



**Prince Edward County Planning Commission
Meeting Minutes
April 30, 2019
7:00 pm**

Members Present: John Pregelman, 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 Pregelman called the April 30, 2019 meeting to order at 7:00 p.m.

Approval of Minutes: February 19, 2019

Commissioner Peery made a motion, seconded by Commissioner Leatherwood, to approve the meeting minutes from February 19, 2019 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 Pregelman
 Teresa Sandlin
 Cannon Watson

In Re: Special Use Permit – Dominion Virginia Energy, Tower

Mr. Fowler 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 Dominion Energy Virginia. The proposed tower will be located at 341 Merriman Shop Road on a parcel owned by Virginia

Electric and Power Company, identified as Tax Map 043-A-37, Prince Edward, Virginia. This is in an A1, Agricultural Conservation District.

The tower will be a 235' 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 tower will be located within the existing fenced Pamplin substation.

Dominion Virginia Energy will provide the County co-location opportunities without compensation for emergency services equipment. There is an existing tower located adjacent to the property and due to security reasons is not suitable for Dominion Energy to collocate on. The proposed tower will be for Dominion Energy's communication network to monitor, control and ensure the security and safety of the substation. The 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 (BZA) conducted a Public Hearing on April 30, 2019 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.

Mr. Fowler stated staff does not have any concerns of negative impacts on the surrounding properties associated with the request. There was no opposition during the BZA Public Hearing. The BZA approved the variance.

John Mulligan, Dominion Energy Virginia representative, explained the microwave tower is used for the substations to communicate with one another. The height will be 230' plus a four-foot lightning rod, which brings it to 234'. It must have line-of-sight with the existing tower, which is the reasoning for the height. It will be outside of the substation in a separate enclosed fenced area; he presented the site plan. He stated there is another tower nearby but Dominion does not like to collocate on towers because they cannot control who has access to the tower and cannot afford the risk of someone interfering in the communications on the transmission grid. He said it would be exclusively Dominion Energy Virginia except for the County to collocate their emergency communication system, but no private entities.

Chairman Pregelman opened the public hearing.

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

Commissioner Jones made a motion, seconded by Commissioner Hunt, to recommend approval for the Special Use Permit application from Dominion Energy Virginia to construct an unmanned microwave tower; 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 Pregelman	
	Teresa Sandlin	
	Cannon Watson	

In Re: Old Business

(None)

New Business

(None)

Chairman Pregarman adjourned the meeting at 7:06 p.m.

Next Meeting: TBD