 3-104.5.
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 screened per Prince Edward Zoning Ordinance, Section 4-200.15.
15. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
16. 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.
17. 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.

**[This page intentionally left blank]**



## Planning Commission Agenda Summary

**Meeting Date:** August 18, 2026  
**Item No.:** 6-b  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love/Doug Stanley  
**Agenda Item:** Public Hearing - Special Use Permit – Stephen Harris

---

### Summary:

The County has received a Special Use Permit request by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop at 3176 West Third Street, Farmville VA. on parcels of land denoted as Tax Map Parcels 022A-1-21, 022A-1-22, & 022A-1-23, located on the north side of West Third Street (Business US 15/460), 0.25 mile from its intersection with Fairgrounds Road (State Route 695), which is zoned C1, General Commercial.

The public hearing notice was published in the August 5, 2026 and August 12, 2026 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and to the Town of Farmville. The sample letter sent to each can be found in Attachments (3) and (4). Attachment (5) is the staff prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts on surrounding properties 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 and Town of Farmville
5. Potential Conditions

### Recommendations:

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

### Recommended Motions:

I move that the Planning Commission recommend approval of the Special Use Permit request by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop with the following conditions:  
(list of conditions)

OR

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

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Guilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

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



## Planning Commission Agenda Summary

I move that the Planning Commission recommend denial of the Special Use Permit request by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop the following:  
(list reasons)

**OR**

I move that the Planning Commission table Special Use Permit request by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop until the next meeting in order to:  
(list reasons)

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

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Guilliam \_\_\_\_\_

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  
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 23ft 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]  
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]  
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 [Signature]

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.

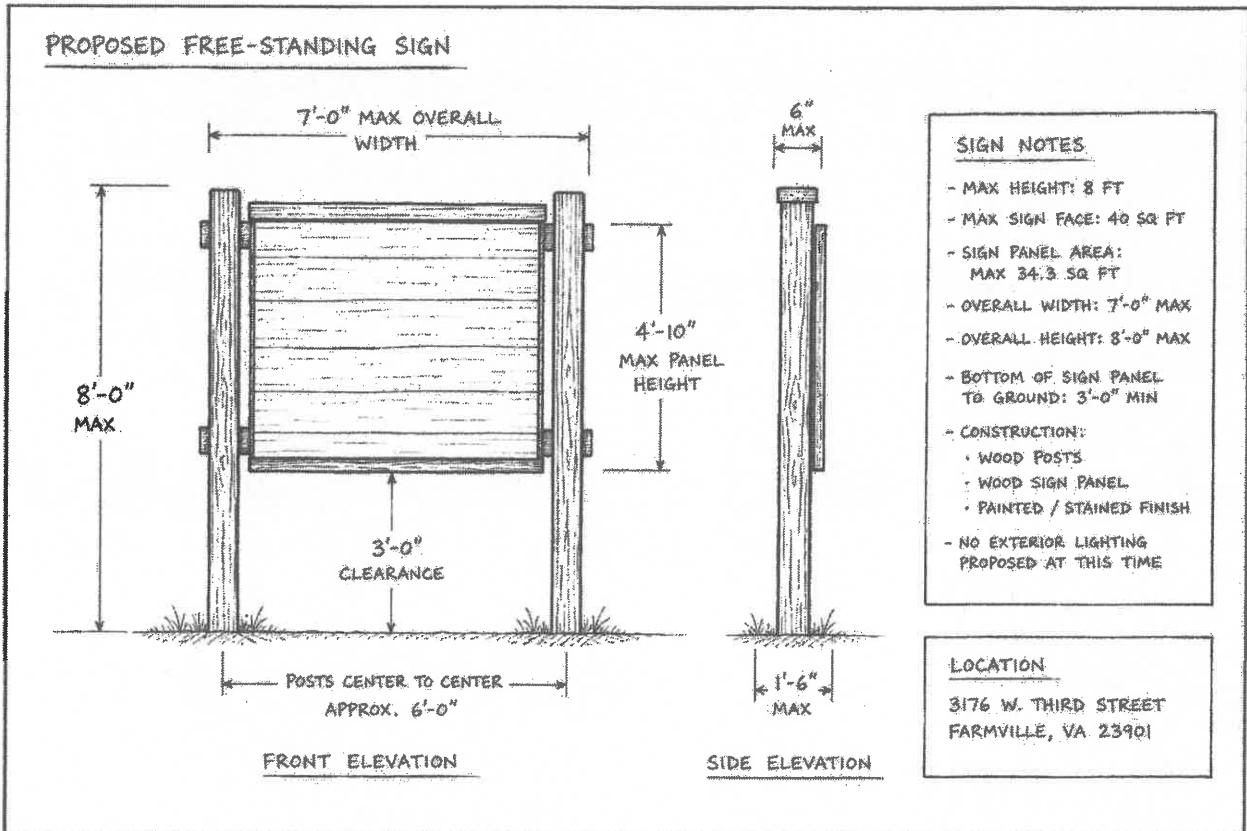
The additional space will provide room for a better structured retail showroom, expanded warehouse storage, increased inventory capacity, and a more efficient layout for our growing online sales operation. The warehouse space will allow us to better organize inventory, improve shipping and receiving, 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](mailto: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 morning, 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](mailto: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**

SITE PLAN

ADDRESS: 3178 W 3RD ST  
FARMVILLE, VA 23901, USA  
PARCEL ID: 000012241.12  
OWNER: LUTHERAN WAREHT W  
YEAR BUILT:  
LOCALITY: FARMVILLE  
COUNTY: PRINCE EDWARD  
PROPERTY AREA: 1.438 ACRES  
TOTAL FLOOR AREA: 11,340 SQ FT  
PROPERTY HEIGHT: 73.5 FT  
PROPERTY EIGHT: 412.9 FT  
ZONING: COMMERCIAL  
LASTED: 11/1/2018  
CONTRACT: 18-00201001  
PLANNING  
PLANNING SUBTYPE

inQI

INTELLIGENT COLLOID

WWW.INQI.JI

3178 W 3RD ST  
FARMVILLE, VA 23901, USA  
2006-07-18  
11' x 8.5"

| LEGENDS                |     |
|------------------------|-----|
| PROPERTY LINE          | --- |
| SETBACK LINE           | --- |
| TELEPHONE LINE         | --- |
| EXISTING ADJUT LINE    | --- |
| URP/ADJ                | --- |
| ROOF LINE              | --- |
| LAND FENCE             | --- |
| POOL MCH               | --- |
| WATER MCH              | --- |
| FLOOR PLAN WALL SWITCH | --- |

32

| LINE OBJECTS LEGEND                                                                    |      |
|----------------------------------------------------------------------------------------|------|
| WATER LINE (potable water)                                                             | ---  |
| RIVER OR CREEK LINE                                                                    | ---  |
| GAS LINE (natural gas, oil, steam, petroleum, or other gaseous or flammable materials) | ---  |
| STORM DRAIN LINE                                                                       | ---  |
| POINT OBJECTS LEGEND                                                                   |      |
| DOWN SPOUT                                                                             | DS   |
| ELECTRICITY PANEL                                                                      | EP   |
| AIR CONDITION UNIT                                                                     | AC   |
| GAS METER                                                                              | GM   |
| OVER-HANGING POWER LINE                                                                | OH   |
| FENCE LINE                                                                             | FL   |
| ELECTRIC LINE (Electric power lines, cables, conduit, and lighting cables)             | EL   |
| SEWER LINE (Sanitary sewers and drain lines)                                           | SL   |
| IRRIGATION PANEL                                                                       | IR   |
| SANITARY SEWER MANHOLE                                                                 | SM   |
| LIGHT POLE                                                                             | LP   |
| WATER METER                                                                            | WM   |
| VENT                                                                                   | VENT |



Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, August 5, 2026 and Wednesday, August 12, 2026.

---



### Public Hearing Notice

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1. A Special Use Permit request filed by Louis Huddleston for a proposal to operate an antique and retail store at 27 Bayberry Lane, Farmville VA. on a 2.00 +/- acre parcel of land denoted as Tax Map Parcel 092-A-4B, located on the east side of Farmville Road (US Hwy 15), at its intersection with Bayberry Lane.
2. A Special Use Permit request filed by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop at 3176 West Third Street, Farmville VA. on parcels of land denoted as Tax Map Parcels 022A-1-21, 022A-1-22, & 022A-1-23, located on the north side of West Third Street (Business US 15/460), 0.25 mile from its intersection with Fairgrounds Road (State Route 695).

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; or emailed to: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us); or faxed to: 434-392-6683. Written comments must be received by 2:00 p.m. the day of the public hearing. Based on the number of speakers, the Chair will determine the time allotted to each speaker. Citizens may view the monthly Planning Commission meetings live (no public input) at the County's YouTube channel by using the [link](#) on the County website under Meetings & Public Notices. Note: If the meeting is canceled due to inclement weather, the Public Hearing will be held on August 20, 2026 at 7:00 p.m., the Thursday immediately following the original meeting date, without further notice.

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

###

# Prince Edward County

## SUP/Rezoning Request

Applicant: Stephen Harris

Tax Map:

022A-1-21, 022A-1-22, 022A-1-23

### Schedule B

List of adjoining Property owners and mailing addresses for the property for SUP and/or Rezoning.

| Parcel ID  | Owner                               | Address                                         | Note |
|------------|-------------------------------------|-------------------------------------------------|------|
| 022A-1-20  | Robert W Llewellyn                  | 9121 South Genito Road<br>Jetersville, VA 23083 |      |
| 022-A-79   | Roberta S Hanna C/O Evelyn Hanna    | 458 N Hardtimes Drive<br>Prospect, VA 23960     |      |
| 022A-1-24  | Robert W Llewellyn                  | 9121 South Genito Road<br>Jetersville, VA 23083 |      |
| 022A-1-69  | Kevin J & Pamela L Kiger            | 1709 Colora Road Colora,<br>MD 21917            |      |
| 022-A-1-68 | Kevin J & Pamela L Kiger            | 1709 Colora Road Colora,<br>MD 21917            |      |
| 022A-1-67  | Oak Roads Properties LLC            | 1005 Sheppards Road<br>Farmville, VA 23901      |      |
| 022A-1-66  | Roderick L & Sharon J Outten        | PO Box 275 Tappahannock,<br>VA 22560            |      |
| 022A-1-65  | Jamoe Pete Crowe & Kimberly G Lewis | 3153 West Third Street<br>Farmville, VA 23901   |      |
|            |                                     |                                                 |      |
|            |                                     |                                                 |      |
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**PLANNING COMMISSION**

John Prengaman  
Chairman  
Llew W. Gilliam, Jr.  
Board Representative  
Ken Copeland  
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  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 414-3037  
Fax: (434) 392-6683  
rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

August 3, 2026

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Stephen Harris

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, August 18, 2026 at 7:00 p.m. to receive citizen input on a request for a Special Use Permit filed by Stephen Harris for a proposal to operate a sporting goods retail and pawn shop at 3176 West Third Street, Farmville VA. on parcels of land denoted as Tax Map Parcels 022A-1-21, 022A-1-22, & 022A-1-23, located on the north side of West Third Street (Business US 15/460), 0.25 mile from its intersection with Fairgrounds Road (State Route 695).

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

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

Respectfully,

Robert Love  
Director of Planning and Community Development

PLANNING COMMISSION

John Pengaman  
Chairman  
Llew W. Gilliam, Jr.  
Board Representative  
Ken Copeland  
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  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
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August 3, 2026

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

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Stephen Harris

Dear Mr. Davis;

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

The Prince Edward Planning Commission will hold a public hearing on August 18, 2026 at 7:00 p.m. to receive input on the requests. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: rlove@co.prince-edward.va.us

Respectfully,

Robert Love  
Director of Planning and Community Development

Special Use Permit – Stephen Harris  
Tax Parcel Map #: 022A-1-21, 022A-1-22, & 022A-1-23  
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 7/20/2026 are hereby made part of these development conditions.
2. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
3. All 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.
4. 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**

5. 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.
6. All facilities for the provision of potable water and sanitation and wastewater disposal systems 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.
7. 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**

8. All entrance permits must be authorized by the Virginia Department of Transportation.
9. 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.

10. 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.

### **GENERAL**

11. Hours of operation shall be limited to Monday – Saturday 8:00 a.m. to 6:00 p.m.
12. Site signage shall meet accessory use setbacks and comply with Prince Edward County Code, as specified in Appendix B – Zoning, Section Sec. 3-104.11.
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 screened per Prince Edward Zoning Ordinance, Section 4-200.15.
15. The Permittee is responsible for the appearance of the site including litter pick-up and other orderly site appearance.
16. 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.
17. 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.



# HIT PARK

## DATA CENTER PROJECT

### INFORMATION MEETING

Prince Edward County residents and interested community members are invited to attend a public information meeting hosted by AVAIO Digital regarding the proposed HIT Park Data Center Project Pegasus.

The meeting is intended to provide an opportunity for the community to hear directly from AVAIO Digital about the proposed project, learn what is being planned, understand the anticipated development timeline, hear about potential community benefits and receive responses to questions submitted by community members.



**Thursday, August 27, 2026**  
**6-8 pm.**



Barbara Rose Johns Auditorium  
Prince Edward County High School  
35 Eagle Drive  
Farmville, Virginia 23901

### Submit Your Questions

To allow sufficient time for research and preparation of complete responses, questions must be submitted in advance.

#### **Deadline:**

Tuesday, August 25, 2026 by 5 p.m.

#### **Email:**

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

Questions received by the deadline will be compiled and presented during the Question & Answer portion of the meeting.

### Meeting Format

#### **Project Presentation**

**6-6:30 p.m.**

Representatives from AVAIO Digital will provide an overview of the proposed HIT Park Data Center Project Pegasus, including:

- The proposed development concept
- Anticipated project timeline and development phases
- Infrastructure and environmental considerations
- Potential economic and community benefits
- Next steps in the development process

#### **Community Questions & Answers**

**6:30-8 p.m.**

Following the presentation, AVAIO representatives will answer questions submitted in advance by members of the public.

### Everyone Is Welcome

Whether you support or oppose the project, have questions or want to learn more, this meeting offers a chance to hear from the developer, learn about the proposed project and receive answers to community submitted questions in an open setting.

### Learn More About the Project

Additional project information, background materials and frequently asked questions are available on the County's website:  
<https://www.co.prince-edward.va.us/Economic-Development/HIT-Park-Data-Center-FAQ>

This is an informational meeting hosted by AVAIO Digital to present information about the proposed HIT Park Data Center Project and respond to community questions. This is not an official meeting of the Board of Supervisors or any county public body and NO votes or governmental action will be taken. The purpose of the meeting is to provide an opportunity for the public to hear directly from the project developer and to receive answers to questions about the proposed project.

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