



**Prince Edward County Planning Commission
Meeting Minutes
November 20, 2018
7:00 pm**

Members Present: John Prengaman, Chair John “Jack” W. Peery, Jr., Vice Chairman
 Donald Gilliam Preston L. Hunt
 Mark Jenkins Robert “Bobby” Jones
 Clifford Jack Leatherwood Whitfield M. Paige
 Teresa Sandlin Cannon Watson

Staff Present: Rob Fowler, Zoning Director

Chairman John Prengaman called the November 20, 2018 meeting to order at 7:00 p.m.

Approval of Minutes: September 18, 2018

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the meeting minutes from September 18, 2018, as presented; the motion carried:

Aye: Donald Gilliam Nay: (None)
 Preston Hunt
 Mark Jenkins
 Robert M. Jones
 Clifford Jack Leatherwood
 Whitfield M. Paige
 John “Jack” W. Peery, Jr.
 John Prengaman
 Teresa Sandlin
 Cannon Watson

In Re: Public Hearing – Atlantic Coast Pipeline, LLC

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by Atlantic Coast Pipeline, LLC for a Special Use Permit to construct a lighted microwave tower (225’ in height) located on the west side of Route 617, Sayers Creek Road, approximately 0.6 mile north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47. This is an A1, Agricultural Conservation District. Notice of this hearing was advertised according to law in the Wednesday, November 7, 2018 and Wednesday, November 14, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Prengaman reviewed the process for public hearings.

Mr. Rob Fowler, Zoning Director, stated the County has received a Special Use Permit application for the construction of an unmanned microwave tower to serve as part of the telecommunications network for the Atlantic Coast Pipeline, LLC (ACP) project. The proposed location of the tower will be on the west side of Route 617, Saylers Creek Road, approximately 0.6 miles north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47, Prince Edward, VA. This is an A1, Agricultural Conservation District.

Mr. Fowler said the tower will be 225' in height and will be lighted as required by the FAA with one top flashing beacon and flashing side beacons at the tower's midpoint. The lease area dimensions will be 100'X 120' and the compound will be fenced and secured. Atlantic Coast Pipeline, LLC will provide the County co-location opportunities without compensation for emergency services equipment. There are no existing towers or structures in the area that can accommodate the proposed tower which will be the backbone for the Atlantic Coast Pipeline communication network to monitor, control and ensure the security and safety of the project. This property is presently zoned A1, Agricultural Conservation, and this zoning classification permits towers, with related unmanned equipment buildings by Special Use Permit.

The Board of Zoning Appeals conducted a Public Hearing on November 20, 2018 at 10:00 a.m. to receive citizen input prior to considering action for granting a variance from Section 3.100(C)3 of the Prince Edward County Zoning Ordinance which restricts the height of towers to no greater than 199 feet in height. The Board of Zoning Appeals granted the variance on the height of the tower during their meeting.

Mr. Fowler said Staff does not have any concerns of negative impacts on the surrounding properties associated with the request.

Mr. Fowler stated that several months ago, Atlantic Coast Pipeline representatives met with Saylor's Creek Battlefield Park Rangers and performed a balloon test at key locations in the park and determined there is no adverse impact on the park or the skyline view. Mr. Fowler said Atlantic Coast Pipeline will allow the County to collocate emergency equipment on the tower but it will not be available for other commercial collocation. He added there had been no inquiries and no opposition.

Commissioner Jones stated he rents farmland from Mrs. Atkins Wilson, on the same parcel. This tower will be no asset or detriment to him, but could abstain if others view his participation as a conflict of interest. There was no opposition to Commissioner Jones participating in the public hearing.

Sarah Perkinson, Atlantic Coast Pipeline, LLC, stated the tower is for the telecommunications system for the Atlantic Coast Pipeline project. This tower will be located at a valve site for the Atlantic Coast Pipeline, on the pipeline; it allows them to communicate between the different valve sites on the project as well as the main control systems located in Bridgeport. She said it allows them to monitor the pipeline for safety, and also if there were to be any type of issue, it allows them to close the valves, including the one at this site, versus having to deploy someone out which could take more time.

Commissioner Peery asked how far apart the towers can be. Ms. Perkinson stated it varies due to topography of the land; she added that the next one over is in Nottoway County.

Commissioner Hunt questioned use by the County. Ms. Perkinson stated the County EMS may collocate but not commercial entities such as Verizon or Comcast.

Chairman Prengaman opened the public hearing.

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

Commissioner Watson made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors a request for a Special Use Permit to construct a lighted microwave tower (225' in height) located on the west side of Route 617, Saylers Creek Road, approximately 0.6 mile north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47; the motion carried:

Aye: Donald Gilliam
Preston Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Whitfield M. Paige
John "Jack" W. Peery, Jr.
John Prengaman
Teresa Sandlin
Cannon Watson

Nay: (None)

In Re: Old Business

(None)

New Business

(None)

Chairman Prengaman adjourned the meeting at 7:08 p.m.

Next Meeting: December 18, 2018