



**Prince Edward County Planning Commission
Meeting Minutes
February 18, 2014
7:30 pm**

Members Present: William Porterfield, Chairman Chris Mason, Vice Chairman
 Donald Gilliam Preston L. Hunt
 Robert "Bobby" Jones Jack Leatherwood
 W. Parker Terry John Townsend
 Cannon Watson Mark Jenkins

Staff Present: Wade Bartlett, County Administrator

The February 18, 2014 meeting was called to order at 7:30 p.m. by County Administrator W.W. Bartlett.

Selection of Planning Commission Chairman:

He called for nominations for the position of the Chairman of the Planning Commission. Commissioner Jones nominated Commissioner William Porterfield; Commissioner Watson seconded the motion. Mr. Bartlett called for any further nominations. Commissioner Leatherwood moved to close the nominations; the motion carried:

Aye: Mark Jenkins Nay: None
 Donald Gilliam
 Preston C. Hunt
 Robert M. Jones
 Clifford Jack Leatherwood
 Chris Mason
 W. Parker Terry, Jr.
 John Townsend, III
 Cannon Watson

Abstain: W. W. Porterfield

Mr. Bartlett turned the meeting over to Chairman Porterfield.

Selection of Planning Commission Vice-Chairman:

Chairman Porterfield called for nominations for the position of Vice-Chairman. Commissioner Watson nominated Commissioner Mason. Chairman Porterfield called for any additional nominations. Commissioner Jones moved to close the nominations; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Abstain: Chris Mason

There were no changes made to the position of Secretary, which will remain as the Planning Director or designee.

Set Day, Time and Place of Regular Meetings:

Chairman Porterfield called for suggestions regarding the day, time and place for regular meetings. Chairman Porterfield made a motion to maintain the meetings on the third Tuesday of each month at 7:30 p.m.; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Adoption of Commission Bylaws:

Chairman Porterfield called for any proposed amendments to the Bylaws. There being none, Commissioner Jones moved to adopt the Planning Commission Bylaws as they stand; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Approval of Minutes: December 17, 2013:

There being no changes or corrections made known, Chairman Porterfield declared the December 17, 2013 meeting minutes approved as circulated.

Public Hearing: Comprehensive Plan

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering recommendation to the Board of Supervisors regarding proposed amendments to the Comprehensive Plan, as required by Section 15.2-2230 of the Code of Virginia. Proposed amendments include grammatical corrections, changes to Chapter IV to update demographic data, and changes to Chapter V regarding transportation.

Chairman Porterfield opened the public hearing.

The Commissioners discussed several items for clarification and corrections; Chairman Porterfield stated he would forward the necessary changes to Mr. Andre Gilliam for final correction.

Chairman Porterfield called for public comment. There being none, he closed the public hearing.

Commissioner Jones made a motion to recommend the draft Comprehensive Plan to the Board of Supervisors with the necessary typographical corrections and corrections as outlined; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Public Hearing: Amendments to County's Zoning Ordinance

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering amendments to the County's Zoning Ordinance. Amendments include adding additional uses in most

zoning districts that are allowed uses, requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District, and amending Section 4-300.11 to allow pervious paving materials as a special condition for off-street parking.

Chairman Porterfield opened the public hearing.

Chairman Porterfield reviewed the proposed amendments and the individual land uses that were missed when writing the ordinance. Discussion followed on corrections and clarifications.

Commissioner Mason requested further clarification regarding “truck yard” definition. Mr. Bartlett stated the amendment for “truck yard” was done with Tharpe Trucking.

Chairman Porterfield suggested the inclusion of “Truck Yard, Commercial” with Agricultural with a Special Use Permit.

Discussion followed regarding the classification of “halfway house.”

Chairman Porterfield called for public comment. There being none, he closed the public hearing.

Chairman Porterfield made a motion to approve the Zoning Ordinance to the Board of Supervisors with the edits and typographical errors corrected as discussed; the motion carried:

Aye:	Mark Jenkins	Nay:	None
	Donald Gilliam		
	Preston C. Hunt		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	W. W. Porterfield		
	W. Parker Terry, Jr.		
	John Townsend, III		
	Cannon Watson		

Public Hearing: Special Use Permit – Dr. Stephenson & Eles Bynum

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request for a special use permit to erect a radio tower measuring approximately 100 feet on Tax Map Parcel 68-A-13 located at 132 Bynum Lane, Rice, Virginia.

Chairman Porterfield opened the public hearing.

Dr. Stephenson Bynum stated he has received FCC permission to build the proposed FM radio station, which will be a Christian station, and will operate 24 hours a day, seven days a week. Other organizations will be broadcast via satellite when the Bynums are not broadcasting. He stated they own the lot and the right of way. It will be on the 94.1 MHz frequency.

Chairman Porterfield questioned any possible interference with other stations. Dr. Bynum stated there will be no interference; the direction of the antenna is horizontal while WFLO, which is the nearest, is vertical which will prevent the frequencies crossing.

Discussion followed on the proposed height of the tower and potential County use on the tower. Mr. Bartlett stated the FM tower is not large enough and is too light to be used to host emergency service equipment.

Discussion followed on the provision for removal after the purpose for the tower is done; Chairman Porterfield stated tower removal is covered in the Zoning Ordinance.

Mr. A. Pierre Jackson spoke in support of Dr. Bynum and the proposed tower.

Chairman Porterfield questioned the proposed station programming. Dr. Bynum stated broadcasting will be of Judeo Christian values and Christian music; other stations will broadcast via satellite from Israel, Africa, Asia and Europe and share the love of Jesus.

Commissioner Townsend questioned the range of the station. Dr. Bynum stated it will cover approximately 20 miles radius. He added that he is interested in being updated on programs the Commission and the Board of Supervisors present in order to broadcast the information to the community.

Chairman Porterfield called for further public comment. There being none, he closed the public hearing.

Commissioner Jones made a motion to approve recommendation to the Board of Supervisors of the erection of the FM tower with the conditions as indicated in the request; the motion carried:

Aye:	Mark Jenkins	Nay:	None
	Donald Gilliam		
	Preston C. Hunt		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	W. W. Porterfield		
	W. Parker Terry, Jr.		
	John Townsend, III		
	Cannon Watson		

Review of Board of Supervisors Actions

Mr. Bartlett reviewed the Board of Supervisors Actions, stating the Board of Supervisors concurred with the Planning Commission's recommendation to approve a special use permit for both cell tower requests.

Mr. Bartlett reported the Board also approved the request to operate a retail sales/convenience store use at 18 County Shop Road. The Board approved all conditions recommended by the Planning Commission. In addition, they added two more – No operations were to occur 280 feet beyond the existing split rail fence, and the Farm Stand / Farmers Market use could only operate from April 1 through November 1. The applicant also volunteered to revise the plot plan to eliminate the southernmost line of parking and Farm Stand pole buildings and remove the proposed new retail space, which has already been removed from the property.

The Board approved the amendment to the Zoning Ordinance concerning the requirement of cell tower

companies to provide space on the cell towers for the county's emergency services equipment. The new language to Section 30199.13 (C) 11 is as follows:

11. Local Government Access – Owners of towers shall provide the County Co-location opportunities without compensation as a community benefit to improve radio communication for County departments and emergency services, provided it does not conflict with the co-location requirements of this section.

Mr. Bartlett stated this language is used by Halifax County and closely resembles that in Mecklenburg County, and was recommended by Verizon. It was felt it would be best to place specific requirements during the special use process and be placed in the contract, as each cell tower and the County's needs associated with each tower will be unique to that site and tower.

Old Business

(None)

Information and Discussion Items

Commissioner Mason stated his telephone number on the updated contact list is incorrect; it should be "392" instead of "395."

Chairman Porterfield welcomed the newest member of the Commission, Mark Jenkins.

Chairman Porterfield declared the meeting adjourned at 8:18 p.m.

Next Meeting: March 18, 2014 at 7:30 p.m.