



**Prince Edward County Planning Commission
Meeting Minutes
November 18, 2015
7:00 pm**

Members Present: John Townsend, Chairman Chris Mason, Vice Chairman
 Donald Gilliam Preston L. Hunt
 Mark Jenkins Robert “Bobby” Jones
 Jack Leatherwood John “Jack” W. Peery, Jr.
 Cannon Watson

Absent: John Prengaman

Staff Present: Rob Fowler, Director of Planning & Community Development

Chairman Townsend called the November 18, 2015 meeting to order at 7:00 p.m.

Approval of Minutes: August 18, 2015:

Chairman Townsend requested any changes or corrections be made known.

Chairman Townsend made a motion, seconded by Commissioner Peery, to approve the August 18, 2015 minutes as presented; the motion carried:

Aye: Preston C. Hunt Nay: (None)
 Donald Gilliam
 Mark Jenkins
 Robert M. Jones
 Clifford Jack Leatherwood
 Chris Mason
 John “Jack” W. Peery, Jr.
 John Townsend, III
 Cannon Watson

Absent: John Prengaman

In Re: Public Hearing – Special Use Permit – Dominion Virginia Power

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request for a Special Use Permit by Dominion Virginia Power to expand an existing electrical substation (Utility Service) on a parcel owned by George and Penny Welch, identified as Tax Map Parcel 043-A-33, located at 115 Merriman Shop Road. This is an A-1, Agricultural Conservation District. Notice of this public hearing was advertised according to law in the Friday, November 6, 2015 and Friday, November 13, 2015 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Townsend opened the public hearing.

Mr. Rob Fowler, Director of Planning and Community Development, stated the County has received a Special Use Permit Application from Dominion Virginia Power to permit the expansion of an existing legal non-conforming electrical substation which will encompass approximately 4.02 acres of the parcel located on Tax Map Parcel 043-A-33, owned by George and Penny Welch.

The existing perimeter fence around the existing substation will be extended around the proposed addition. The attached documents provide additional details of the layout and type of equipment that will be added to the facility. The proposed expansion will increase and improve energy reliability in the service area.

The property is presently zoned A-1, Agricultural Conservation, and this zoning classification permits “Utility Services, Major” by a Special Use Permit.

Dan Goody, Project Manager, stated there will be no additional capacity but it will allow the isolation of different sections of the line; instead of an issue taking out the whole line, it will allow just the problem area to be worked on. He said several million dollars will be invested. The lines have been rebuilt; they are now in the process of cleaning up.

Chairman Townsend questioned the non-conforming use. Mr. Fowler stated this was a non-conforming use in 2007 which was allowable as “Major Services”, which allows this use with a Special Use Permit in an A-1 District.

Chairman Townsend then questioned the design of the plat. Mr. Goody stated it consists of a one acre footprint. More land is being purchased because there may need to be a sediment pond installed to comply with the stormwater regulations. Discussion followed on the placement of the addition; Mr. Goody said there will be a 50 foot access.

Commissioner Jones asked about the land purchased for the substation on Worsham Road. Mr. Goody stated there is still no set date for that project. They do plan to add a transformer in the fall of 2017 to help with the load contingency in the Hampden-Sydney area.

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

Commissioner Jones made a motion, seconded by Commissioner Watson, to approve for recommendation to the Board of Supervisors the Special Use Permit application of Dominion Virginia Power, as presented. The motion carried:

Aye: Preston C. Hunt
Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John "Jack" W. Peery, Jr.
John Townsend, III
Cannon Watson
Absent: John Prengaman
Nay: (None)

In Re: Special Use Permit – SBA Communications Corporation

Chairman Townsend said this is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request for a Special Use Permit by SBA Communications Corporation to construct a wireless communications tower (195' in height) on a parcel owned by Robert Biggers, Sr., identified as Tax Map Parcel 103-A-27, located on 13745 Farmville Road. This is an A-1, Agricultural Conservation District. Notice of this public hearing was advertised according to law in the Friday, November 6, 2015 and Friday, November 13, 2015 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Rob Fowler stated the County received a Special Use Permit application for the construction of an unmanned wireless telecommunications tower and related facilities located on Tax Map Parcel 103-A-27, owned by Robert Biggers, Sr. The tower will be 195' in height plus a 4' lightning rod. The lease area dimensions will be 100' X 100' and the fenced compound will be approximately 80' X 80'.

SBA Communications Corporation will provide the County co-location opportunities without compensation for the County's emergency services equipment. There are no existing towers or structures in the area that can accommodate the proposed antenna and this will provide better service for this area.

This property is presently zoned A-1, Agricultural Conservation, and this zoning classification permits towers, with related unmanned equipment buildings by Special Use Permit.

Commissioner Watson questioned the length of time anticipated for this project. Mr. Fowler stated it normally takes about two months.

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

Chairman Townsend made a motion, seconded by Commissioner Mason, to approve for recommendation to the Board of Supervisors the Special Use Application from SBA Communications Corporation, as presented; the motion carried:

Aye: Preston C. Hunt
Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John "Jack" W. Peery, Jr.
John Townsend, III
Cannon Watson
Absent: John Prengaman
Nay: (None)

Old Business
(None)

New Business

Mr. Fowler stated that County Attorney's office has done a review of the Subdivision Ordinance to make sure it is up to date with State requirements. He said several amendments were recommended. He added that following the meeting with VDOT and a possible developer, there was more scrutiny to the road requirements in the existing Subdivision Ordinance, and it is not clear what the County wishes to do regarding issues of road maintenance. Amendments are proposed to improve the bonding process to include a schedule and requirements set forth to the developer, as the development progresses. Discussion followed.

Commissioner Jones asked if all lots need to be sold before the road can be accepted into the VDOT system; Mr. Fowler said no, but he will verify that for the next meeting.

Chairman Townsend made a motion, seconded by Commissioner Hunt, to advertise a Public Hearing on amendments to the Prince Edward County Subdivision Ordinance to be held Tuesday, December 15, 2015; the motion carried:

Aye: Preston C. Hunt
Donald Gilliam
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
John "Jack" W. Peery, Jr.
John Townsend, III
Cannon Watson
Absent: John Prengaman
Nay: (None)

Mr. Fowler stated one application has been received for a Bed & Breakfast on Dry Bridge Road; this item will be on the December agenda.

Chairman Townsend made a motion, seconded by Commissioner Watson, and adopted by the following vote:

Aye:	Preston C. Hunt	Nay:	(None)
	Donald Gilliam		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	John "Jack" W. Peery, Jr.		
	John Townsend, III		
	Cannon Watson		
Absent:	John Pregelman		

the meeting was adjourned at 7:24 p.m.

Next Meeting: December 15, 2015