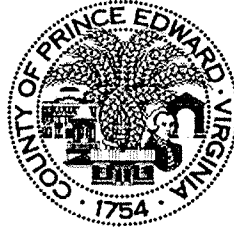


PRINCE EDWARD COUNTY
PLANNING COMMISSION
June 18, 2019

AGENDA

- 7:30 p.m.
1. The Chairman will call the June 2019 meeting to order
 2. Approval of Minutes
 3. Review of Board of Supervisors Actions
 4. Public Hearing – Byler Special Use request
 5. Old Business
 6. New Business
 7. Correspondence/Informational

Next Meeting July 16, 2019 at 7:00 p.m.



**Prince Edward County Planning Commission
Meeting Minutes
April 30, 2019
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 Prengaman 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 Prengaman
 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 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.

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 Prengaman opened the public hearing.

There being no one wishing to speak, Chairman Prengaman 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 Prengaman	
	Teresa Sandlin	
	Cannon Watson	

In Re: Old Business

(None)

New Business

(None)

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

Next Meeting: May 21, 2019

DRAFT



County of Prince Edward
 Planning Commission
 Agenda Summary

Meeting Date: June 18, 2019
Item No.: 4
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Joe Byler

Summary:

The County has received a special use permit application to permit the operation of a Firewood Processing operation located at 419 Singleton Road, on tax map parcel 74-A-2 owned by Joe S. Byler.

The proposed facility will process and dry firewood to be wholesaled to a third party operation for sale. The proposed operation will be a family run operation that will include Mr. Byler and his three sons and operate from 7 a.m. to 6 p.m. Monday-Friday and Saturday 6 a.m. to 12 Noon.

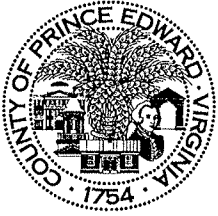
The proposed operation will be located within a 40' X 104' building and utilize a diesel operated machine and associated equipment and generate three tractor trailer loads a week.

Staff went out to the property on May 16, 2019 at 10 a.m. and measured the sound levels of the equipment from various locations and offer the following information:

- Front of the property at the driveway 36.7 db
- Darlington Heights Fire Department (BBQ Pitt) 42.7 db (Only could hear the lawnmower across the road)
- (Approximately 300' across the road grass was being cut and registered 58.4 db)
- Prince Edward County Convenience Center entrance located on Singleton Road 35.6 db
- Forty feet off of Singleton Road on the Hall property located across from the location 35.2 db
- Approximately 40 feet from equipment 60.1 db
- Two feet from the equipment 84.5 db

For comparison normal conversation is 60 db while a lawnmower is approximately 90 db. During the inspection staff did not observe any loud sound from the equipment from the adjacent properties.

Motion _____	Paige _____	Hunt _____	Jones _____
Second _____	Sandlin _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



County of Prince Edward
Planning Commission
Agenda Summary

Attachments:

1. Public Hearing Notice
2. Special Use Permit Application
3. List of Adjoining property owners notified of Special Use Permit
4. Sample letter sent to adjoining property owners
5. Map of adjoining properties and structures
6. Site map

Recommendations:

The Planning Commission will wish to hold the public hearing and render a decision concerning the Special Use Permit Request.

Motion _____
Second _____
Pregaman _____

Paige _____
Sandlin _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



May 31, 2019

Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, June 5, 2019 and Wednesday, June 12, 2019



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, June 18, 2019 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:.

1. Request by Joe Byler for a Special Use Permit to operate a wood processing operation located at 419 Singleton Road on a parcel owned by Joe S. Byler, identified as Tax Map 74-A-2. This is an A1 Zoning District.

A complete copy of the Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at www.co.prince-edward.va.us. It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

Attachment (i)

COMMENTS: _____

PERMIT/APPLICATION NO. _____
ZONING DISTRICT AA
MAGISTERIAL DISTRICT _____
DATE SUBMITTED 3/25/19

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Joe S. Byler
Applicant's Address: 419 Singleton Rd Pamplin VA-23958
Applicant's Telephone Number: () 434-248-5024

Present Land Use: Farming

Legal Description of Property with Deed Book and Page No. or Instrument No. _____

Tax Map # _____ Acreage: 110

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Sawmill Firewood Processing

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) _____

Height of Principal Building (s): Feet 16' to 20' Stories 1 Story

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) _____

Date _____

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Joe S. Byler
Signature of Property Owner(s)

3-6-2019
Date

Signature of Property Owner(s) _____

Date _____

Signature of Property Owner(s) _____

Date _____

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee \$300.00

Fee Received by [Signature]

Date 3/25/19

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &
Community Development
P. O. Box 382
Farmville, VA 23901
(434) 392-8837

Attachment (2)

Prince Edward County
Special Use Permit

mailed
4/17/19
✓
6/5/19

Applicant: Joe Byler
419 Singleton Road

Date: April 16, 2019

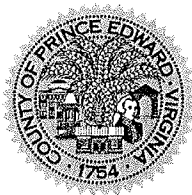
Schedule B

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

Parcel ID	Owner	Address	Note
074-A-1	Pamela Atkins Layman	3503 Peaks Road Prospect, VA 23960	
074-A-2A 074-A-5	Darlington Heights Volunteer Fire Department	<i>DHVFD c/o Dallas Trasley 3348 Morris Creek Rd Pamplin, VA 23958</i>	
074-A-3	Laura Childress	2566 Buffalo Church Road Pamplin, VA 23958	
074-A-4	Matthew & Deborah Chaconas	2395 Darlington Heights Road Cullen, VA 23934	
073-A-31	Katherine Burst	2297 Darlington Heights Road Cullen, VA 23934	
073-A-23	Randall & Donna Bremer	178 Heights School Road Pamplin, VA 23958	
074-A-6	Light Acres Family Limited Partnership	6339 Beverly Mills Road Broad Run, VA 20137	
074-A-7	Thaddeus Lewis	2464 West Road Riverdale, GA 30296	
074-A-18 074-A-19	William Hamilton	3069 Darlington Heights Road Cullen, VA 23934	
074-A-19 (B)	Gary Lee Hall	420 Singleton Road Pamplin, VA 23958	

BOARD OF SUPERVISORS

James R. Wilck
Chairman
Jerry R. Townsend
Vice Chairman
Pattie Cooper-Jones
J. David Emert
Llew W. Gilliam, Jr.
Robert M. Jones
Odessa H. Pride, Ed.D.
Gene A. Southall



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett

Post Office Box 382
111 N. South Street, 3rd Floor
Farmville, VA 23901

Office: (434) 392-8837
Fax: (434) 392-6683

wbartlett@co.prince-edward.va.us
www.co.prince-edward.va.us

May 31, 2019

RE: Special Use Permit Application for 419 Singleton Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, June 18, 2019, at 7:00 p.m. to consider a Special Use Permit Application by Joe Byler. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

Mr. Byler has requested permission to operate a Firewood Processing operation that will process and dry firewood to be wholesaled to a third-party operation for sale. The proposed facility will be a family run operation and be operated by Mr. Byler and his three sons and will operate Monday-Friday from 7:00 am to 6:00 pm and Saturday from 6 to 12 noon.

The proposed operation will be located within a 40'x 104" building and utilize a diesel-powered machine to cut and split the wood along with other associated equipment and is expected to generate two to three tractor trailer loads a week.

The property is located on Tax Map Parcels 74-A-2 owned by Joe S. Byler. This is an A1, Agricultural Conservation District and the use is allowed by Special Use Permit.

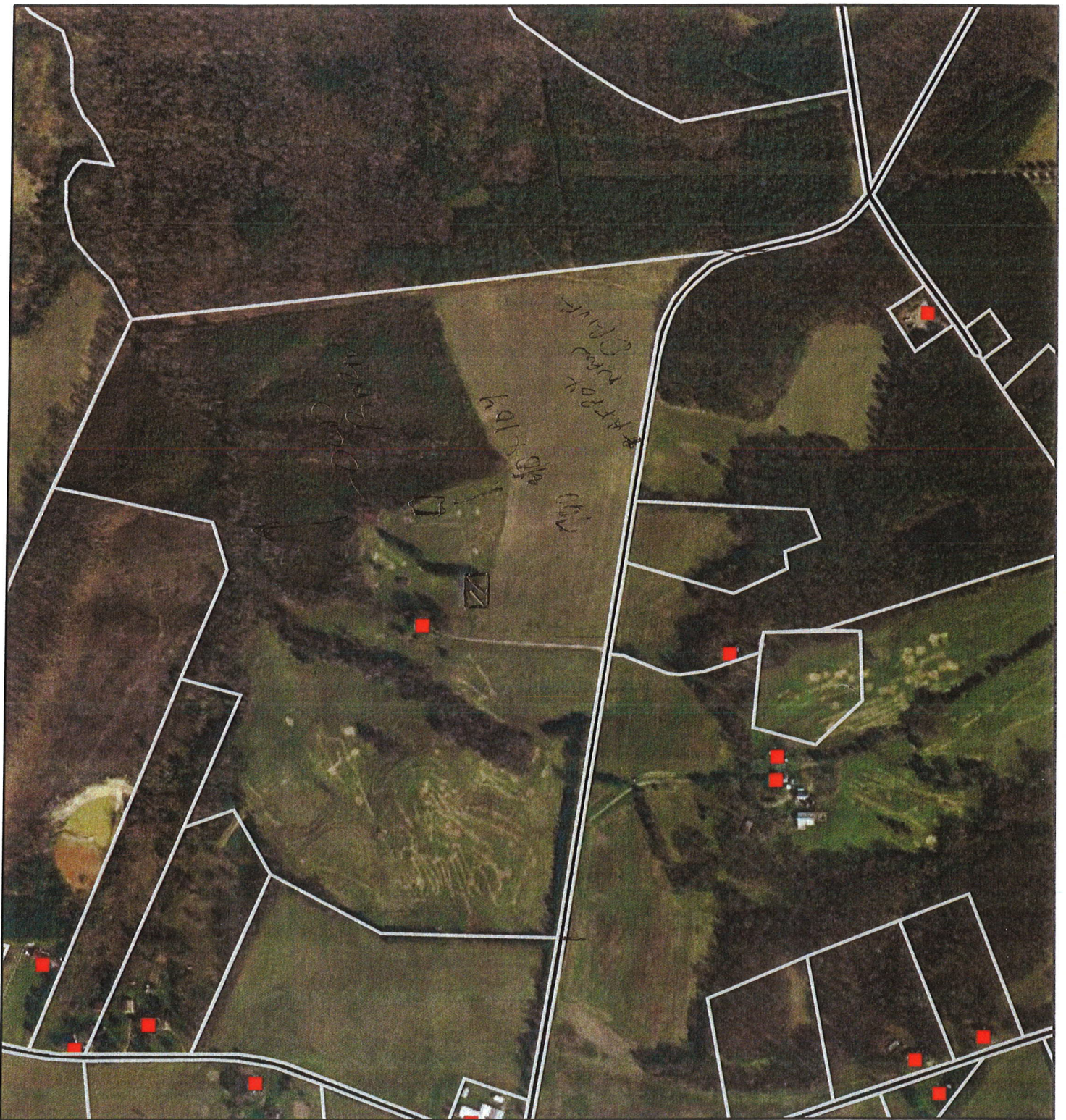
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

Sincerely,

W.W. Bartlett
County Administrator






Attachment (4)

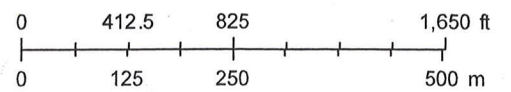
419 Singleton Road



May 1, 2019

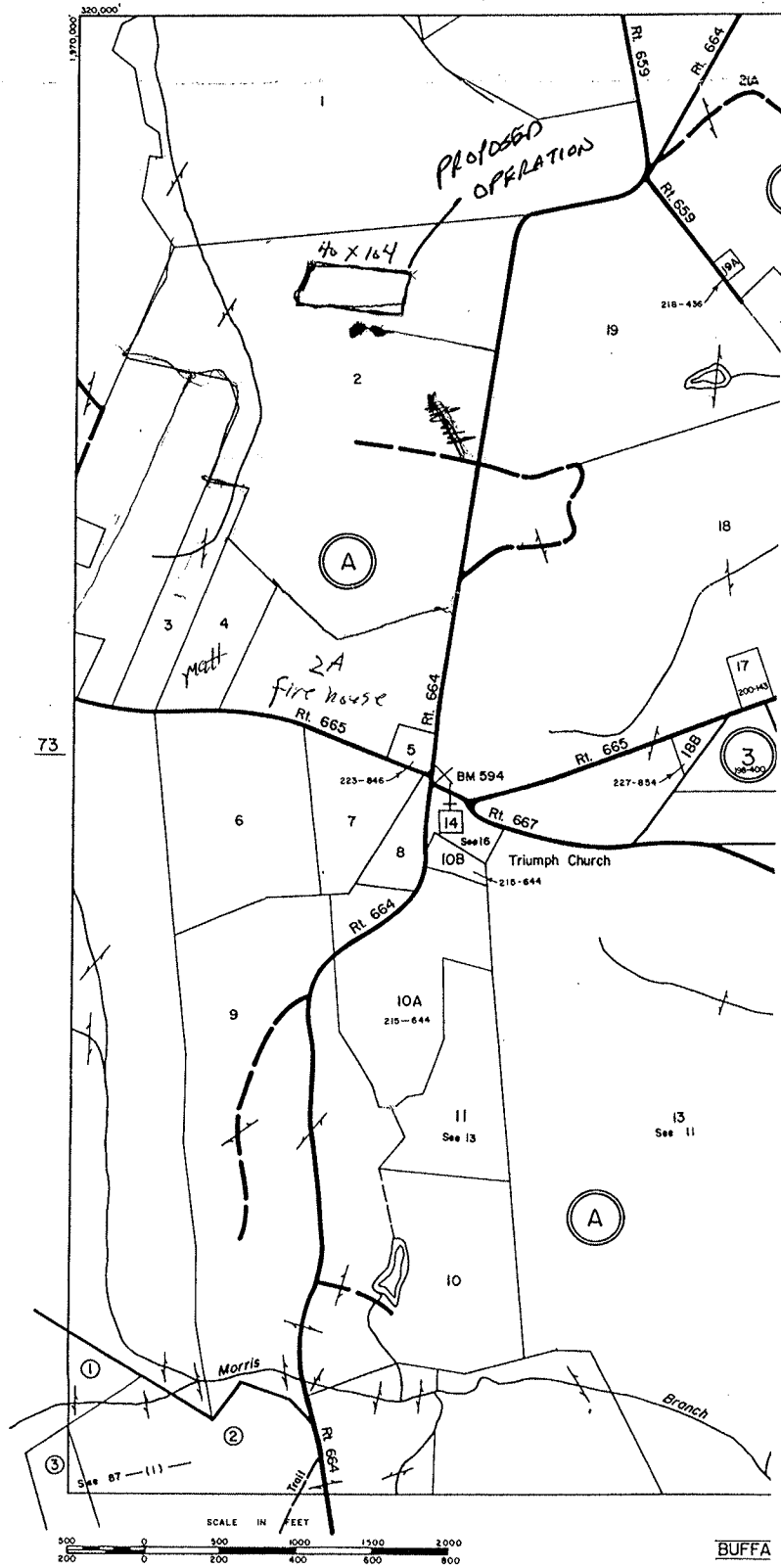
1:9,028

-  Parcels
-  Road Centerline
-  Address Points
-  County Boundary
-  Farmville Boundary



Virginia Geographic Information Network (VGIN)

Attachment (5)



Attachment (6)