



Town of Farmville

Town Council

June 4, 2025 at 6:00 PM
Council Chamber of the Town Hall
116 North Main Street, Farmville, VA

AGENDA

1. **Call to Order by Mayor - Joint Meeting of the Farmville Town Council and Farmville Planning Commission**
2. **Call to Order by Chair of the Farmville Planning Commission**
3. **Roll Call of Farmville Town Council**
4. **Roll Call of Farmville Planning Commission**
5. **Adoption of Agenda by Farmville Town Council**
6. **Declaration of Personal Interest**
7. **Joint Public Hearing**
 - Resolution No. 2025-06-01 - to amend a conditional use permit issued on June 13, 2007,
 - a. to Immigration Centers of America-Farmville, LLC for parcel 0022000(OA)00-080B, 508 Waterworks Road
8. **Resolution No. 2025-06-01 - to amend a conditional use permit issued on June 13, 2007, to Immigration Centers of America-Farmville, LLC for parcel 0022000(OA)00-080B, 508 Waterworks Road**
 - a. Recommendation by Farmville Planning Commission
9. **Farmville Town Council - Request approval of Resolution No. 2025-06-01 - to amend a conditional use permit issued on June 13, 2007, to Immigration Centers of America-Farmville, LLC for parcel 0022000(OA)00-080B, 508 Waterworks Road**
 - a. Resolution No. 2025-06-01
10. **Joint Discussion: Comprehensive Plan Update**
11. **Adjournment of Farmville Planning Commission Meeting**
12. **Discussion: Prince Edward Volunteer Rescue Squad**
13. **Town Manager's Report**
14. **Comments by Mayor and Town Council**

Brian R. Vincent
Mayor

Mary H. McKay
Clerk of Council



COUNCIL
A. D. “Chuckie” Reid
Adam B. Yoelin
Daniel E. Dwyer
Donald L. Hunter
John Hardy
Sallie O. Amos
Tommy Pairet

Town of Farmville
Town Council
PUBLIC HEARING NOTICE

The Farmville Town Council will hold a joint meeting with the Farmville Planning Commission on Wednesday, June 4, 2025, at 6:00 PM in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville, Virginia, to receive public comment on the following item:

- **Resolution No. 2025-06-01**

Application by Williams Mullin on behalf of Abyon Real Estate, LLC requesting to amend a conditional use permit that was issued to Immigration Centers of America-Farmville, LLC on June 13, 2007 with the following explanation:

1. At a meeting of the Farmville Town Council (“Town Council”) on June 13, 2007, the Town Council approved an application for a conditional use permit (the “CUP”) “on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at the property located off Waterworks Road.”
2. In 2007 when the CUP was approved, Sec. 29-312(28) of the Town Zoning Ordinance authorized “private or public immigration detention or holding facilities for adult immigrant level 1 detainees” within the B-3 Business District classification upon approval by Town Council of a conditional use permit.
3. In 2011, in order to be in compliance with protocols of the United States Department of Immigrations and Customs Enforcement, the Town Council approved an amendment to the Town Zoning Ordinance at the Applicant’s request to remove any reference to the classification of detainees. Specifically, the zoning text amendment revised Sec. 29-312(28) of the Town Zoning Ordinance to redefine the use as follows: “private or public detention or holding facilities for adult immigration detainees, with a conditional use permit.”
4. Since 2011, the Property has been continuously operated consistent with Town Council’s approval of the zoning text amendment.
5. While the Applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this Application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

The applicant hereby requests approval of an amendment to the present conditional use permit for the captioned property to authorize the following use: “Private detention or holding facilities for adult immigrant detainees.”

The full text of the proposed resolution is available online at www.farmvilleva.com or by contacting the Clerk of Council at (434) 392-9465.

The Farmville Town Council will consider the request following the public hearing. Any person(s) wishing to comment on the above matter should plan to attend this meeting or submit written comments. Please email Mary McKay at mmckay@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901 to arrive by 4:00 PM on Wednesday, June 4, 2025.

Questions and comments related to the public hearing may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodation, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.



JOINT PUBLIC HEARING
Resolution No. 2025-06-01
Joint Farmville Town Council/Farmville Planning Commission Meeting
June 4, 2025
Guests Sign Up Sheet

<i>Name</i>	<i>Address</i>	<i>Via</i>



Town of Farmville

Agenda Item Summary

MEETING DATE: June 4, 2025

ITEM NUMBER: 8.a. – Recommendation by Farmville Planning Commission

BACKGROUND: Application has been made by Williams Mullen on behalf of Abyon Real Estate, LLC requesting to amend a conditional use permit that was issued to the Immigration Centers of America-Farmville, LLC on June 13, 2007, for the sole purpose of resolving any current or future ambiguity of the use. The amended conditional use permit would now read "a conditional use permit to establish a private detention or holding facility for adult immigrant detainees."

A Joint Public Hearing is scheduled for June 4, 2025. Adjacent property owners have been notified of the scheduled hearing date.

RECOMMENDATION: Recommend Town Council approve Resolution No. 2025-06-01

FISCAL IMPACT:

ATTACHMENTS: None



Town of Farmville

Agenda Item Summary

MEETING DATE: June 4, 2025

ITEM NUMBER: 9.a. – Resolution No. 2025-06-01

BACKGROUND: Application has been made by Williams Mullen on behalf of Abyon Real Estate, LLC requesting to amend a conditional use permit that was issued to the Immigration Centers of America-Farmville, LLC on June 13, 2007, for the sole purpose of resolving any current or future ambiguity of the use. The amended conditional use permit would now read "a conditional use permit to establish a private detention or holding facility for adult immigrant detainees."

A Joint Public Hearing is scheduled for June 4, 2025. Adjacent property owners have been notified of the scheduled hearing date.

RECOMMENDATION: Approve Resolution No. 2025-06-01

FISCAL IMPACT:

ATTACHMENTS:

1. CUP25-004 Staff Report
2. Resolution 2025-06-01



116 North Main Street
Farmville, Virginia 23901
434-392-8465
www.farmvilleva.com

Department of Community Development
**Res. No. 2025-06-01 – Request to amend Conditional
Use Permit**
Staff Report for 06/04/2025 Joint Public Hearing

Identification and Location Information

Applicant	Williams Mullen on behalf of Abyon Real Estate, LLC
Property Owner	ICA, LLC
Location	508 Waterworks Road, Tax Map Number 0022000(0A)00-080B
Ward	A
Acreage	50.000 acres
Zoning	B-3 Highway Commercial
Density	N/A
Future Land Use Recommendation	General Commercial
Overlays	Enterprise Zone, Special Flood Hazard Area
Adjacent Zoning	B-3 Highway Commercial to the south and east. R-1 Low Density Residential and A-2 Agricultural (Cumberland County) to the north. A2-Agricultural Residential (Prince Edward County) to the west.
Adjacent Uses	J&J's Recycling to the east and south. Farmville water treatment plant and vacant property (Cumberland County) to the north. Vacant property (Prince Edward County) to the west.
Staff Contact	Ashley Atkins-Austin, Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to amend a conditional use permit that was issued to Mr. Russell Harper with Immigration Center of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at a property located off Waterworks Road. The conditional use permit was approved by Town Council on June 13, 2007.

On Friday, February 21, 2025, the Department of Community Development received a request for a zoning certification letter from Abyon Real Estate, LLC. During a review of Town of Farmville records it was found that the following meetings and actions had taken place:

1. At a Town Council meeting held May 9, 2007, the Town Council took the following action:
 - a. Adopt the following ordinance (zoning text amendment)
 - i. Chapter 29, Zoning, Division II. Business District B-3, Sec. 29-312 Uses – (28)
Private or public detention or holding facilities for adult immigrant detainees that have not been charged or convicted of a criminal offense, with a conditional use permit.
2. At a reconvened meeting of the Farmville Town Council held on May 14, 2007, the following action was taken:
 - a. The Town Council made a request to advertise for a conditional use permit and approved referring the conditional use permit request on behalf of Immigration Centers of America-Farmville, LLC to the Farmville Planning Commission and authorized advertisement for a Public Notice.
3. At the Town Council meeting held on June 13, 2007, the following actions were taken:



- a. The Town Council adopted a request to amend Town Ordinance Chapter 29 Zoning Division II. Business District B-3 Sec. 29-312 Uses to say *(28) Private or public detention or holding facilities for adult immigrant Level 1 detainees, with a conditional use permit.*
- b. Town Council granted a conditional use permit on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 detainees at a property off Waterworks Road.
4. At the regular Town Council meeting held on August 10, 2011, Town Council referred a proposed ordinance amendment to the Farmville Planning Commission and authorized advertisement of a joint Public Hearing. In order to be in compliance with ICE protocol, it was necessary to amend the language in Town ordinance **Sec. 29-312 Uses (28)**. The proposed amendment reads *(28) Private or public detention or holding facilities for adult immigrant detainees, with a conditional use permit.*
5. August 30, 2011, Planning Commission meeting, Commission members voted in favor of the motion to authorize for advertisement of a joint Public Hearing and hold a Public Hearing on September 14, 2011.
6. On September 14, 2011, Farmville Town Council and Farmville Planning Commission held a joint public hearing. No one present spoke in opposition to the proposed zoning amendment. Immediately following the public hearing, a Farmville Planning Commission meeting was held. Commission members unanimously agreed to recommend Town Council amend Town Ordinance Sec. 29-312. Uses, as advertised. Town Council voted in favor of supporting the recommendation of the Farmville Planning Commission and agreed to amend Town Ordinance Sec. 29-312 Uses (28) as follows:
 - a. Sec. 29-312 Uses. (28) Private or public detention or holding facilities for adult immigrant detainees, with a conditional use permit.

Since September 14, 2011, the property has been continuously operated consistent with Town Council's approval of the zoning text amendment.

While the Applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

Findings and Recommendations

Staff's Recommendations

The Staff recommends **approval** of an amendment to the present Conditional Use Permit to authorize the use of a private detention or holding facility for adult immigrant detainees.



116 North Main Street
Farmville, Virginia 23901
434-392-8465
www.farmvilleva.com

Department of Community Development

Res. No. 2025-06-01 – Request to amend Conditional Use Permit

Staff Report for 06/04/2025 Joint Public Hearing

Attachments

1. Application
2. Vicinity and aerial maps

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

May 12, 2025

Town of Farmville
Community Development Department
116 North Main Street
Farmville, VA 23901
Attn. Ms. Ashley Atkins-Austin, Director

Re. Application for Amendment to Conditional Use Permit
Parcel ID: 22000(OA)00-080B
Address: 508 Waterworks Road, Farmville, VA 23901 (the "Property")

Ladies and Gentlemen:

This firm is counsel to Abyon Real Estate, LLC (the "Applicant"), the owner of the captioned real estate located in the Town of Farmville, Virginia (the "Town"). On behalf of the Applicant, we request approval of an amendment to the conditional use permit for the captioned Property. **No change in use of the subject Property is proposed or contemplated; however, the Applicant files this Application at the direction of the Town and for the sole reason of resolving an ambiguity pertaining to prior Town approvals.**

EXPLANATION

1. At a meeting of the Farmville Town Council ("Town Council") on June 13, 2007, the Town Council approved an application for a conditional use permit (the "CUP") "on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at the property located off Waterworks Road."¹
2. In 2007 when the CUP was approved, Sec. 29-312(28) of the Town Zoning Ordinance authorized "*private or public immigration detention or holding facilities for adult immigrant level 1 detainees*" within the B-3 Business District classification upon approval by Town Council of a conditional use permit.
3. In 2011, in order to be in compliance with protocols of the United States Department of Immigrations and Customs Enforcement, the Town Council approved an amendment to the Town Zoning Ordinance at the Applicant's request to remove any reference to the classification of detainees. Specifically, the zoning text amendment revised Sec. 29-312(28) of the Town Zoning Ordinance to redefine the use as follows: "*private or public detention or holding facilities for adult immigration detainees, with a conditional use permit.*"

¹ See Minutes of June 13, 2007 Regular Monthly Meeting of the Farmville Town Council.

4. Since 2011, the Property has been continuously operated consistent with Town Council's approval of the zoning text amendment.
5. While the Applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this Application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

REQUESTED AMENDMENT

The Applicant hereby requests approval of an amendment to the present conditional use permit for the captioned Property to authorize the following use:

"Private detention or holding facilities for adult immigrant detainees."

CONCLUSION

We enclose herewith a check payable to the Town in the amount of Five Hundred and no/100 Dollars (\$500.00) as a fee in connection with this Application. Please confirm your determination that the Application has been received and deemed complete by your office, and kindly contact us should you have any questions or require additional materials.

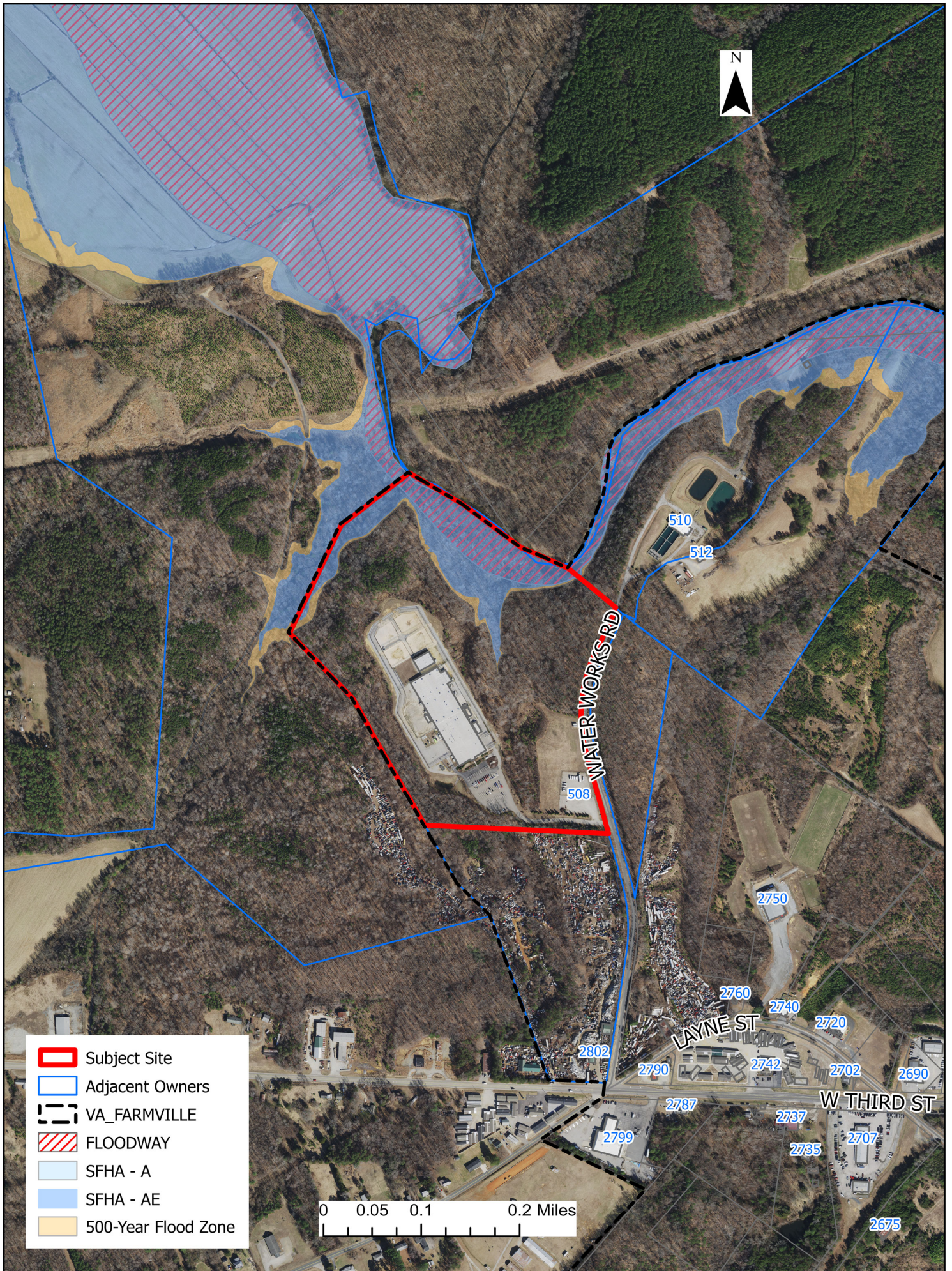
Very truly yours,

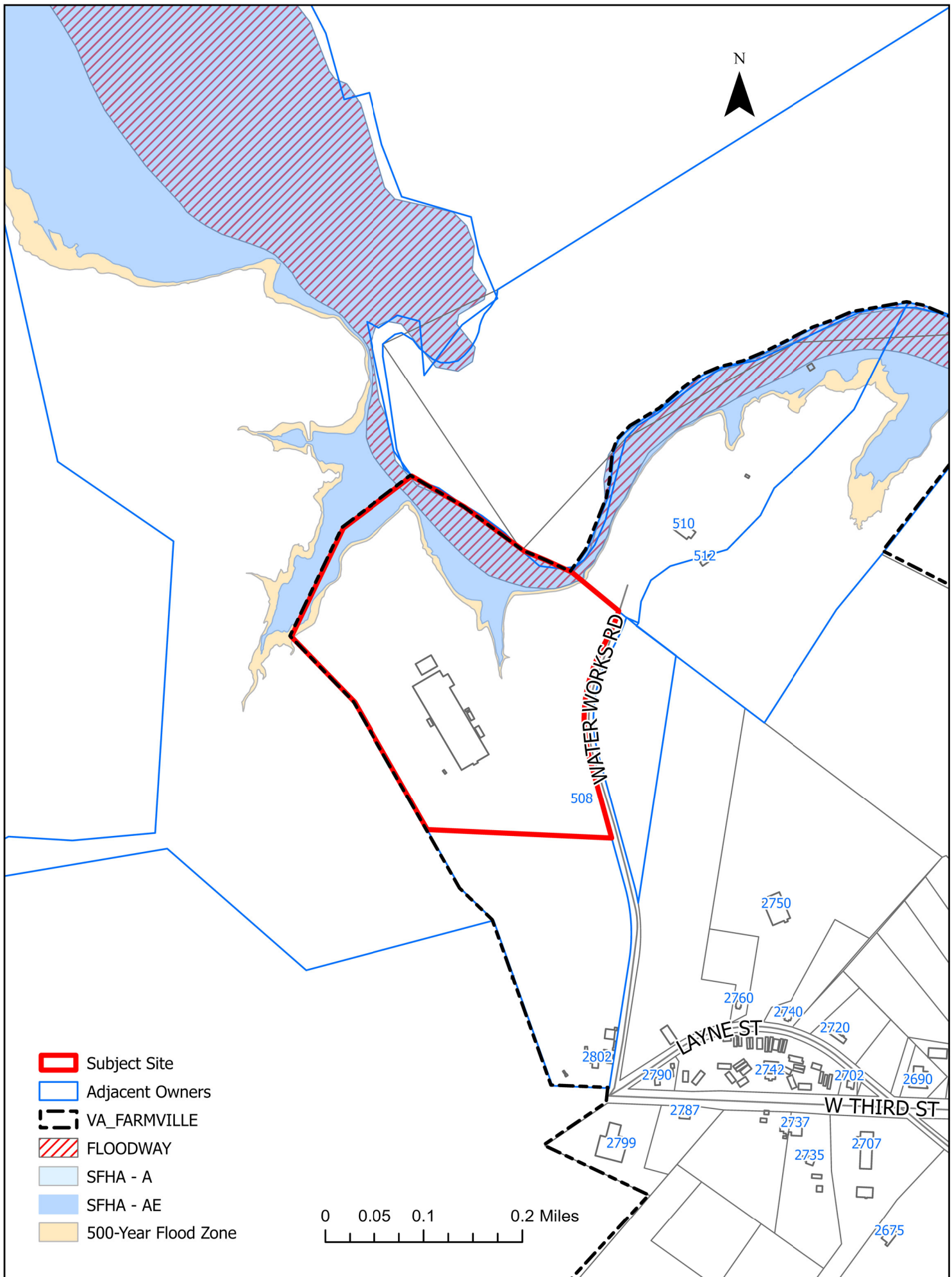
A handwritten signature in blue ink, appearing to read "T. Preston Lloyd, Jr.", with a stylized flourish at the end.

T. Preston Lloyd, Jr.

cc. Mr. Russell Harper, Abyon Real Estate, LLC (via email)

Enclosure





Resolution No. 2025-06-01

To amend a conditional use permit that was issued to Mr. Russell Harper with Immigration Center of America-Farmville, LLC to establish a private immigration detention facility to house level 1 classified detainees at a property located off Waterworks Road. The amended conditional use permit will now read “a conditional use permit to establish a private detention or holding facility for adult immigrant detainees.” The property is located at 508 Waterworks Road (the “Property”) on tax map number 22000(0A)00-080B.

WHEREAS, Williams Mullen on behalf of Abyon Real Estate, LLC (the “Applicant”), requested to amend a conditional use permit that was issued to Immigration Centers of America-Farmville, LLC on June 13, 2007; and

WHEREAS, at a meeting of the Farmville Town Council (“Town Council”) on June 13, 2007, the Town Council approved an application for a conditional use permit (the “CUP”) on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at the property located off Waterworks Road.

WHEREAS, in 2007 when the CUP was approved, Sec. 29-312(28) of the Town Zoning Ordinance authorized “private or public immigration detention or holding facilities for adult immigrant level 1 detainees” within the B-3 Business District classification upon approval by Town Council of a conditional use permit.

WHEREAS, in 2011, in order to be in compliance with protocols of the United States Department of Immigrations and Customs Enforcement, the Town Council approved an amendment to the Town Zoning Ordinance at the Applicant’s request to remove any reference to the classification of detainees. Specifically, the zoning text amendment revised Sec. 29-312(28) of the Town Zoning Ordinance to redefine the use as follows: “private or public detention or holding facilities for adult immigration detainees, with a conditional use permit.”

WHEREAS, since 2011, the Property has been continuously operated consistent with Town Council’s approval of the zoning text amendment.

WHEREAS, while the applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this Application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

WHEREAS, after a joint public hearing and due consideration, the Planning Commission recommends approval of this conditional use permit amendment; and

WHEREAS, upon recommendation of the Planning Commission, the Town Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice allows for this amendment to the conditional use permit be granted; NOW THEREFORE,

BE IT RESOLVED BY THE TOWN OF FARMVILLE TOWN COUNCIL:

1. The Town of Farmville Town Council grants an amendment to the conditional use permit issued on June 13, 2007 to Mr. Russell Harper with Immigration Centers of America-Farmville, LLC, to now say “to establish a private detention or holding facility for adult immigrant detainees.”.
2. This resolution shall be in full force and effect upon passage.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairet _____.

The Honorable John F. Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.