



**Prince Edward County Planning Commission  
Meeting Minutes  
September 16, 2014  
7:30 pm**

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

Staff Present:              Wade Bartlett, County Administrator

The September 16, 2014 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

**Approval of Minutes: August 19, 2014:**

Chairman Porterfield requested any changes or corrections made known; being none, he declared the August 19, 2014 meeting minutes approved as circulated.

**Public Hearing – Special Use Permit – Verizon Wireless, Telecommunications Tower**

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request by Verizon Wireless for a Special Use Permit to construct a wireless telecommunications tower (195' in height). The tower will be located approximately 1,000' west of Highway 360 in the Twin Lakes area near 69 M&O Ranch Drive on Tax Map Parcel #96-A-8, owned by James and Flossie Moore. This is an A-1 Zoning District.

Chairman Porterfield opened the public hearing.

Laurie Scheller, an attorney representing Verizon, stated she and Jeff Holland, Verizon agent, were present to answer any questions.

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

**Public Hearing – Special Use Permit – Verizon Wireless, Telecommunications Tower**

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request by Verizon Wireless for a Special Use Permit to construct a wireless telecommunications tower (175’ in height). The tower will be located approximately 800’ west of U.S. Route 15 in the Worsham area on a parcel owned by Nancy Chernault, identified as Tax Map Parcel #64-A-46 and located near 6480 Farmville Road. This is an A-1 Zoning District.

Ms. Scheller stated Verizon researched for potential effects on archeological, environmental, historical or tribal resources; their staff investigated the possibility of sight issues from the Old Jail and Worsham Clerk’s Office and found that the 199’ height was barely visible and was not visible at 175’ so chose the lower height at which to install the tower. Representatives from Hampden-Sydney were also contacted and there were no objections regarding this tower.

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

Commissioner Jones made a motion to recommend both Special Use Permits from Verizon for the cellular towers to the Board of Supervisors for approval on the basis presented for each tower; the motion carried:

Aye:	Donald Gilliam Preston C. Hunt Mark Jenkins Robert M. Jones Clifford Jack Leatherwood Chris Mason W. W. Porterfield W. Parker Terry, Jr. John Townsend, III Cannon Watson	Nay:	(None)
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**Special Use Permit – Charles M. Neathery**

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request by Charles M. Neathery for a Special Use Permit to operate a military simulation complex with the use of paint ball and airsoft guns on the property identified as Tax Map Parcel #84-A-3, located at 4722 Sandy River Road in Rice. This is a Recreational Use which is permitted in the Agricultural Residential (A1) District by Special Use Permit.

Chairman Porterfield opened the public hearing.

Sharon Dotson, Lockett District, stated there had been positive negotiations between her family and the Neatherys, but was concerned because the map in the packet is inaccurate. She stated her 14 horses have access to all 117 acres of their property and that discussion between the two parties regarding the right of way determined it would be moved from the center of the property if the operation was lucrative. Discussion followed regarding the buffers.

Commissioner Jones stated he received several telephone calls from other neighbors regarding concerns; members of Bagby Memorial Baptist Church and Freddy Cook seem to take issue with the term “military” and are concerned that the pellets can go 300’. Wilson Cook, Sr. telephoned him and is concerned about people camping there overnight.

Charles Neathery's grandson stated that in talking with the Dodsons, they agreed upon a 50' buffer and moving the right of way if lucrative. Marshals would be in place to stop action if the Dodsons telephone or they are seen approaching the right of way.

Commissioner Jones questioned the hours of operation, especially on Sunday mornings, and requested further information about plans for camping. Mr. Neathery stated the hours would be 8:00 a.m. until dusk and camping isn't planned except for "missions" where people may wish to pitch a tent near their vehicle. Discussion followed regarding the property being zoned for "camping" and it is not on the Special Use application.

Commissioner Jones added the other neighbors may wish the same 50' buffer. Mr. Neathery stated the intent is to install a 6' - 8' PVC privacy fence along Freddy Cook's line and Sandy River Road. He added he is not opposed to starting the games later on Sundays to accommodate the church services.

Commissioner Mason stated not all are aware of the noise with airsoft guns, adding the noise from the players would most likely be louder. Mr. Neathery presented each Commissioner with an airsoft pellet to demonstrate their size and stated they disintegrate in 47 days.

Mr. Will Nash, Bagby Memorial Baptist Church, presented photos from the church property to show proximity to the Neathery's property. He added that in addition to the Sunday services, weddings and funerals also take place at the church, and the church cemetery is adjacent to the church. Discussion followed.

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

Commissioner Watson said this process is time consuming, but progress will be torpedoed immediately if problems arise.

After some discussion, Chairman Porterfield made a motion to approve recommendation of the Special Use Permit to the Board of Supervisors with the following conditions:

- 50' mature wooded buffer along the back and sides
- 8' privacy fence constructed along Mr. Cook's property and Sandy River Road
- Hours of operation: 8:00 a.m. – dusk, Monday through Saturday, games conclude at dusk.  
12:00 Noon – dusk, Sunday, games conclude at dusk.
- Immediate access must be provided by shutting down operations when Dodsons need passage through the property on the right-of-way
- Parking and camping only in parking area behind fence
- Adequate porta-johns and sanitary facilities will be provided

Aye: Donald Gilliam  
Preston C. Hunt  
Mark Jenkins  
Clifford Jack Leatherwood  
Chris Mason  
W. W. Porterfield  
W. Parker Terry, Jr.  
Cannon Watson

Nay: Robert M. Jones  
John Townsend, III

**Review of Board of Supervisors Actions**

Mr. Bartlett reported the Board of Supervisors held a public information session with Dominion Power regarding the natural gas pipeline; approximately 55 people attended, mostly residents of Rice. He said VDOT is beginning work on Back Hampden-Sydney Road, and stated the reassessment field work is complete and notices are expected to be sent out mid-October.

Mr. Bartlett then said advertisement will be made as four Planning Commission members' terms expire on December 31. He stated an advertisement will also be made for the Director of Planning and Community Development as the person hired last month declined the position. The process will begin again; previous applicants must re-apply.

Mr. Bartlett said the Board lifted the ban on the Prince Edward County sewer pump station at The Manor. He reported the Legislative Luncheon will be held Thursday, October 23 at Settle Hall; the Board, Town Council, Hampden-Sydney College and Longwood University representatives will be in attendance.

**Old Business**

(None)

**New Business**

Mr. Bartlett reported a gentleman has been in touch regarding his interest in the purchase of 100 acres in the Meherrin area, off Route 360, to put in an underground "Preppers" area. He stated it consists of putting 'storage containers' underground for sleeping and storage of food, water and will contain chemical toilets for preparedness and survival. Mr. Bartlett stated research is needed regarding zoning regulations and other requirements. Discussion followed.

Chairman Porterfield declared the meeting adjourned at 8:30 p.m.

**Next Meeting:                    October 21, 2014 at 7:30 p.m.**