

The County has received an application request by Jonathan Yates for Arcola Towers for a Special Use Permit to construct a 197' self-supporting communications tower on land denoted as Tax Map Parcel 023B-2-2, located at 85 SMI Way, Farmville, VA, 0.10 mile from its intersection with Industrial Park Road. This parcel is in the I1, Industrial General zoning district and the use requires a Special Use Permit.

The Board was provided a list of adjoining property owners and sample letter sent to each, a copy of the tax map page that depicts the tax map parcel where the communications tower will be placed and surrounding property which is outlined in blue, and staff-prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts on surrounding properties as far as traffic and noise.

Mr. Love said there were no calls in favor of or opposing this special use permit, and there were no requests for information. He said there will be no traffic once construction is complete.

Jonathan Yates, Arcola Towers, thanked Mr. Love for his assistance and said Mr. Love is an asset to the County. Mr. Yates explained the project and said they are proposing a 197' self-supporting facility, designed for Verizon Wireless and at least three additional broadband carriers to improve their coverage in the area. He thanked Jim Ailsworth, the owner of the property, which is across from Social Services. He said the facility will take 45-60 days to construct; a lot of that time is just letting the foundation set, and the tower itself is stacked in one day. This tower will support voice, broadband, and emergency use such as 911. He said if approved, this project should be underway towards the end of this year. There will be no noise, odor, vibration, fumes or glare. He stated they bring infrastructure, and wireless is considered the fourth utility of the 21st century infrastructure. He said there is more work to be done in Prince Edward County.

Chairman Prengaman asked if they have installed other towers. Ryan Foltz, Arcola Towers, stated they installed 24 towers in the area, one [was installed] recently off Route 29 in Amherst and one in Mecklenburg. Mr. Foltz said that between the employees, they have 40 years of experience and 24 towers in the air, most of those in southern Virginia.

Commissioner Fuller expressed interest in one [being installed] in the Worsham area.

Chairman Prengaman opened the public hearing.

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

Commissioner Hart stated that he and his wife travel to some remote places and are able to get better cell service in those places in the middle of nowhere than in some areas of the Prince Edward County. The more cell towers, the better.

Commissioner Gilliam said the south-western part of the county is in need [of towers] also.

Commissioner Gilliam made a motion, seconded by Commissioner Peery, that the Planning Commission recommend approval of the Special Use Permit request by Arcola Towers to construct a 197' communications tower with the following conditions; the motion carried:

Aye:	Ken Copeland	Nay:	(None)
	Brad Fuller		
	Llew W. Gilliam, Jr.		
	David Hart		
	John H. Hogan		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
Absent:	Rhett Weiss		

**ARCOLA TOWERS – TAX MAP # 023B-2-2
SPECIAL USE PERMIT CONDITIONS**

SITE PLAN

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 07/03/2025 are hereby made part of these development conditions.
2. The maximum tower height shall not exceed 199 feet, including antennas.
3. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
4. The site shall meet all minimum use and design standards set forth in Sec. 3-100.13 – Miscellaneous Uses-Towers of the Prince Edward County Code (Zoning Ordinance).
5. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Planning and Community Development Director or his designee.

ENVIRONMENTAL

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. Any development activities of structural or of a land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.

TRANSPORTATION

8. All entrances to the site shall be installed in accordance with and permitted by the Virginia Department of Transportation.

GENERAL

9. The tower shall be inspected every five years and certified as safe by a private firm contracted by the applicant. A copy of the inspection report shall be submitted to the Prince Edward County Planning and Community Development Office.
10. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.

11. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.

Mr. Love stated this will be presented during the October meeting of the Board of Supervisors.

In Re: Review of Supervisors Actions

Mr. Love stated there was no action to be reported.

In Re: Old Business

(None)

New Business

Mr. Love stated Prince Edward County won the VACo Award for partnership with Longwood University and their input for the Comprehensive Plan. He asked for a report from Doug Stanley, County Administrator.

Mr. Stanley reported that as a rural county in southside Virginia, one of the things that we struggle with is the drain of sending kids away to college and they never come back. He said we are losing the 25–40-year-old population who are not staying in the area, and Prince Edward County is seeing shrinking population. He said at each session of the Longwood University Symposium, which was held for three sessions, they engaged 250-300 students and discussed with them the issues and what is needed to keep them living in this area. He said their responses included housing and jobs; he said there is a need for elementary school teachers. He said some ideas could include assistance from Longwood University to help them get a masters degree faster, help with housing stipends for new elementary teachers. He said the students love this community. He said the 2050 population projection for Prince Edward County is estimated to grow by seven (7) people; others in the area, such as Mecklenburg, Halifax and Pittsylvania are expected to lose 15-20% of their population. He said Amelia will grow by a couple thousand because of the “Chesterfield effect” and the “Route 60 effect” will help in Cumberland and Buckingham. He said Lunenburg, Nottoway and south will lose a significant chunk of their population. Mr. Stanley said they received the award because we were seen as a locality reaching out to try to engage college students; he said the Hampden-Sydney [College] students also participated in the Comprehensive Planning Process.

Mr. Stanley said he is happy with the Comprehensive Plan, and appreciates the Planning Commission’s time, effort and input in the meetings and having good discussions with the Board of Supervisors. He said there will need to be working groups to make progress identified in the Plan on some of the items, such as code adjustments and ordinances. He said housing and schools remain a big issue. For the schools, he noted progress is being made on facilities and management.

Mr. Love said permits and projects in the Building and Zoning offices have been steady.

Chairman Prengaman asked all to be aware that the school buses are running and we need to protect the children.

Chairman Prengaman declared the meeting adjourned at 7:18 p.m.

Next Meeting: Tuesday, September 16, 2025