



PRINCE EDWARD COUNTY  
PLANNING COMMISSION  
December 17, 2013

AGENDA

- 7:30 p.m.
1. The Chairman will call the December meeting to order. 3
  2. Approval of Minutes: November 14, 2013 at 6:00 p.m. 5
  3. **PUBLIC HEARING: Special Use Permit – National Communications Tower, LLC.** *The Commission will receive citizen input prior to considering a request for a special use permit to construct a 195 foot wireless telecommunication monopole (cellular tower) on a 144.78 acre parcel at 551 West Patrick Henry Hwy near Keysville, Tax Map Parcel 120-A-43.* 11
  4. **PUBLIC HEARING: Special Use Permit – National Communications Tower, LLC.** *The Commission will receive citizen input prior to considering a request for a special use permit to construct a 195 foot wireless telecommunication tripole (cellular Tower) on a 8.92 acre parcel on West Patrick Henry Hwy, Tax Map Parcel 122-A-20.* 27
  5. **PUBLIC HEARING: Special Use Permit – Patricia Cheatham.** *This is a continued public hearing from the November 19, 2013 meeting of the Commission. The SUP from Mrs. Cheatham has been revised - changing the requested use from a restaurant to retail sales/convenience store and removing the use of a flea market.* 43
  6. Comprehensive Plan 57
  7. Amendments to Zoning Ordinance 59
  8. Review of Board of Supervisors action at November meeting 65

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





County of Prince Edward  
Planning Commission  
Agenda Summary

Meeting Date: December 17, 2013  
Item No.: 1  
Department: Planning Commission  
Staff Contact: W.W. Bartlett  
Issue: CALL TO ORDER

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**Summary:**

Chairman Porterfield will call to order the December meeting of the Prince Edward County Planning Commission.

**Attachments:**

None

**Recommendation:**

None

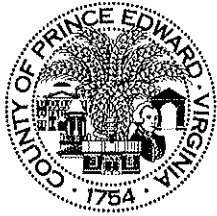
Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Coleman \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_





**County of Prince Edward  
Planning Commission  
Agenda Summary**

**Meeting Date:** December 17, 2013  
**Item No.:** 2  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** MINUTES

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**Summary:**

Meeting minutes are attached for your review and approval.

**Attachments:**

Minutes of November 19, 2013 at 7:30 p.m.

**Recommendation:**

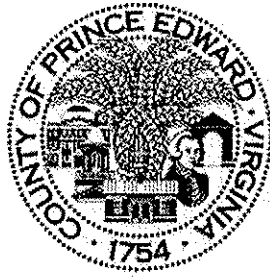
Approve attached minutes.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Coleman \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_



**Prince Edward County Planning Commission  
Meeting Minutes  
November 19, 2013  
7:30 pm**

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

Staff Present: Alecia Daves-Johnson, Planner, Dept. of Planning & Community Dev.

The November 19, 2013 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

**Minutes:** Commissioner Jones made a motion to accept the October 15, 2013 meeting minutes which was approved with unanimous favor.

**Public Hearing: Special Use Permit: Flea Market and Restaurant Use**

This is the time and date advertised for a Public Hearing to receive citizen input prior to the Planning Commission considering an application by Patricia M. Cheatham, dba The Country Gourmet, for a Special Use Permit in accordance with the A-2 Zoning District requirements, to operate a restaurant use and flea market on a parcel identified as Tax Map Parcel 50-A-101 and located at 18 County Shop Road, Farmville.

Mrs. Daves-Johnson provided the definition of "restaurant" in the Zoning Ordinance, as "an establishment engaged in the preparation of food and drink and it allows for the customer to receive that service as a take-out service." Ms. Cheatham plans to prepare smoked meats and sell those as a retail product to customers. This Special Use Permit application has been submitted because the Planning Commission authorized a letter to be sent to the landowner due to the flea market use was in operation and there was not a permit on file. Ms. Cheatham is a tenant and has taken responsibility to apply for the Special Use Permit. Mrs. Daves-Johnson then gave an overview of the Site Plan, application and photographs. This Special Use Permit application is for a property that is

located in the designated commercial growth corridor according to the Comprehensive Plan and on a parcel which has been in commercial use for many years.

Ms. Patricia M. Cheatham, applicant, presented information regarding "The Country Gourmet" and described food sales, her food preparation process, and flea market management goals.

Ms. Lisa Meadows expressed her concerns that the site plan is not prepared by professional engineers or surveyors as is required by Prince Edward County, visibility from adjoining residential properties, hours of operation and that a restaurant is not permitted by a Special Use Permit in the A-2 zone. She stated a building was being erected prior to a building permit being issued. She also questioned handicap accessibility and the location of parking and restrooms.

Ms. Cheatham stated the property is 4.23 acres and there is a tree line. She added there is a dump at the end of County Shop Road. She stated the hours from 10:00 a.m. until 6:00 p.m. is a loose plan due to the flea market. Discussion followed.

Mrs. Daves-Johnson stated Section 4-100 Part E allows the Administrator to waive having the professional engineer prepared site plan; Mrs. Cheatham came in and reviewed everything in great detail at the time of application with respect to access points, circulation of traffic and parking areas, and landscaped areas. The requirement for a Preliminary Site Plan, prepared by a professional engineer, was waived.

Chairman Porterfield stated a more detailed Site Plan will be needed with information, for instance, on what the surface of the circular driveway will be and placement of temporary buildings. He said a professional engineer may not be required but it will need to be a more careful drawing.

Discussion followed.

Chairman Porterfield declared the public hearing closed.

Chairman Porterfield stated enough issues have been raised with respect to technicalities to provide necessity for a more detailed and specific site plan. Discussion followed.

Chairman Porterfield made a motion to request the applicant prepare a more detailed Site Plan and return for the Planning Commission to reconsider the application at the December 17, 2013 meeting; the motion was met with unanimous favor.

**Public Hearing: Amendment to Zoning Ordinance: Section 3-100.13 Towers**

This is the time and date advertised for a continued Public Hearing to continue the review of revised language related to an amendment to the Zoning Ordinance Section 3-100.13, "Towers", to include language requiring antennae space be provided on towers for location of county emergency services communication equipment. The Amendment also includes language encouraging consideration of properties owned by Prince Edward County when locating new towers.

Mrs. Daves-Johnson presented an overview of the input received at the meeting held October 15; additional public input was submitted on November 7. She reviewed proposed changes due to the public input received.

Chairman Porterfield opened the public hearing.

Al Doss, representative from National Communication Towers, stated they will have two applications in December for two sites referenced previously. As a tower owner, they are not opposed granting the County to co-locate on the tower at no cost; the 20' continuous vertical space on the tower is onerous. All other counties have never required 20' of free space on the tower. There are other antennas that can be used that would fit within the 10' radiation center. Discussion followed.

Catherine Faulkner stated she would be leasing space from Mr. Doss' organization on some of the towers; in that regard, her concern is in needing a space that would be reserved for the County indefinitely with no chance of right of first refusal for her to know if she can lease the space. The height of the antenna would determine if her business could use the tower. She said if there is no existing tower to co-locate, she stated Verizon wireless is not a tower company and isn't as reliant upon renting the space. Their towers are built solely for cellular calls and data transmissions; if someone wishes to co-locate on the towers, they approach Verizon and receive an application with rental costs and other information.

Chairman Porterfield declared the public hearing closed.

Chairman Porterfield discussed leaving Option 1 as extended by Mrs. Daves-Johnson, and Option 2, but removing the titles of "Option", and re-negotiate the language regarding the 20' of vertical space on the tower prior to a recommendation to the Board of Supervisors. He said negotiation within the County would be possible regarding who is to pay for the structural analysis.

Discussion followed.

Chairman Porterfield suggested stating "The Prince Edward County Emergency Communications will need at least 10' of vertical space around the circumference of the tower; if the County's communication technology requires additional height, which may be negotiated at the time the request is made."

Chairman Porterfield made a motion to recommend to the Board of Supervisors the language of 11/19 draft, with the understanding that the 20' of vertical space language will be re-negotiated and potentially modified; and with the sentence reading, "The owner/agent of the tower will be responsible for site testing and site testing constructural analysis" will be removed; and that Option 1 and Option 2 paragraphs will be left in the language; and the 21 day period will be changed to 30 days.

Mr. Doss offered to assist with language.

The motion met with unanimous favor.



**Comprehensive Plan**

Mr. Andre Gilliam, Commonwealth Regional Council, distributed copies of the updated Comprehensive Plan.

Chairman Porterfield stated the Commissioners will need time to carefully review the document prior to the December meeting.

Mr. Gilliam stated most of the information in the Plan had been previously reviewed, except for Chapter II. He requested the Planning Commission read that chapter to make recommendations and feedback. Discussion followed.

Mr. Gilliam stated the section regarding the Sandy River input has been changed, as well as the Library language, the ICE Facility, as well as policy areas in Chapter 6. Mr. Gilliam continued a review of the changes.

**Zoning Ordinance:**

**Use by Category Table – Review Narrative “Use by District”**

Mrs. Daves-Johnson discussed the “Use by Category” Table Narrative; it was done by “Zoning District” and not by “Use.” The last paragraph dealt with recommendations with set-backs; she asked the Commissioners to add the proposed setback revisions distributed at this meeting to the previous information.

**Draft Sign Section – Amendment**

Mrs. Daves-Johnson presented a draft of the sign section for the Commissioners’ review.

**Corridor Overlay District – Board action November 14, 2013**

Mrs. Daves-Johnson stated that at the Board of Supervisors meeting on November 14, 2013, the Board voted to bring that to public hearing in December with a few changes; they are recommending that it be applied on Route 15 from the bypass south to Farmville Lake Road, which is about 1.2 miles; that it be applied to Granite Falls Boulevard; and that any references to the design guide be removed from the ordinance text.

**Information & Discussion Items:**

**December meeting – Two Special Use Permit Public Hearings**

Mrs. Daves-Johnson reminded the Commissioners that in December there will be two Special Use Permit Public Hearings for National Communication Towers; these are the applications to build two new towers along Route 360.

Discussion followed.

**Request to Build Cargo Container House**

Mrs. Daves-Johnson stated a citizen wishes to build a house from the 40’ metal cargo containers. She said they reviewed the Zoning Ordinance to whether it is permitted or prohibited. She said if it moves forward, it would be the first one in Prince Edward County.

Chairman Porterfield questioned if it would meet the Virginia Building Code as a residence. Mr. Wade Bartlett, County Administrator, stated the Zoning Board can review it; it only allows manufactured homes in certain areas. Discussion followed.

**Zoning Ordinance & Subdivision Ordinance Amendments Update**

Mrs. Daves-Johnson stated that on the Zoning Ordinance and Subdivision Ordinance changes and the dam breach inundation zone, the Virginia Association of Soil & Water Conservation Districts have prepared language for their legislative committee asking for permission to include the dam break inundation zones in flood plain zoning districts as permitted in Section 15.2-2280. If permitted, that might be a way that the County in the future could approach regulating construction and development in those potential flood zones.

**Special Use Permit Application – Communications Tower**

Mrs. Daves-Johnson stated an additional Special Use Permit application was received for another communications tower, from Verizon. It is proposed on Route 15 near Keysville. Discussion followed regarding advertisement of a public hearing for this tower as well as the other two, to be held in December.

[Post Meeting Note: The request was for co-location and will not require a public hearing.]

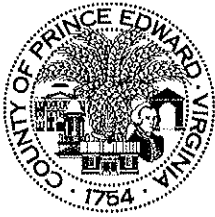
**Planning Department Update**

Mrs. Daves-Johnson announced her resignation from the position of Planner with Prince Edward County, effective November 30, 2013. She expressed her pride in working with the Planning Commission. The Commissioners expressed their gratitude for her efforts for the Commission and the County.

Commissioner Coleman expressed his pleasure of serving on the Planning Commission over the past 25 years.

Chairman Porterfield adjourned the meeting at 10:09 p.m.

**Next Meeting: December 17, 2013 at 7:30 p.m.**



County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 3  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** SPECIAL USE PERMIT – NATIONAL COMMUNICATIONS TOWER, LLC

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**Summary:**

The County has received a special use permit for the construction of an unmanned wireless telecommunications tower located on Tax Parcel 120-A-43 owned by David Carl and Caraletta Sue Orton.

The tower will be 195’ in height plus a 4’ lightning rod. The leased area dimensions will be 125’ X 125’ and the fenced compound will be approximately 80’ X 90’.

The company will reserve the 140’ radiation center on the tower along with a 10’ X 20’ space in the fenced compound, rent free, for the County’s emergency services equipment.

The Tower will be able to support six carriers. Verizon has informed the County they are in negotiations for space on the Tower because they want to expand and improve their service in Prince Edward County.

**Attachments:**

- 1. Public Hearing Notice
- 2. Letter from National Communications requesting a Special use Permit.
- 3. Special Use Permit Application
- 4. List of Adjoining property owners notified of Special Use Application
- 5. Sample letter sent to adjoining property owners
- 6. Various documents from National Communication Towers, LLC

**Recommendation:**

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

Motion _____	Porterfield _____	Hunt _____	Jones _____
Second _____	Mason _____	Gilliam _____	Watson _____
Coleman _____	Townsend _____	Leatherwood _____	Terry _____



November 20, 2013

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, November 29, 2013 and Friday, December 6, 2013.**

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### **Notice of Public Hearing**

The Prince Edward County Planning Commission will hold the following public hearings on Tuesday, December 17, 2013 at 7:30 p.m. in the Board room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to the Planning Commission considering the Special Use Permit Applications as described below:

(1) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) located approximately 850' North of Hwy 360 in an area known as Simplicity on a parcel owned by Mildred B. Hampton, identified as Tax Map Parcel 120-A-43 and located near 551 West Patrick Henry Hwy in Keysville. This is an A1 Zoning District.

(2) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) on the north side of Patrick Henry Highway adjacent to the western boundary line of the S.B. Cox Concrete Plant and located on a parcel identified as Tax Map Parcel 122-A-20, owned by David Carl and Caraletta Sue Orton located on West Patrick Henry Hwy in Meherrin. This is an A1 Zoning District.

(3) Continued Public Hearing from November 19, 2013: The modified request from Patricia Cheatham to operate a Flea Market, Convenience Store and Retail Sales on a parcel identified as Tax Map Parcel 50-A-101 and located at 18 County Shop Road in Farmville.

A complete copy of each Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county webpage at [www.co.prince-edward.va.us](http://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.

By Order of the Board of Supervisors  
Of Prince Edward County, Virginia

Bcd  
9/17/13

# NATIONAL COMMUNICATIONS TOWERS, LLC

5413 Patterson Avenue, Suite 101  
Richmond, Virginia 23226  
Telephone: 804-673-8800  
Facsimile: 804-673-4242

August 20, 2013

Ms. Alecia Daves-Johnson  
Planner  
Department of Planning and Community Development  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

RE: Special Use Permit Application for a 195' proposed telecommunications tower  
West Patrick Henry Hwy., Meherrin, VA 23954  
Tax Parcel 122 A 20  
Owner: David Carl and Caraletta Sue Orton

Dear Ms. Johnson:

Please find attached our application and supporting material for a Special Use Permit for an unmanned wireless telecommunications tower (195' in height) located on the above referenced parcel.

Founded in 1997, National Communications Towers, LLC (NCT) is a well-established tower building company serving the needs of numerous wireless communications providers and their customers. NCT has constructed well over forty (40) towers in eighteen (18) different Virginia localities over the past sixteen (16) years.

The proposed self-supporting tower will be 195 feet tall plus a 4' lightning rod. Since the total height will be less than 200 feet, this tower will not be lighted. Our analysis shows this height is adequate to hand off to an existing Verizon Tower 3.1 miles to the northeast located on Rt. 360 near Green Bay, VA. There are no existing towers or other tall structures in the vicinity that would be an adequate substitute for a new tower build. The tower will be designed to be able to support six (6) carriers with heavy loads. The leased area dimensions will be 125' x 125' and the fenced compound will be approximately 80' x 90'.

7

Add  
10,

National will reserve the 140' Radiation Center on the tower along with a 10' X 20' space in the fenced compound, rent free, for the County's Emergency Services Equipment.

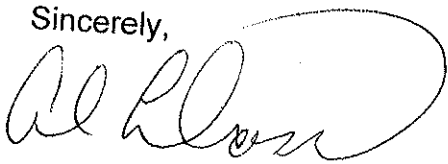
Below is a summary list of some of the supporting documents submitted with this application as required by the County's Zoning Ordinance.

- Special Use Permit application and related forms
- Property Record Card
- Written Narrative
- Collocation Statement
- Site Plan
- Letter of Intent from Verizon Wireless
- Verizon's Propagation Studies
- Balloon Photos and Tower Simulations
- FAA No Hazard Letter
- Photograph of typical tower and equipment building
- \$300 check – Special Use Permit fee

In summary, National Communications Towers has been in the business of developing and managing communication towers since 1997. National Communications Towers will not build a tower until we have an executed lease with a wireless carrier. Our facilities are designed to facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.

If you have any questions please do not hesitate to contact me at 804-673-8800 extension 303.

Sincerely,



Al Doss  
Vice-President of Development  
National Communications Towers, LLC

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*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: National Communication Towers, LLC  
Applicant's Address: 5413 Patterson Avenue, Suite 101, Richmond, VA 23226  
Applicant's Telephone Number: ( ) 804-673-8800 Ext. 303

Present Land Use: Vacant, Timber

Legal Description of Property with Deed Book and Page No. or Instrument No.  
David Carl and Caraletta Sue Orton, Deed Book 287, Page 728, PB7 Page 106

Tax Map # 122 A 20      Acreage: 8.920

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See attached Written Narrative Statement

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

Height of Principal Building (s): Feet 199'      Stories N/A

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]      8/26/2013  
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.

David C. Bolton      P-21-13  
Signature of Property Owner(s)      Date

[Signature]      8-26-13  
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 ADY      Date 9/25/13

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

**Prince Edward County  
Special Use Permit**

Applicant: National Communication Towers, LLC  
5413 Patterson Ave. Suite 101  
Richmond, VA 23226

Date: Oct 24, 2013

**Schedule A**

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

Parcel ID	Owner	Address	Note
122-A-20 122-A-6B	David & Caralatta Orton	5118 Ontario Rd. Keysville, VA 23947	<b>SUP Property Owner</b>
122-A-6B1A	Wesley W. & Harold S. Reed	28 Campell Crossing Rd. Meherrin, VA 23954	
122-A-10	James & Dixie Calhoun	119 Herzig Rd. Meherrin, VA 23954	North
122-A-18	Roy C. Jenkins	PO Box 218 Burkeville, VA 23922	
122-A-19B	Paterno & Jenny Dimaano	8074A Abilene Rd. Farmville, VA 23901	East
122-A-20A	S B Cox Ready Mix Inc	PO Box 5363 Glen Allen, VA 23058	North West
122-A-25	James & Angela Price	3762 Patrick Henry Hwy. Meherrin, VA 23954	South
122-A-28B	Brain & Tammy Kaczor	3649 W Patrick Henry Hwy. Meherrin, VA 23954	West

*Certifieds sent 11/26*



BOARD OF SUPERVISORS

WILLIAM G. FORE, JR.  
CHAIRMAN

HOWARD F. SIMPSON  
VICE-CHAIRMAN

HOWARD M. CAMPBELL  
PATTIE COOPER-JONES  
DON C. GANTT, JR.  
ROBERT M. JONES  
CHARLES W. MCKAY  
JAMES R. WILCK



COUNTY ADMINISTRATOR  
W.W. BARTLETT

POST OFFICE BOX 382  
FARMVILLE, VA 23901

(434) 392-8837 VOICE  
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US  
WWW.CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

November 21, 2013

RE: Request to construct a wireless telecommunication tower

To Whom It May Concern:

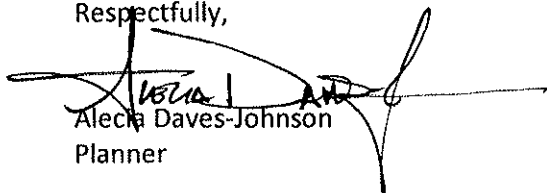
The Prince Edward County Planning Commission will conduct a public hearing on Tuesday, December 17, 2013 at 7:30 p.m. in the Board Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to the Planning Commission considering the Special Use Permit Application as described below:

Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) on the north side of Patrick Henry Highway adjacent to the western boundary line of the S.B. Cox Concrete Plant and located on a parcel identified as Tax Map Parcel 122-A-20, owned by David Carl and Caraletta Sue Orton located on West Patrick Henry Hwy in Meherrin. This is an A1 Zoning District.

The application is available for public review in the Department of Planning and Community Development, in the County Administrator's office and on the county webpage at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us).

You are receiving this notice because you own land either adjacent to or across the road from this parcel. If you have any questions about this meeting, I encourage you to contact me by calling 434.392.8837 or electronically at [adaves-johnson@co.prince-edward.va.us](mailto:adaves-johnson@co.prince-edward.va.us).

Respectfully,



Alecia Daves-Johnson  
Planner

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS

MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING AND ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.

**Written Narrative**  
**Statement of Evaluation of Effects on Adjoining Properties and General**  
**Compatibility with Adjacent and Other Properties**  
**Special Use Permit Application**  
**National Communication Towers, LLC**  
**Bruceville Telecommunications Facility, Prince Edward County,**  
**Virginia**

National Communication Towers L.L.C. (“National”) as lessee, hereby applies for a Special Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located within the property owned by David Carl and Caraletta Sue Orton and is known as Tax Map Parcel 121-A-20. The tower site is located on the north side of Rt. 360 and adjacent to the western boundary line of the S.B. Cox Concrete Plant.

National is requesting a Special Use Permit to allow a self support Lattice Tower, measuring approximately 195’ in height with a 4’ lightning rod, to be located on a leased area, measuring 125’ x 125’. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12” wide x 72” high, per user) and microwave dishes. Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 8.920 acre parcel is zoned Agricultural. According to the Prince Edward County zoning ordinance, telecommunication facilities are permitted within this zoning district, with Special Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or “holes.” Such a hole exists along RT 360 in the Bruceville area. Supported by propagation studies, National believes a communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners. Prince Edward County Emergency Services may also co-locate its broadcast equipment on

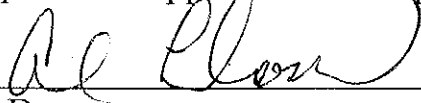
the tower. The 140' Radiation Center and a 10' X 20' space in the compound will be provided rent free for Prince Edward's Emergency Services antennas.

The FCC has authorized several carriers to provide wireless services in this part of Prince Edward County. Those carriers include: Sprint, AT&T, Verizon Wireless U.S. Cellular and Ntelos. Verizon Wireless has expressed an interest in collocating on the tower via a letter of intent.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit. The compound of the facility is situated on the parcel in a location that will not be visible from RT 360 or neighboring homes.

The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may incorporate the tower into its communication network utilized by law enforcement and fire and rescue personnel. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Special Use Permit application.

  
\_\_\_\_\_


Al Doss  
Vice President of Development  
National Communication Towers, L.L.C.

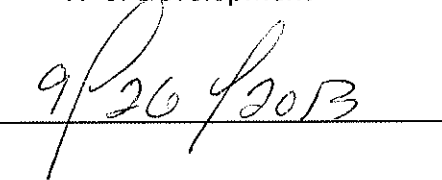
9/25/2013  
\_\_\_\_\_  
Date

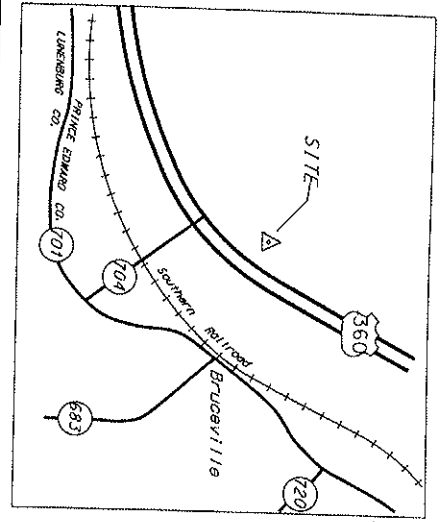


## STATEMENT OF WILLINGNESS TO ALLOW COLLOCATION

National Communication Towers, LLC is a developer of communication facilities and is licensed to do business in the state of Virginia. An extensive amount of research is dedicated to each location to determine if there is a need for a communications facility in a given area. Once a need is established and a site is identified, NCT will start the design process for the facility. The facility will be designed for the maximum potential of collocations including both phone and data transmissions and will accommodate a minimum of six collocations. NCT will actively market and solicit collocations within the facility to all users that are licensed to broadcast cellular phone transmissions and both licensed and unlicensed data transmissions. Should an additional tower be needed the site will be designed to accommodate the construction of an additional structure. Also there is no language in the Ground Lease that would inhibit collocations on the tower.

Signed:   
Al Doss  
VP of Development

Date: 



**DIRECTIONS TO SITE**  
 FROM HIGHWAY: TAKE US-360 WEST FOR APPROXIMATELY 51 MILES. SITE IS ON THE RIGHT 0.3 MILES PAST THE ROUTE 360/704 INTERSECTION.

# BRUCEVILLE 195' TOWER SITE SITE PLAN

PATRICK HENRY HWY  
 ROUTE 360  
 PRINCE EDWARD COUNTY  
 LEIGH DISTRICT  
 VIRGINIA

DEVELOPED BY:  
 NATIONAL COMMUNICATION TOWERS, LLC

SHEET NAME	INDEX OF SHEETS	SHEET NUMBER
TITLE SHEET		T-1
GENERAL NOTES		T-2
SITE PLAN		A-1
COMPOUND LAYOUT & TOWER ELEVATION		A-2
CIVIL NOTES & DETAILS		C-1
EROSION AND SEDIMENT CONTROL NOTES		C-2
EROSION AND SEDIMENT CONTROL MEASURES & DETAILS		C-3
FENCE NOTES & DETAILS		C-4
SOIL MAP		C-5
SURVEY (SHOWS LEASE PARCEL, INGRESS/EGRESS, UTILITY EASEMENT AND TREE BUFFER)		1 THRU 2

LANDOWNER  
 David Corlano Corolella Sue Orton  
 518 Ontario Road  
 Keyesville, VA 23947

DESIGN AND STANDARD CONTROL RESPONSIBLE LAND DISTRICT  
 NAME: ALBERT S. GOSB  
 CERTIFICATE # 28072  
 EXPIRATION DATE: MAY 29, 2016

Note: No historical State of Grave Sites will be impacted with the construction of the Telecommunication Site.

**JMT**  
 5023 FARM ROAD, LEXINGTON, VA 24451  
 PHONE: (540) 486-2200  
 FAX: (540) 486-2200

COMMONWEALTH OF VIRGINIA  
 PROFESSIONAL LAND SURVEYOR  
 JEFFREY ORONIN  
 No. 44,007-0015  
 9/24/13

REGISTERED PROFESSIONAL ENGINEER  
 NATHAN COMMUNICATOR  
 TOWERS, LLC  
 543 PATTERSON AVE, SUITE 101  
 RICHMOND, VA 23260  
 804-358-8565

NO.	DATE	BY	REVISION

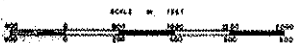
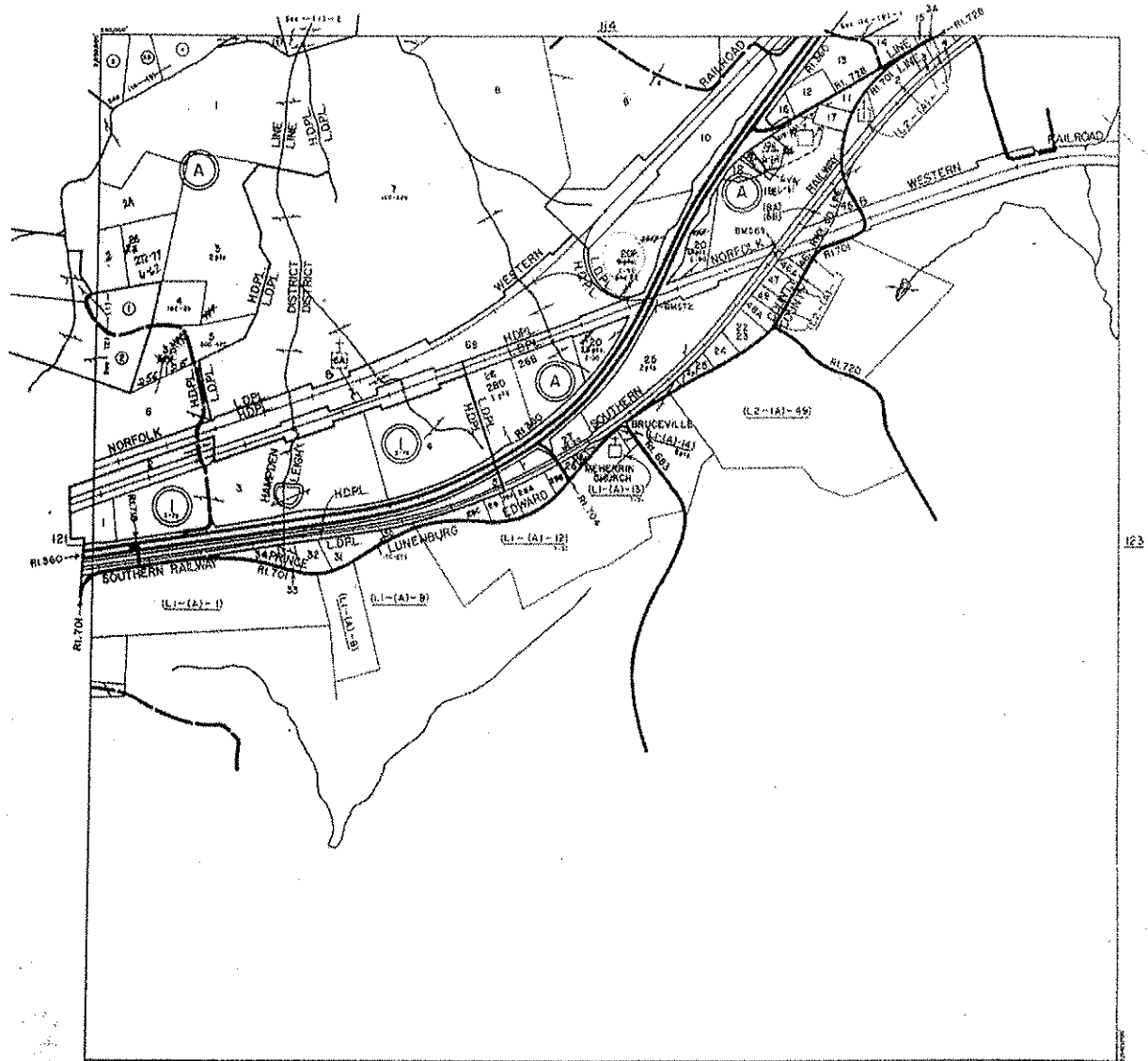
PROJECT NAME  
 BRUCEVILLE SITE  
 ROUTE 360  
 PRINCE EDWARD COUNTY  
 LEIGH DISTRICT  
 VIRGINIA

DATE	BY	SCALE	DESCRIPTION

TITLE SHEET  
 T-1

Bruceville

PRINCE EDWARD COUNTY



HAMPDEN LEIGH DISTRICT

SECTION 122  
INSERT

PREPARED BY GEORGE THOMAS, SURVEYOR, BRUCEVILLE, VA. 1897



September 5, 2013

**VIA EMAIL**

RE: LETTER OF INTENT

(VZW Meherrin; NCT Bruceville)

To whom it may concern:

The purpose of this letter is to provide you with notice that Verizon Wireless is expanding and improving its wireless telecommunications network in Prince Edward County.

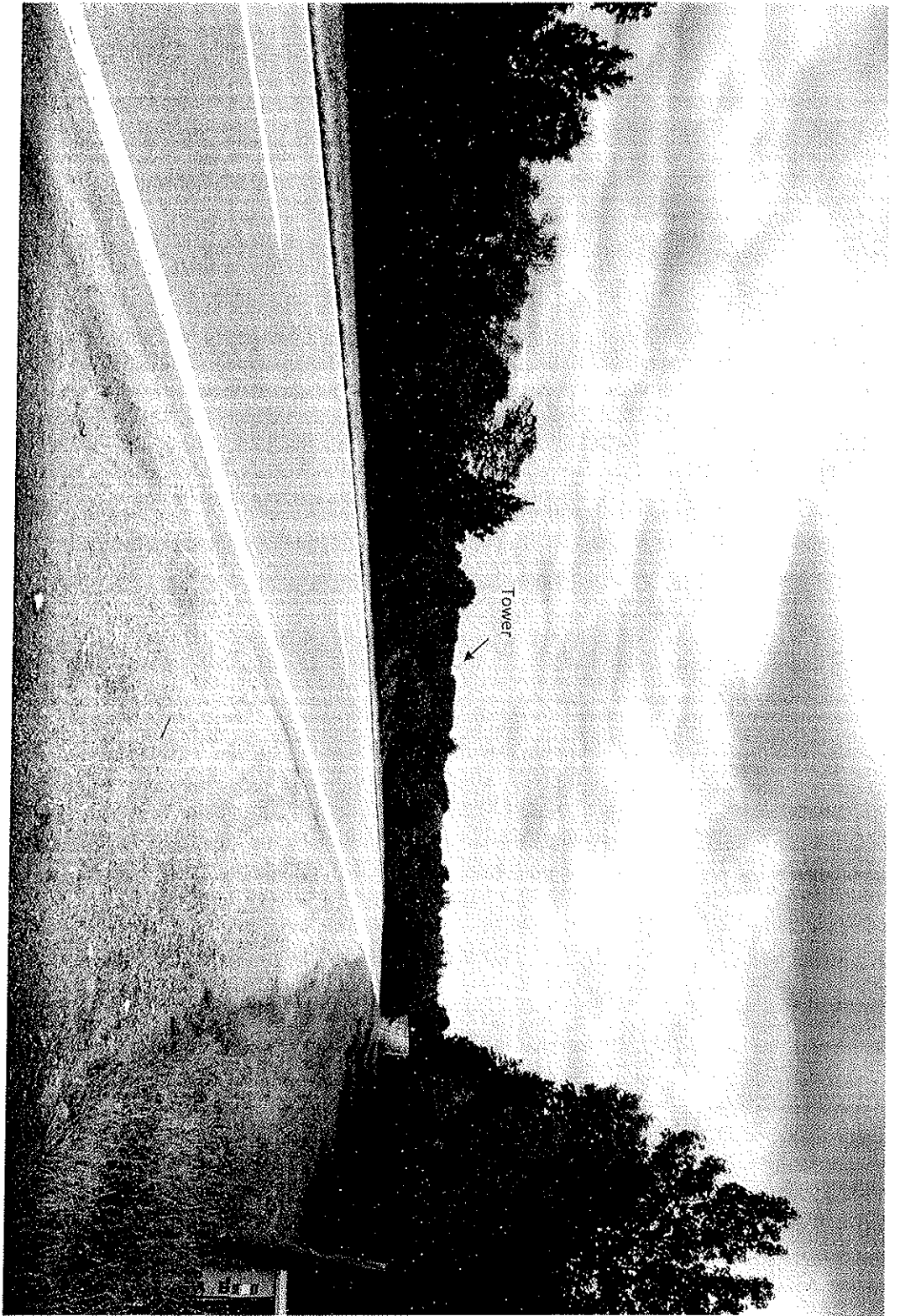
We are currently in negotiations with NCT for a spot on the tower in development known as Bruceville. The specific information on the site is below:

Coordinates: 37-05-40.5 N / 78-22-46.3 W at a minimum centerline height of 195'.

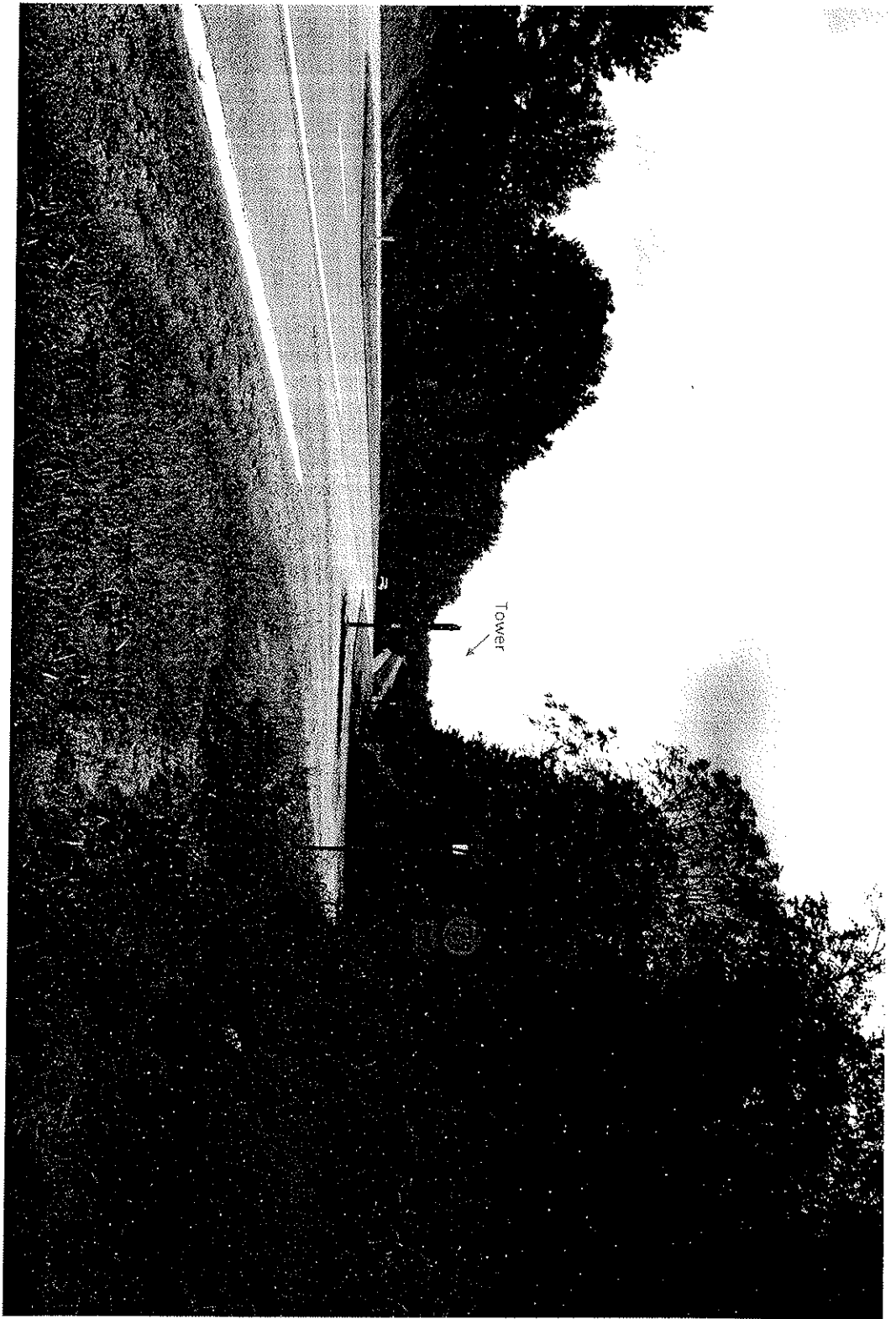
Sincerely,

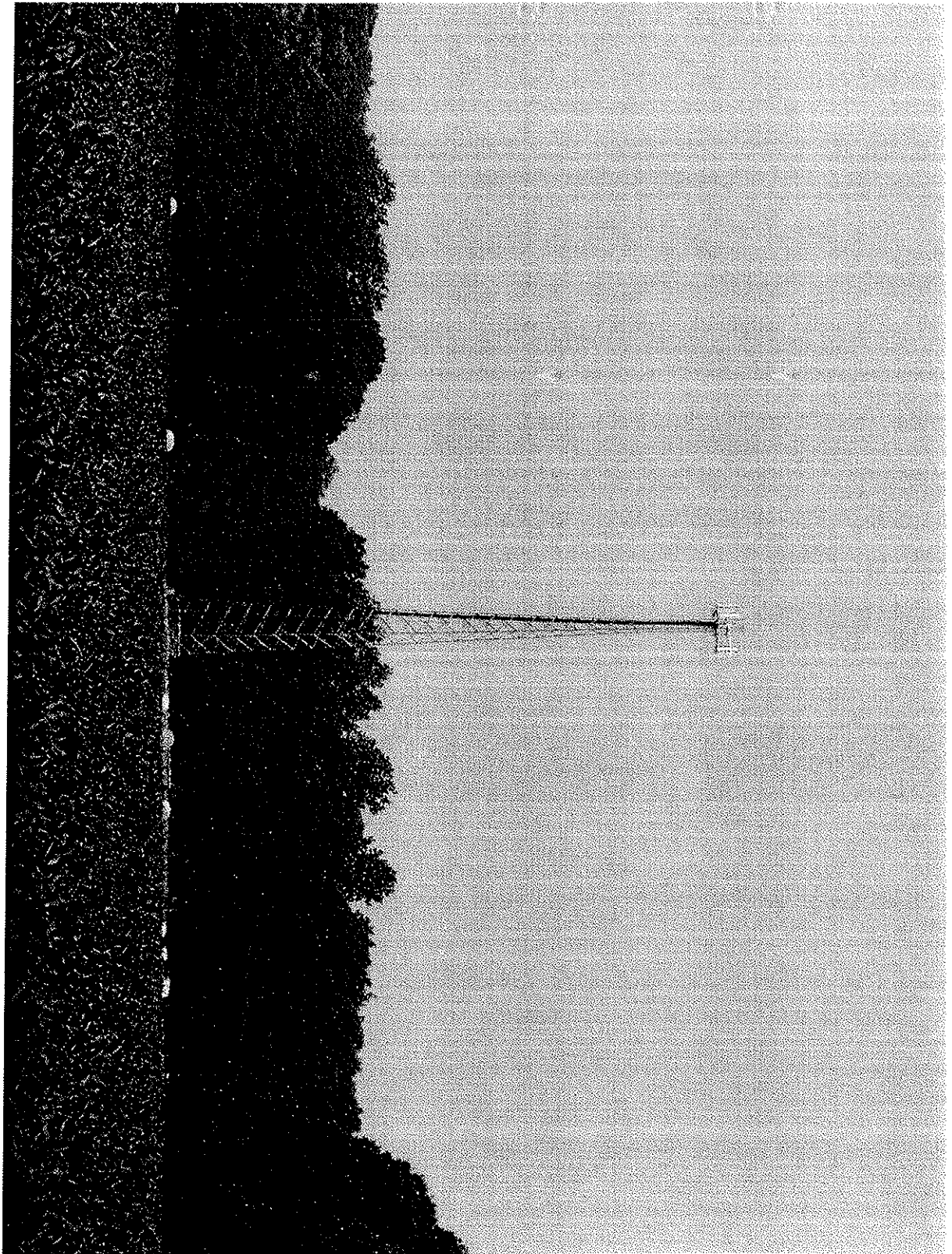
A handwritten signature in black ink, appearing to read "Stefanie M. Lewis".

Stefanie M. Lewis  
Specialist-Regulatory/Real Estate  
Verizon Wireless  
804-543-7530











County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 4  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** SPECIAL USE PERMIT – NATIONAL COMMUNICATIONS TOWER, LLC

---

**Summary:**

The County has received a special use permit for the construction of an unmanned wireless telecommunications tower located on Tax Parcel 122-A-20 owned by David Carl and Caraletta Sue Orton.

The tower will be 195’ in height plus a 4’ lightning rod. The leased area dimensions will be 125’ X 125’ and the fenced compound will be approximately 80’ X 90’.

The company will reserve the 140’ radiation center on the tower along with a 10’ X 20’ space in the fenced compound, rent free, for the County’s emergency services equipment.

The Tower will be able to support six carriers. Verizon has informed the County they are in negotiations for space on the Tower because they want to expand and improve their service in Prince Edward County.

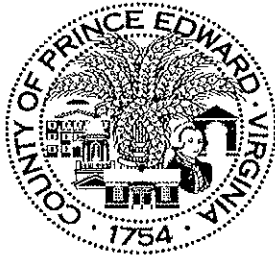
**Attachments:**

- 1. Public Hearing Notice
- 2. Letter from National Communications requesting a Special use Permit.
- 3. Special Use Permit Application
- 4. List of Adjoining property owners notified of Special Use Application
- 5. Sample letter sent to adjoining property owners
- 6. Various documents from National Communication Towers, LLC

**Recommendation:**

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

Motion _____	Porterfield _____	Hunt _____	Jones _____
Second _____	Mason _____	Gilliam _____	Watson _____
Coleman _____	Townsend _____	Leatherwood _____	Terry _____



November 20, 2013

**Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, November 29, 2013 and Friday, December 6, 2013.**

---



### **Notice of Public Hearing**

The Prince Edward County Planning Commission will hold the following public hearings on Tuesday, December 17, 2013 at 7:30 p.m. in the Board room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to the Planning Commission considering the Special Use Permit Applications as described below:

(1) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) located approximately 850' North of Hwy 360 in an area known as Simplicity on a parcel owned by Mildred B. Hampton, identified as Tax Map Parcel 120-A-43 and located near 551 West Patrick Henry Hwy in Keysville. This is an A1 Zoning District.

(2) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) on the north side of Patrick Henry Highway adjacent to the western boundary line of the S.B. Cox Concrete Plant and located on a parcel identified as Tax Map Parcel 122-A-20, owned by David Carl and Caraletta Sue Orton located on West Patrick Henry Hwy in Meherrin. This is an A1 Zoning District.

(3) Continued Public Hearing from November 19, 2013: The modified request from Patricia Cheatham to operate a Flea Market, Convenience Store and Retail Sales on a parcel identified as Tax Map Parcel 50-A-101 and located at 18 County Shop Road in Farmville.

A complete copy of each Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county webpage at [www.co.prince-edward.va.us](http://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.

By Order of the Board of Supervisors  
Of Prince Edward County, Virginia

Rec'd  
10/15

# NATIONAL COMMUNICATIONS TOWERS, LLC

5413 Patterson Avenue, Suite 101  
Richmond, Virginia 23226  
Telephone: 804-673-8800  
Facsimile: 804-673-4242

August 20, 2013

Ms. Alecia Daves-Johnson  
Planner  
Department of Planning and Community Development  
111 South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

RE: Special Use Permit Application for a 195' proposed telecommunications tower  
West Patrick Henry Hwy., Meherrin, VA 23954  
Tax Parcel 120 A 43  
Owner: Mildred Brehm Hampton

Dear Ms. Johnson:

Please find attached our application and supporting material for a Special Use Permit for an unmanned wireless telecommunications tower (195' in height) located on the above referenced parcel.

Founded in 1997, National Communications Towers, LLC (NCT) is a well-established tower building company serving the needs of numerous wireless communications providers and their customers. NCT has constructed over forty (40) towers in eighteen (18) different Virginia localities over the past sixteen (16) years.

The proposed self-supporting tower will be 195 feet tall plus a 4' lightning rod. Since the total height will be less than 200 feet, this tower will not be lighted. Our analysis shows this height is adequate to hand off to an existing Verizon Tower 3.8 miles to the southwest located on Rt. 652 north of Keysville, VA. There are no existing towers or other tall structures in the vicinity that would be an adequate substitute for a new tower build. The tower will be designed to be able to support six (6) carriers with heavy loads. The leased area dimensions will be 125' x 125' and the fenced compound will be approximately 80' x 90'.

National will reserve the 140' Radiation Center on the tower along with a 10' X 20' space in the fenced compound, rent free, for the County's Emergency Services Equipment.

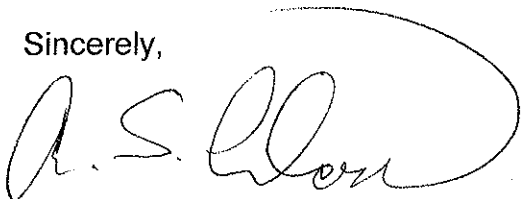
Below is a summary list of some of the supporting documents submitted with this application as required by the County's Zoning Ordinance.

- Special Use Permit application and related forms
- Property Record Card
- Written Narrative
- Collocation Statement
- Site Plan
- Letter of Intent from Verizon Wireless
- Verizon's Propagation Studies
- Balloon Photos and Tower Simulations
- FAA No Hazard Determination
- Photograph of typical tower and equipment building
- \$300 check – Special Use Permit fee

In summary, National Communications Towers has been in the business of developing and managing communication towers since 1997. National Communications Towers does not construct speculative towers, construction of a facility will not commence until we have an executed lease with a wireless carrier. Our facilities are designed to facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.

If you have any questions please do not hesitate to contact me at 804-673-8800 extension 303.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. S. Doss', with a large, sweeping loop at the end.

Al Doss  
Vice-President of Development  
National Communications Towers, LLC

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*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: National Communication Towers, LLC  
Applicant's Address: 5413 Patterson Avenue, Suite 101, Richmond, VA 23226  
Applicant's Telephone Number: ( ) 804-673-8800 Ext. 303

Present Land Use: Agricultural, Farming and Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
Mildred Brehm Hampton, Deed Book 203, Page 2157

Tax Map # 120 A 43      Acreage : 144.78

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See attached Written Narrative Statement

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

Height of Principal Building (s): Feet 199'      Stories N/A

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]      9-26-2013  
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.  
Mildred Brehm Hampton      10-1-13  
Signature of Property Owner(s)      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 \_\_\_\_\_      Date \_\_\_\_\_

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  
**31**

## Prince Edward County Special Use Permit

Applicant: National Communication Towers, LLC  
5413 Patterson Ave. Suite 101  
Richmond, VA 23226

Date: Oct 24, 2013

### Schedule B

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

Parcel ID	Owner	Address	Note
120-A-43 120-A-45	Mildred Brehm Hampton	551 Patrick Henry Hwy Keysville, VA 23947	<b>SUP Property Owner</b>
120-A-46 120-A-29	Lewis E. Wilkerson	P.O. Box 270 Keysville, VA 23947	North & West
120-A-42A	David L Watson	319 Patrick Henry Hwy Keysville, VA 23947	West
121-A- 10/11/12/14	John W. Vaughan	673 W Patrick Henry Hwy Keysville, VA 23947	North East
121-A-13	Gregory Bowman	5015 George Washington Hwy, Keysville, VA 23947	East
120-A-42	Violet Watson Smalley	1814 E Highway 312 Unit 2 Corbin, KY 40701	West
120-A-42 B	Lonnie Clarence & Robin Bowen	1608 Bruceville Rd. Meherrin, VA 23954	
120-A-42 C	Josh Dyer & Angela Sharpe	415 Four Locust Hwy Keysville, VA 23947	
120-A-44	Rebecca Taylor	3951 Mountain Rd Glen Allen, VA 23060	
L7-A-7	Josephine Bailey	373 School House Rd. Farmville, VA 23901	South

*Certifieds sent 11/26*



BOARD OF SUPERVISORS

WILLIAM G. FORE, JR.  
CHAIRMAN

HOWARD F. SIMPSON  
VICE-CHAIRMAN

HOWARD M. CAMPBELL  
PATTIE COOPER-JONES  
DON C. GANTT, JR.  
ROBERT M. JONES  
CHARLES W. MCKAY  
JAMES R. WILCK



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR  
W.W. BARTLETT

POST OFFICE BOX 382  
FARMVILLE, VA 23901

(434) 392-8837 VOICE  
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US  
WWW.CO.PRINCE-EDWARD.VA.US

November 21, 2013

RE: Request to construct a wireless telecommunication tower

To Whom It May Concern:

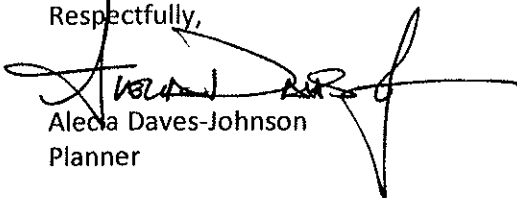
The Prince Edward County Planning Commission will conduct a public hearing on Tuesday, December 17, 2013 at 7:30 p.m. in the Board Room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to the Planning Commission considering the Special Use Permit Application as described below:

Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) located approximately 850' North of Hwy 360 in an area known as Simplicity on a parcel owned by Mildred B. Hampton, identified as Tax Map Parcel 120-A-43 and located near 551 West Patrick Henry Hwy in Keysville. This is an A1 Zoning District.

The application is available for public review in the Department of Planning and Community Development, in the County Administrator's office and on the county webpage at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us).

You are receiving this notice because you own land either adjacent to or across the road from this parcel. If you have any questions about this meeting, I encourage you to contact me by calling 434.392.8837 or electronically at [adaves-johnson@co.prince-edward.va.us](mailto:adaves-johnson@co.prince-edward.va.us).

Respectfully,



Alecia Daves-Johnson  
Planner

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS

MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING AND ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.

**Written Narrative**  
**Statement of Evaluation of Effects on Adjoining Properties and General**  
**Compatibility with Adjacent and Other Properties**  
**Special Use Permit Application**  
**National Communication Towers, LLC**  
**Bruceville Telecommunications Facility, Prince Edward County,**  
**Virginia**

National Communication Towers L.L.C. (“National”) as lessee, hereby applies for a Special Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located within the property owned by Mildred Brehm Hampton and is known as Tax Map Parcel 120-A-43. The tower site is located approximately 850’ north of Rt. 360 in an area known as Simplicity on the USGS Quad Map.

National is requesting a Special Use Permit to allow a self support Monopole Tower, measuring approximately 195’ in height with a 4’ lightning rod, to be located on a leased area, measuring 125’ x 125’. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12” wide x 72” high, per user) and microwave dishes. Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 144.78 acre parcel is zoned Agricultural. According to the Prince Edward County zoning ordinance, telecommunication facilities are permitted within this zoning district, with Special Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or “holes.” Such a hole exists along RT 360 in the Simplicity area. Supported by propagation studies, National believes a communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners. Prince Edward County Emergency Services may also co-locate its broadcast equipment on

the tower. The 140' Radiation Center and a 10' X 20' space in the compound will be provided rent free for Prince Edward's Emergency Services antennas.

The FCC has authorized several carriers to provide wireless services in this part of Prince Edward County. Those carriers include: Sprint, AT&T, Verizon Wireless U.S. Cellular and Ntelos. Verizon Wireless has expressed an interest in collocating on the tower via a letter of intent.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit. The compound of the facility is situated on the parcel in a location that will not be visible from RT 360 or neighboring homes.

The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may incorporate the tower into its communication network utilized by law enforcement and fire and rescue personnel. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Special Use Permit application.




Al Doss  
Vice President of Development  
National Communication Towers, L.L.C.

10/7/2013  
Date



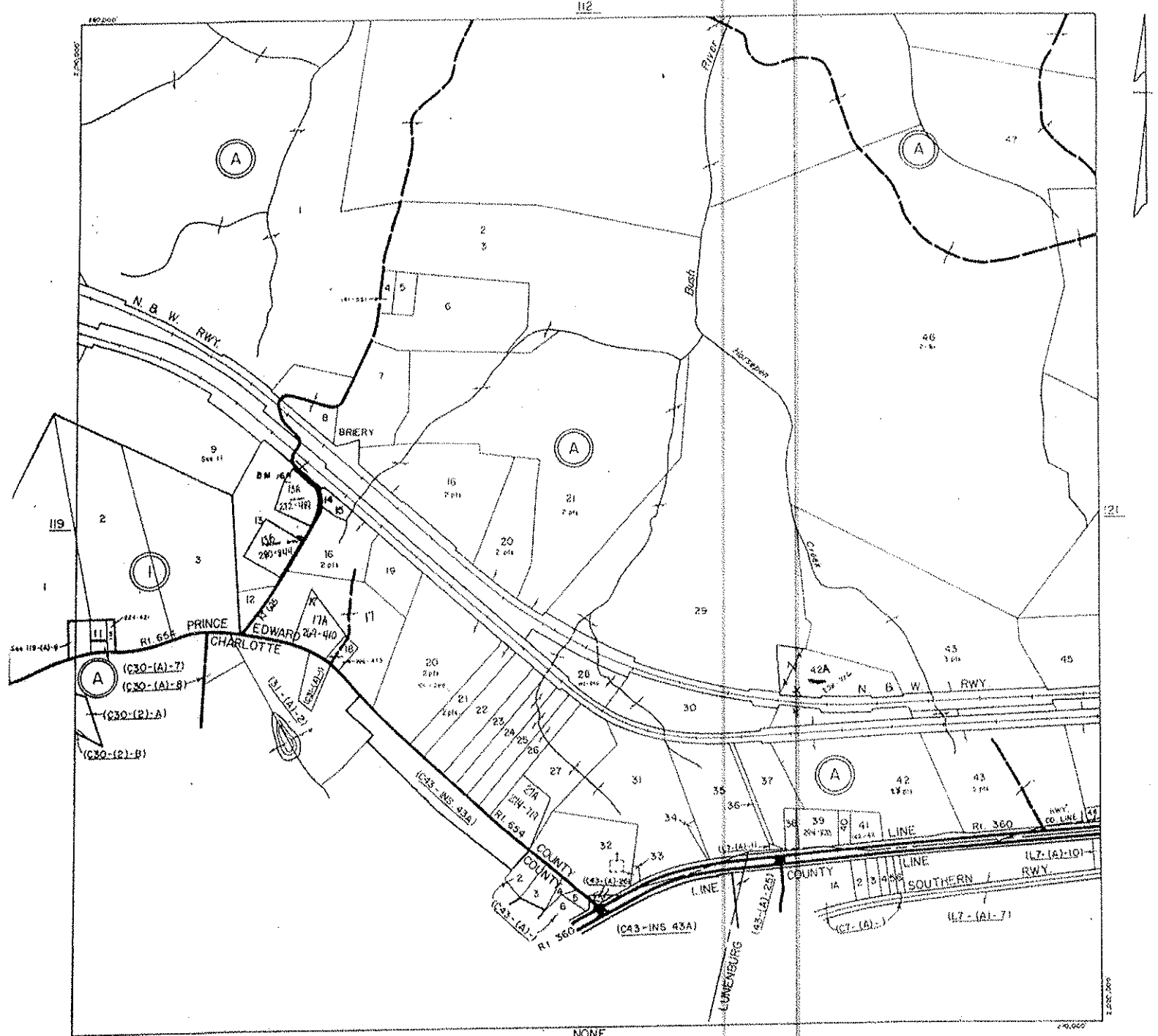
**STATEMENT OF WILLINGNESS TO ALLOW COLLOCATION**

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Signed:   
Al Doss  
VP of Development

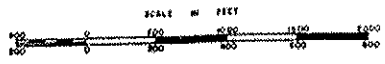
Date: 10/27/2013

PRINCE EDWARD COUNTY



NONE

SECTION 120  
INSERT



HAMPOEN DISTRICT

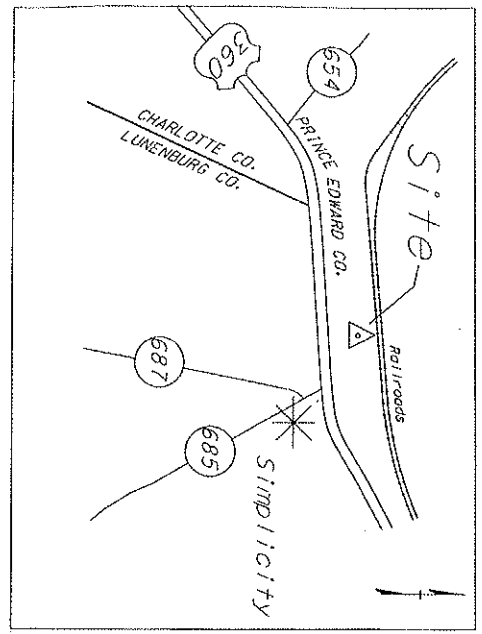
1,1996

PREPARED BY GEORGE W. BISHOP, COUNTY ENGINEER, PRINCE EDWARD COUNTY, VIRGINIA

# SIMPLICITY 195' TOWER SITE SITE PLAN

US ROUTE 360  
HAMPDEN DISTRICT  
PRINCE EDWARD COUNTY  
VIRGINIA

DEVELOPED BY:  
NATIONAL COMMUNICATION TOWERS, LLC



**DIRECTIONS TO SITE**  
From Richmond head west on Route 360 for approximately 38 miles. Site is on the right of, and just past the route 685/360 intersection.

**INDEX OF SHEETS**

SHEET NAME	SHEET NUMBER
TITLE SHEET	T-1
GENERAL NOTES	T-2
GRADING, EROSION AND SEDIMENT CONTROL PLAN	A-1
COMPOUND LAYOUT & TOWER ELEVATION	A-2
CIVIL NOTES & DETAILS	C-1
EROSION AND SEDIMENT CONTROL NOTES	C-2
EROSION & SEDIMENT CONTROL MEASURES & DETAILS	C-3
FENCE NOTES & DETAILS	C-4
SOIL MAP	C-5

SURVEY (SHOWS LEASE PARCEL, INGRESS/EGRESS,  
UTILITY EASEMENT AND TREE BUFFER) 1 THRU 2

LANDOWNER  
Mildred Brehm Hampton  
551 Patrick Henry Highway  
Keysville, VA 23947

EROSION AND SEDIMENT CONTROL RESPONSIBLE LAND DISTURBER  
NAME: ALBERT S. OESS  
CERTIFICATE #: 28202  
EXPIRATION DATE: MAY 25, 2004

Note: No Historical Sites) or Grove Sites) will be impacted with the construction of the Site.

JEREMY CROMBIN  
Lic. No. 037745  
9/27/13

NATIONAL COMMUNICATION  
TOWERS, LLC  
5413 PATTERSON AVE. SUITE 101  
RICHMOND, VA 23226  
804-673-8800

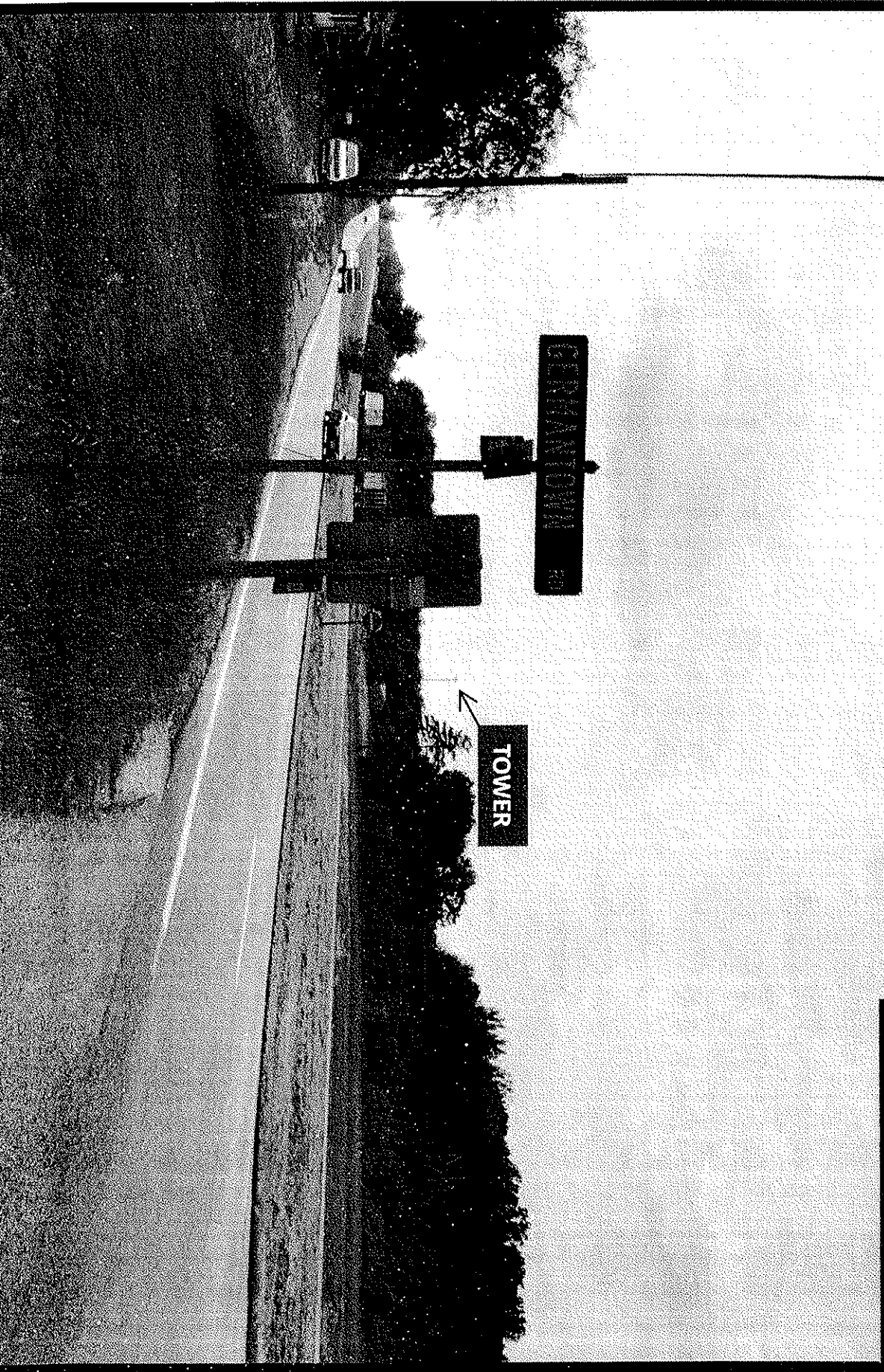
NO.	DATE	ISSUE

SIMPLICITY  
195' TOWER SITE  
NOT  
PATRICK HENRY HWY  
US ROUTE 360  
PRINCE EDWARD COUNTY,  
VIRGINIA

DATE	BY

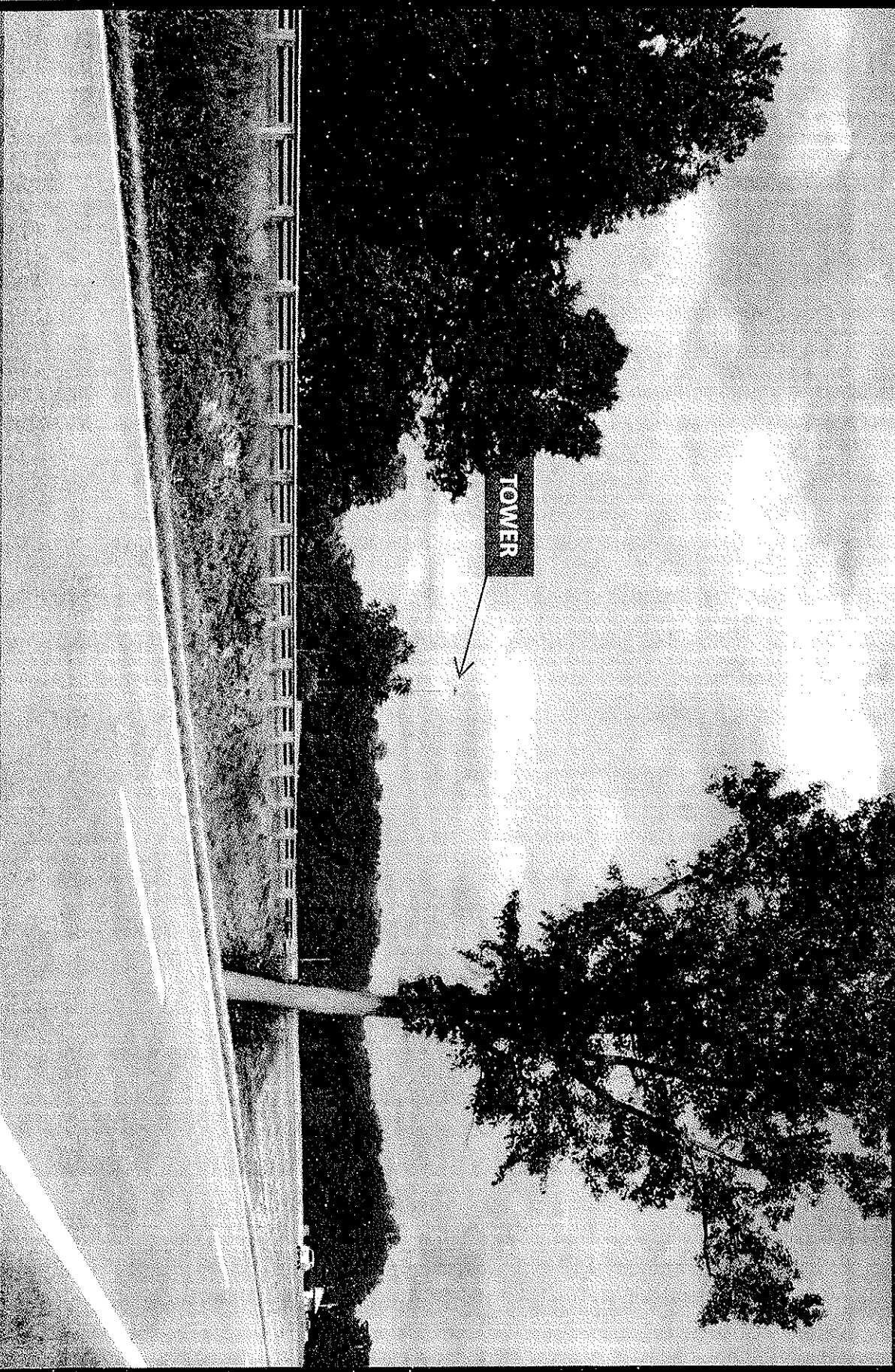
TITLE SHEET  
T-1

PHOTO 2: TOWER SIMULATION



Location: INTERSECTION OF GERMANTOWN RD AND RT 360—LOOKING NORTHWEST ~2.135' N C T

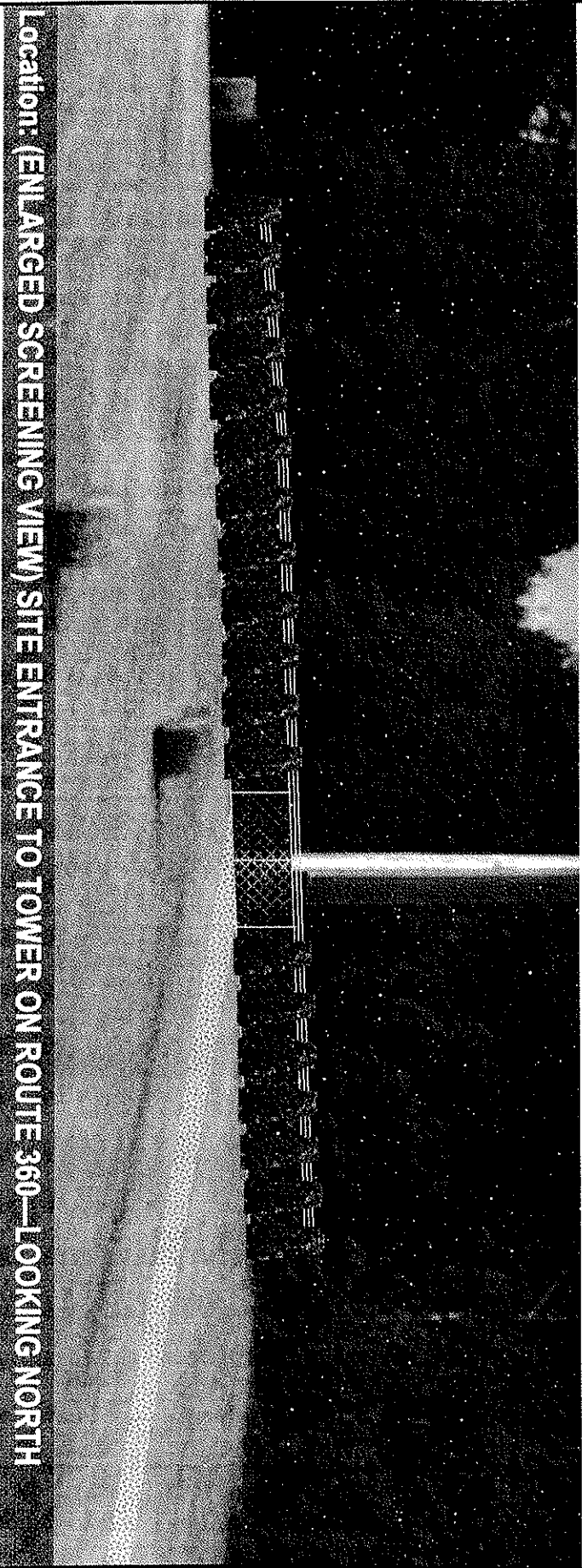
PHOTO 3: TOWER SIMULATION



Location: WESTERN PROPERTY BOUNDARY ON ROUTE 360—LOOKING NORTHEAST—1/15/15 N C T



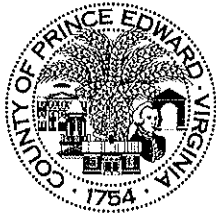
# Simplicity Tower Photo Simulation Enlarged Screening / Drive View



Location: (ENLARGED SCREENING VIEW) SITE ENTRANCE TO TOWER ON ROUTE 360—LOOKING NORTH

NCT





County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 5  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** SPECIAL USE PERMIT – CONVENIENCE STORE & RETAIL SALES

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**Summary:**

This is a continued public hearing for a compliance application from Patricia Cheatham, dba, “The Country Gourmet. The site , Tax Map 50-A-101, or 18 County Shop Road has a long history as home to several commercial uses with the latest being a flea market. The Planning Commission reviewed this application at the November 19, 2013 meeting of the Planning Commission and held a public hearing. The public hearing produced public comment raising various concerns especially the attractiveness or lack thereof of a flea market. The landowner, flea market operator and Mrs. Cheatham have responded to those concerns and the flea market operation has ceased and will not resume operation. At that meeting the Commission after hearing Mrs. Cheatham’s planned uses decided those uses more closely resembled those of retail sales and convenience store vice a restaurant. Both of these uses are allowed by Special Use Permit in the A-2 district. The planed uses on the property include the preparation of smoked meats in an enclosed apparatus, the retail sales of such meats for carry-out use only and the sale of other foods prepared in the region such as jams, jellies, sauces and other such locally produced items. Mrs. Cheatham also expressed a desire to operate a Farmers Market type operation in the future which is allowed by right as a Farm Stand in the A-2 district.

As a result of the public hearing and comments by the Commission Mrs. Cheatham revised her special use application to request the operation of retail sales and convenience store. The hours of operation will remain the same as originally stated 10 a.m. – 6 p.m. and open no more than 6 days a week. All existing structures except the existing permanent structure, the new 40’ X 12’ building and one storage building which is an accessory use will be removed from the property. The remaining buildings will be at least 250’ from the southern property line.

The commission also required a more detailed site plan. With the change a plot plan is adequate. Mrs. Cheatham has complied with the attached plan exceeding the requirements of a plot plan and meeting most of the requirements of a site plan. The plot plan meets all required setbacks.

As this is a special use application and this property and the adjoining properties are contained in the same zoning district the zoning ordinance does not mandate any buffer between the properties. That said, the current woodland areas on the southern boundary begin approximately 300 feet from the permanent structure and then continue for an additional 36 – 45 feet. Thus the existing

Motion _____	Porterfield _____	Hunt _____	Jones _____
Second _____	Mason _____	Gilliam _____	Watson _____
Coleman _____	Townsend _____	Leatherwood _____	Terry _____



County of Prince Edward  
 Planning Commission  
 Agenda Summary

structure is approximately 340 feet from the southern property line. The woodland area contains a mixture of Pine, Hardwoods and evergreen trees. The height and density of the existing woodland far exceed the most stringent buffer yards required by the zoning ordinance between zoning districts. Now that all of the leaves have fallen the private residence south of the property can be seen but not clearly or easily, the majority of the evergreen trees in the woodland area are clumped by the private residence.

Section 4-200.9 of the Zoning Ordinance allows use of existing woodland areas to be substituted for landscaping requirements between adjoining property. The preservation of existing trees and woodlands is highly encouraged by the zoning ordinance. **As such it is recommended the existing woodlands be approved as an appropriate buffer.**

**Attachments:**

1. Public Hearing Notice
2. Original and Revised Special Use Application
3. Letter dtd Nov 22, 2013 from Mrs. Cheatham.
4. List of Adjoining property owners notified of Special Use Application
5. Sample letter sent to adjoining property owners
6. Plot Plans
7. Pictures of site on September 24, 2013

**Recommendation:**

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

Motion _____	Porterfield _____	Hunt _____	Jones _____
Second _____	Mason _____	Gilliam _____	Watson _____
Coleman _____	Townsend _____	Leatherwood _____	Terry _____



November 20, 2013

Please publish the following public hearing notice in THE FARMVILLE HERALD on Friday, November 29, 2013 and Friday, December 6, 2013.

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### Notice of Public Hearing

The Prince Edward County Planning Commission will hold the following public hearings on Tuesday, December 17, 2013 at 7:30 p.m. in the Board room located on the 3<sup>rd</sup> floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to gather citizen input prior to the Planning Commission considering the Special Use Permit Applications as described below:

(1) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) located approximately 850' North of Hwy 360 in an area known as Simplicity on a parcel owned by Mildred B. Hampton, identified as Tax Map Parcel 120-A-43 and located near 551 West Patrick Henry Hwy in Keysville. This is an A1 Zoning District.

(2) Request by National Communications Towers, LLC to construct a wireless telecommunications tower (195' in height) on the north side of Patrick Henry Highway adjacent to the western boundary line of the S.B. Cox Concrete Plant and located on a parcel identified as Tax Map Parcel 122-A-20, owned by David Carl and Caraletta Sue Orton located on West Patrick Henry Hwy in Meherrin. This is an A1 Zoning District.

(3) Continued Public Hearing from November 19, 2013: The modified request from Patricia Cheatham to operate a Flea Market, Convenience Store and Retail Sales on a parcel identified as Tax Map Parcel 50-A-101 and located at 18 County Shop Road in Farmville.

A complete copy of each Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3<sup>rd</sup> Floor, Farmville, VA, or on the county webpage at [www.co.prince-edward.va.us](http://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.

By Order of the Board of Supervisors  
Of Prince Edward County, Virginia

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT A-1  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED 10-28-13

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 Conditional Use permit as provided in Section 11-1-4 of Article 11 of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Yolanda Marie Cheatham  
Applicant's Address: 3910 Roseale Avenue Richmond VA 23227  
Applicant's Telephone Number: (804) 433-6955 Home - 804-364-9451  
Shop # 134-523-3063  
Present Land Use: Restaurant & Flea Market

Legal Description of Property with Deed Book and Page No. or Instrument No. 4.32 ACRES LOCATED AT  
18 COUNTY SHOP RD - FURTHER DESCRIBED IN DB 299 PG 747. (CORNER OF  
FARMVILLE ROAD & COUNTY SHOP RD)

Tax Map # 50-A-101 Acreage: 4 ACRES

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Flea Market will operate up to 7 days a week.  
Restaurant will operate 7 days a week.  
Shops will not impact adjoining properties at all.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Central location between existing businesses.  
Business serving the college community.

Height of Principal Building (s): Feet 12 Stories 1

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.

Yolanda Marie Cheatham 10/25/13  
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.

Lynn B. Wainwright 10/25/13  
Signature of Property Owner(s) 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 10-28-13

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.

Mall to: Department of Building & Zoning  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

Amendment to previous App.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. AMENDMENT  
ZONING DISTRICT A-1  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED 11-25-13

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: Patricia M Cheatham  
Applicant's Address: 3910 Rosedale Avenue Richmond 23227  
Applicant's Telephone Number: (804) 433-6955 Home - 804-264-9451  
Shop - 434-223-3663  
Present Land Use: Commercial

Legal Description of Property with Deed Book and Page No. or Instrument No. 4.32 acres located @ 18 County Shop Road - Further Described in DB299PG742 Corner of Farmville Road & County Shop Rd.

Tax Map # 50-A-101 Acreage: 4.32

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Convenience Store & Retail Sales w/ Farmers Market & Retail Sales - 6 days - 10-6, FARMERS MARKET MAY BE EARLIER, 1-2 days - Store - 6 days

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Centrally located between existing similar business serving the local & College Communities

Height of Principal Building (s): Feet 12' Stories 1

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.

Patricia M Cheatham  
Signature of Applicant (if not property owner)

November 23, 2013  
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.

L. Shelton May Jr  
Signature of Property Owner(s)

11/25/13  
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 11-25-13  
W. Weasel

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

*The Country Gourmet LLC  
18 County Shop Road  
Farmville, VA 23901*

Attn: Alecia Daves-Johnson  
Prince Edward County  
Office of Land Use Permits  
Farmville, VA 23901

22 November 2013

Ms. Daves-Johnson,

As per our phone conversation ...

I would like to change the Special Land Use Permit Application signed on 25 October 2013 from Flea Market/Restaurant to Convenience Store and Retail Sales.

I want to thank you and the committee for allowing me this opportunity to serve the community of Prince Edward County. I am absolutely sure that this is going to be a wonderful service for those who are not able to acquire healthy gluten free products without driving out of the area and spending their tax dollars elsewhere.

Once I am open I do hope you all will come and see just what we have done to the property and check out the items we sell.

My very best,

*Patricia M. Cheatham*

Patricia M. Cheatham  
3910 Rosedale Avenue  
Richmond, VA 23227



## Prince Edward County Special Use Permit

Applicant: Patricia Marie Cheatham  
3910 Rosedale Ave.  
Richmond, VA 23227

Date: Oct 28, 2013

### Schedule B

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

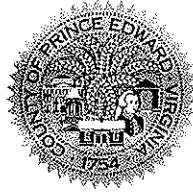
Parcel ID	Owner	Address	Note
50-A-101	Louis Shelton Wright	4889 Back Hampden Sydney Rd. Farmville, VA 23901	<b>SUP Property Owner</b>
50-A-102	Allen Scott ET ALS C/O Frances Scott	355 Milscott Rd. Farmville, VA 23901	
64-A-106	Eugene & Burlie Philbeck	Box 8 Farmville, VA 23901	PARCEL TO SOUTH
64-A-107	Anna Wentworth ET AL	530 Allison Ave. SW Roanoke, VA 24016	PARCEL TO SOUTH EAST
64-A-105	Joyner AIVA MOORE TR + MARGRETTA	16335 EVERETS RD Windsor, VA 23487	PARCEL TO WEST

BOARD OF SUPERVISORS

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CHAIRMAN

HOWARD F. SIMPSON  
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HOWARD M. CAMPBELL  
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CHARLES W. MCKAY  
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COUNTY ADMINISTRATOR  
W.W. BARTLETT

POST OFFICE BOX 382  
FARMVILLE, VA 23901

(434) 392-8837 VOICE  
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US  
WWW.CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

October 29, 2013

RE: Special Use Permit Application at 18 County Shop Road

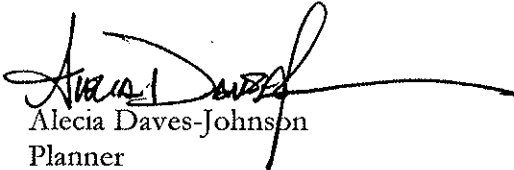
To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, November 19, 2013 at 7:30 p.m. to consider the Special Use Permit Application by Patricia Marie Cheatham. 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.

This Special Use Permit application is a request to operate a restaurant and a flea market on property identified as Tax Map Parcel 50-A-101, located at 18 County Shop Rd. and the intersection of County Shop Road and Farmville Road (US 15) in Farmville. These are commercial uses which are permitted in the Agricultural Residential District 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 webpage at [www.co.prince-edward.va.us](http://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 [adaves-johnson@co.prince-edward.va.us](mailto:adaves-johnson@co.prince-edward.va.us).

Respectfully,

  
Alecia Daves-Johnson  
Planner

PRINCE EDWARD COUNTY BOARD OF SUPERVISORS

MISSION STATEMENT

TO REPRESENT ALL CITIZENS, PROVIDE LEADERSHIP, CREATE VISION AND SET POLICY TO ACCOMPLISH EFFECTIVE CHANGE, PLANNED GROWTH AND PROVIDE ESSENTIAL SERVICES WHILE MAINTAINING **50** ENHANCING THE QUALITY OF LIFE IN PRINCE EDWARD COUNTY.

SR 758 COUNTY SHOP ROAD

EXST. FENCE

CUSTOMER ENTRANCE

WELL

VENDOR ENTRANCE

APPROX. SEPTIC TANK & FIELD

FENCE

PORTABLE TOILETS

EXST. RETAIL BLDG

EXST. SIGN

DRY STOR SHED

CLOSE ENTRANCE

CUSTOMER PARKING

FARMERS MARKET STALLS (FUTURE OPEN POLE BLDG.)

NEW RETAIL SPACE

APPROX. SEPTIC TANK & FIELD (PROTECT TANK AREA)

FARMERS MARKET STALLS (FUTURE OPEN POLE BLDG.)

FARMERS MARKET STALLS (FUTURE OPEN POLE BLDG.)

CUSTOMER PARKING

CUSTOMER ENTRANCE

APPROX. EXTENT OF GRAVELED AREA

CUSTOMER PARKING

FARMER MARKET STALLS (FUTURE OPEN POLE BLDG.)

VENDOR PARKING

UNIMPROVED AREA TO WEST & SOUTH OF THIS LINE

APPROXIMATE SETBACK

APPROXIMATE TREE LINE

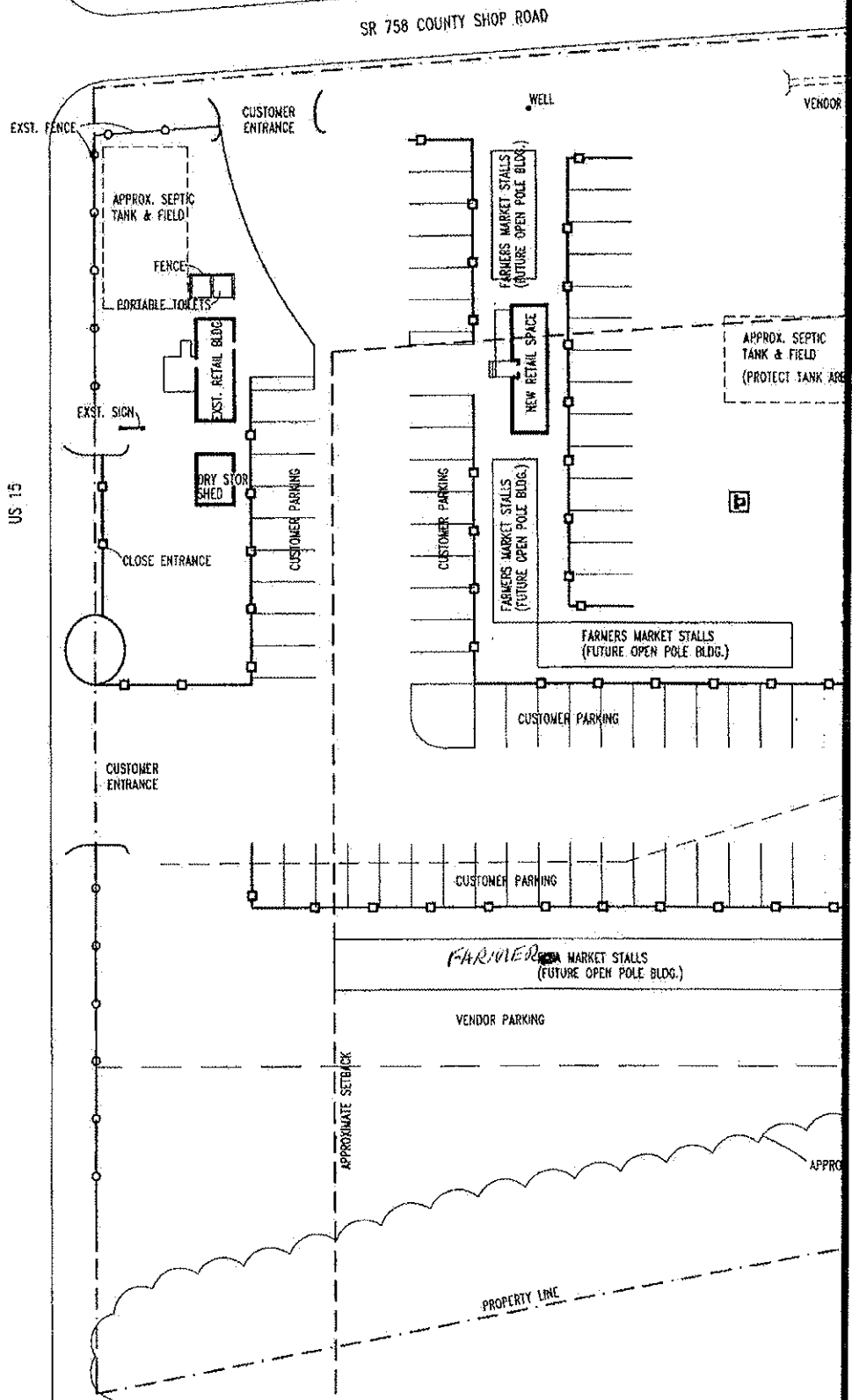
PROPERTY LINE



US 15

SCALE: 1"=50'

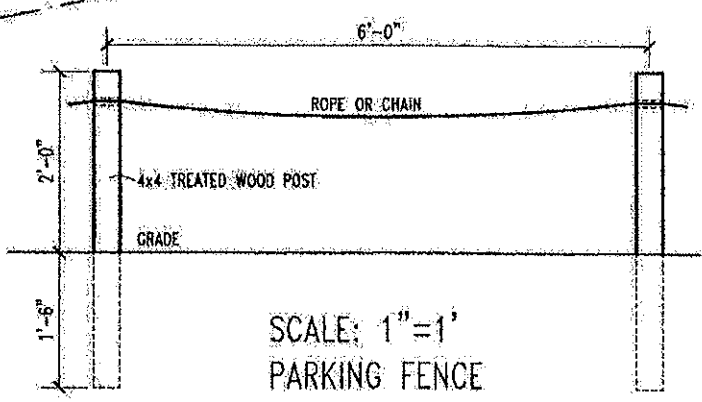
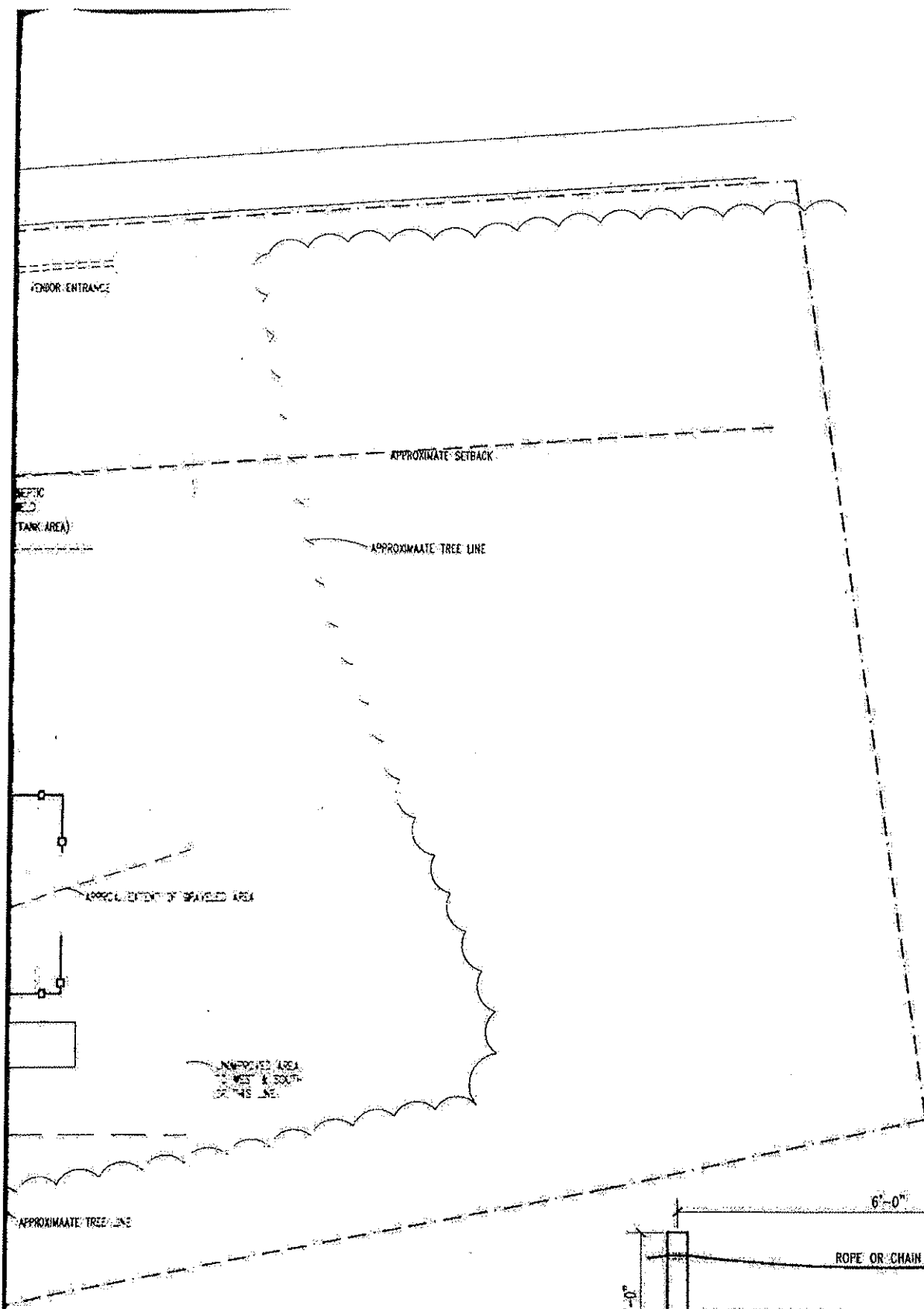
DRAWN BY: TINA WELLS



CHEATHAM  
DECEMBER 4, 2013

SCALE: 1"=50'

DRAWN BY:



SCALE: 1"=1'  
 PARKING FENCE

BY: TINA WELLS

SEPTEMBER 24, 2013



SEPT 24, 2013  
COUNTY STOP RD + FARMVILLE RD  
A-2  
— FLEA MARKET —  
REQUIRES S.U.P









County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 6  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** COMPREHENSIVE PLAN

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**Summary:**

During the November 19, 2013 meeting of the Planning Commission Mr. Andre Gilliam of the Commonwealth Regional Council reviewed the latest draft of the revised Comprehensive Plan.

Commissioner members were to review the Plan paying particular attention to Chapter II and the areas regarding the Sandy River, Library, ICE Facility and policy Areas in Chapter 6.

**Attachments:**

**Recommendation:**

The Planning Commission will wish to continue the review of the Comp Plan

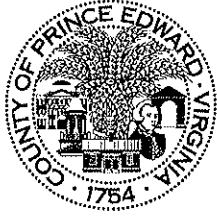
Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Coleman \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_





County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 7  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** AMENDMENT OF ZONING ORDINANCE

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**Summary:**

Attached are proposed amendments to the zoning ordinance. The existing zoning ordinance has been in existence for over 6 years with minimum changes. As with any document the size and complexity of the zoning ordinance there are enviably minor tweaks that must be made to the document due either to the passage of time or minor flaws of the original document. Attached are such minor tweaks.

**Attachments:**

**Recommendation:**

The Planning Commission will wish to continue the review of the Zoning Ordinance.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Coleman \_\_\_\_\_

Porterfield \_\_\_\_\_  
Mason \_\_\_\_\_  
Townsend \_\_\_\_\_

Hunt \_\_\_\_\_  
Gilliam \_\_\_\_\_  
Leatherwood \_\_\_\_\_

Jones \_\_\_\_\_  
Watson \_\_\_\_\_  
Terry \_\_\_\_\_

September 20, 2013

Proposed Amendments to the Zoning Ordinance:

These proposed amendments are based on years of evaluation of Zoning Uses by District.

**Agriculture Conservation - A1**

Add the following uses **'by-right'**:

- G Garden Center (commercial)

Add the following uses **'by-right' with Use & Design Standards:**

- G Clubs (civic)

Add the following Uses by **'Special Use Permit'**:

- G Assisted Care Residence (civic - should it be residential?)
- G Correction Facilities (civic)
- G Life Care Facility (civic)
- G Nursing Home (civic)
- G Automobile Rental / Leasing (commercial)
- G Flea Market (commercial)
- G Scrap & Salvage Services (Industrial)
- G Aviation Facilities (Miscellaneous)

Add the following Uses by **'Special Use Permit' with Use & Design Standards:**

- G Auto Dealership, Used (commercial)

Uses which require further discussion to determine whether to include in the A1 district and in which category above to include them:

- G Truck Yard (commercial)

**Agriculture Residential - A2**

Add the following uses **'by-right'**:

- G Restaurant (Commercial)

Add the following Uses by **'Special Use Permit'**:

- G Automobile Rental / Leasing (Commercial)
- G Hotel/ Motel / Motor Lodge (Commercial)
- G Scrap & Salvage Services (Industrial)

**Low Density Residential - R1**

There are presently no R1 districts in the county.

Add the following Uses by **'Special Use Permit'**:

- G Assisted Care Residence (Residential)

**General Residential - R2**

R2 is found inside the 460-Bypass.

Add the following Uses by ‘**Special Use Permit**’:

G Assisted Care Residence (Residential)

**Medium Density Residential - R3**

Presently the only R3 district is the parcel where the Worsham School Lofts is located. It is the only zoning district which permits Multi-family Dwelling use.

Add the following Uses by ‘**Special Use Permit**’:

G Assisted Care Residence (Residential)

**General Commercial - C1**

Add the following Uses by ‘**Special Use Permit**’:

G Scrap & salvage Services (Industrial Use type)

G

**College Residential - CR**

Add the following Uses by ‘**Special Use Permit**’with Use & Design Standards:

G Multi-family Dwelling (residential use type)

**Village Center - VC**

Add the following uses ‘by-right’:

- G Farm Stand (Agricultural)
- G Family Day Care Home (residential/civic / commercial)
- G Post Office (civic)
- G Agricultural Services (Commercial Use)
- G Assembly Hall (commercial)
- G Funeral Services (commercial)
- G Garden Center (commercial)
- G Studio, Fine Arts (commercial)

Add the following uses ‘by-right’ with Use & Design Standards:

- G Accessory Apartment (residential)
- G Bed & Breakfast (commercial)

Add the following Uses by ‘Special Use Permit’:

- G Two Family Dwelling “Duplex” (residential)
- G Assisted Care Residence (residential)
- G Communication Services (commercial) (radio, tv, recording studios, etc)
- G Flea Market (commercial)
- G Hotel/Motel/Motor Lodge (commercial)
- G Laundry (commercial)
- G Veterinary Hospital / Clinic (commercial)

Add the following Uses by ‘Special Use Permit’ with Use & Design Standards:

- G Multi-family Dwelling (residential)
- G Townhouse (residential)
- G Outdoor Gathering (commercial)

**Minium Setback Requirements for Accessory Structures:**

Presently the Zoning Ordinance requires no minimum setback for accessory structures in Zoning Districts other than Commercial, Industrial, and College Residential. A change to this criteria is proposed. The front setback should be that the accessory structure should be to the side or rear of the principle structure, the side and rear yard setbacks should be 10' at the minimum. In the General Commercial, Industrial, and College Residential districts, there is no minimum front yard requirement and the sides and rear are 5 feet. Proposed that the agricultural and residential districts be amended to include setback for accessory structures.

## USE TYPE by CATEGORY

- G Move “Family Day Care Home” out of Residential Use Type and into Civic Use or Commercial Use.
- G Move Assisted Care Residence out of Civic Use Type and into Residential Use Type.
- G Are Halfway House, Life Care Facility, and Nursing Home Civic Use Types? (Would Commercial? Residential? Use Types better describe these uses?)

**FAMILY DAY CARE HOME** - A single family dwelling in which more than five but less than 10 individuals, are received for care, protection and guidance during only part of a twenty-four hour day. Individuals related by blood, legal adoption or marriage to the person who maintains the home shall not be counted towards this total. The care of 5 or less individuals for portions of a day shall be considered a home occupation.

**HALFWAY HOUSE** - An establishment providing residential accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders or circumstances.

**NURSING HOME** - A use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. Nursing homes have doctors or licensed nurses on duty.

**ASSISTED CARE RESIDENCE** - An establishment that provides shelter and services which may include meals, housekeeping, and personal care assistance primarily for the elderly. Residents are able to maintain a semi-independent life style, not requiring the more extensive care of a nursing home. Residents will, at a minimum, need assistance with at least one of the following: medication management, meal preparation, housekeeping, money management, or personal hygiene. At least one nurse’s aid is typically on duty, with medical staff available when needed.

**LIFE CARE FACILITY** - A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.

# Recommendations for changes to SETBACK REQUIREMENTS in the A-1, A-2, and R-2 Zoning Districts

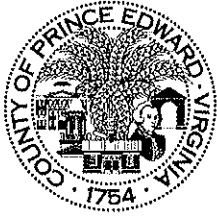
November 19, 2013

Currently there are no setback minimums for Accessory Structures in the A1, A2, or R2 Districts. The majority of the county is zoned with one of these district classifications. Without setback minimums, there is the ability to place accessory structures anywhere on a parcel, including on the property line or on the edge of the public road right-of-way.

This flexibility can generate problems between neighbors and with placement of accessory structures closer to the roadway than the principal structure. The principal structure must adhere to minimum front yard setbacks in each of the districts.

The permissible lot area in the A1 and A2 districts allows plenty of area for a principal structure and accessory structures, even if there are minimum setback requirements for accessory structures. A setback provision allows room for property maintenance (e.g. grass mowing) between the structure and the property line, alleviates the pressure of an accessory building on an adjoining landowner, and provides better development form by keeping the principal structure as the front-most structure. It is a staff recommendation that the Zoning Ordinance be amended to include minimum setback requirements as indicated on the following pages.





County of Prince Edward  
Planning Commission  
Agenda Summary

**Meeting Date:** December 17, 2013  
**Item No.:** 8  
**Department:** Planning Commission  
**Staff Contact:** W.W. Bartlett  
**Issue:** REVIEW OF BOARD OF SUPERVISORS ACTION AT NOVEMBER MEETING

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**Summary:**

The Board of Supervisors concurred with the Planning Commission’s recommendation to rezone Tax Parcel 51-A-36, which is County owned land fronting State Route 786, Granite Falls Blvd from A-2 to C-1.

The Board of Supervisors tabled the Commission’s recommendation to amend the zoning ordinance section concerning cell towers. The Chairman of the Board established a committee of the Board of Supervisors to review the Planning Commission’s recommendation report back to the full Board.

The Board of Supervisors approved the revised Corridor Overlay District after removing Section II.B. This section dealt with the areas of Route 15 North of the 460 by-pass and Routes 460 and 360 that were not contained in the Corridor but were mentioned for long-range planning purposes.

**Attachments:**

**Recommendation:**

No Action. required

Motion \_\_\_\_\_ Porterfield \_\_\_\_\_ Hunt \_\_\_\_\_ Jones \_\_\_\_\_  
Second \_\_\_\_\_ Mason \_\_\_\_\_ Gilliam \_\_\_\_\_ Watson \_\_\_\_\_  
Coleman \_\_\_\_\_ Townsend \_\_\_\_\_ Leatherwood \_\_\_\_\_ Terry \_\_\_\_\_

