

intersection with Pin Oak Road (State Route 626). This parcel is in the A1, Agricultural Conservation zoning district and the use requires a Special Use Permit. The revised application has increased the overall tower height to 255' in order to provide for more collocation opportunities which includes the County's new P25 Public Safety Radio Project.

The Commission members were presented with a list of adjoining property owners and the sample letter sent to each; they also received Potential Conditions for review.

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 stated that in February [2026], the Board of Supervisors approved an ordinance amendment that would allow towers to be taller than 199' with a Special Use Permit. He stated that P25 Public Safety radio equipment can be installed on the upper portion of the tower [between 199' and 255'], and [the tower] has been re-engineered for this new height. He added the FAA will likely require the tower to be lit due to the height.

Mr. Love said one neighbor contacted him regarding this permit request, and they are in the audience. He said this is a compatible use with minimal impact on the surrounding properties, other than some noise and traffic while this is being built. He said the County had a need for P25 Public Safety equipment in this region, and this will allow public safety communication equipment and telecommunications/broadband tower.

Chairman Pregelman said there is a need for communication [services] within the county for safety reasons. This provides the third leg and will benefit consumers also.

Commissioner Hart asked if it would be a standalone public safety tower, what height could it be.

Trey Pyle, Emergency Management Coordinator, stated where this tower is located, the elevation at that location in Prospect is such that the 255' height is necessary to reach high enough to broadcast. He said all towers in the area were vetted but were found to be unusable. He said this tower was "on the books" and they worked with this applicant on options. He said that without this option, the radio system would be set as dormant until they could find a [suitable] location and ultimately, the County would have to spend in the neighborhood of \$750,000 to build a tower. He said the current radio system has one tower for fire/rescue on Leigh Mountain; the second [tower] for the Sheriff's office is on the water tower at Hampden-Sydney College. He said when you get much past the Prospect area, Darlington Heights, and Pamplin, the radio coverage is almost non-existent and is detrimental to public safety.

Mr. Love stated he sent out an addendum packet revising the location of the tower; the tower's location has been moved 200' to the west.

Jonathan Yates, Applicant, expressed his thanks to Mr. Love, Mr. Pyle, and Commissioner Gilliam for their assistance with this project. He stated he was able to collaborate with Mr. Pyle, Commissioner Gilliam, and John Harmon with Motorola Solutions, to accommodate what the County needed, what Verizon needed and still provide capacity for additional broadband carriers. He said this is a 255' self-supporter lattice structure; he added this will require lights during daytime and nighttime hours due to the height. He said this will take 45-60 days to construct, including the time for the foundation to set; the tower can be stacked in a day. These [Verizon] towers are operated remotely, with technicians coming to inspect eight to ten times a year.

Mr. Yates stated the facility will create no noise, no odor, no dust, no vibration, no fumes, no glare, and no traffic; he said it will bring that area into the 21st century, and will solve that problem for the citizens and provide for public safety. He said this can solve the wireless problem and the public safety problem.

Commissioner Fuller asked the size of the footprint of the tower, and if the property is being leased or if it was purchased.

Mr. Yates said the long-term leased area is 100' x 100' and they will enclose an area 75' x 75' to also incorporate the County equipment. He added that after speaking with the McDermotts [across the street neighbors], they will move the tower 190' toward Pin Oak Road to get it out of their viewshed.

Commissioner Hart asked if there will be any security or ground lighting. Mr. Yates said there will not, but [the site] will be enclosed with a seven-foot fence, topped with three strands of barbed wire, and there will be internal security to monitor the site. He added the site will be landscaped with 16 Nelly R. Stevens holly trees and 47 wax myrtles. Mr. Yates said the power will be provided underground.

Chairman Pregarman stated this will provide communications for Verizon and service for the community, but also will provide safety for the entire county.

Chairman Pregarman opened the public hearing.

Kevin McDermott, Buffalo District, stated there were a lot of misunderstandings regarding the processes, and thanked Mr. Love, Commissioner Gilliam, and Mr. Yates for taking the time to explain and satisfy some of his concerns. He said he lives 387' from the proposed tower and is concerned about the lights flashing into his home. He said this [project] is a big blow because he bought his property in August of 2024; he said this will be impacted due to the proximity to his home, and his children bought property in the area to relocate and help take care of him and his wife when they are older. Mr. McDermott said that the opportunity here is to find a way to make prospective buyers be made aware of pending projects, whether on hold or closed, outside of the general resources available for people to do their due diligence. He said that he does support the tower and the communications.

Daniel Clark, Fire Chief, Farmville Fire Department, stated he is in favor of the tower and stressed the importance [of the tower] to the new [public safety] radio system. He said all first responders depend on uninterrupted communication and not having clear and reliable communications puts the responders and residents at risk. He said the current radio system is outdated and the County is upgrading; this tower will allow incorporation of all communications.

Scott Davis, Farmville Town Manager, said that on behalf of the public safety agencies to share that the Town and County have been working on this for several years in conjunction with Hampden-Sydney College and Longwood University to have a radio system that allows all [responders] to have better coverage and on the same communication system. He said this is the third leg of the project and any delay could put the entire project back 12 months. He requested the Planning Commission move this forward to the Board of Supervisors.

Shawn Dowler, Leigh District, stated he is with the Meherrin Volunteer Fire & Rescue, and he supports the tower and site. He said the county is growing and storms are more severe; he said that in Prospect, Pamplin, and Meherrin, there is trouble with communication for fire and EMS responders.

Andy Ellington, Lockett District, stated he is with the Rice Volunteer Fire Department and the Farmville Police Department; he said he has 39 years in public safety. He stressed that it is imperative to move forward with this project because of the importance to public safety. He thanked Mr. Pyle for his hard work and dedication for this project. He asked that the Planning Commission put this forward so they can continue to protect law enforcement, firefighters, the rescue squad, and public safety in the county as a whole.

Chris Call, Buffalo District, stated he is with the Hampden-Sydney Volunteer Fire Department. He said Hampden-Sydney VFD supports this project, and can attest to the lack of communications [in that area]. He said whether it is his Verizon cell phone or his emergency communications radio, he has no service in this area. He expressed his support for the project for public safety and cell service.

James Redford, Buckingham County, stated he volunteers with the Prospect Volunteer Fire Department, and requested the Commissioners move the project forward. He said the radio system issues are such that there are times that they call Dispatch for help and Dispatch cannot hear them. He said this hinders the responders and the service to the citizens.

Brian Bauer, Chief, Darlington Heights Volunteer Fire Department, described two fires during which he made a call to Dispatch and they couldn't hear the firefighters. He said during a call in Prospect, he was told to make a landline call because of static; he stated this is a life safety issue. He then thanked Trey Pyle for his work on this project.

Kevin Jennings, Assistant Chief, Pamplin Volunteer Fire Department, stated the need for this in the west end of the County, and that every day is a struggle with communication. He asked the Commissioners to approve this project [for recommendation to the Board].

Tony Epps, Prince Edward County Sheriff, stated he echoes what the others have said, and requested support for this project. He thanked Mr. Pyle and Major David Wilmoth who worked hard on this project. He stressed that they cannot hear in the southwest part of the County, and presented an instance when a deputy's life was endangered by not being able to be heard. He asked that the Planning Commission support this project.

Randall Miller, Buffalo District, said that in June, he and his wife bought the 40-acre parcel beside this proposed project; he said he never received notification. He said something needs to be implemented that allows prospective buyers know [about projects].

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

Chairman Pregelman stated they are cognizant of the time issue, not just from a cost standpoint but also because of the public safety issue.

Commissioner Hogan asked if there will need to be a new soil analysis since the site has moved. Mr. Love said that will have to be looked at.

Commissioner Hogan then asked if this change [in location] will delay the tower being built. Mr. Yates said that they will have to do a lot of work but they will make it happen. Mr. Yates said the preliminary drawing has been done, they need to do the Geo-Tech, and then regulatory work will be done. They need to change the location with the FAA and Virginia SHPO and NEPA; he said they will be outside the tolerances but will get it going. He said the GeoTech was done two weeks ago, but they will have to test the soils.

Commissioner Copeland asked, in the worst-case scenario and [the new soil analysis] doesn't pass muster, what can be done. Mr. Yates said they are hoping the soil is the same with it being so close.

Commissioner Hogan then said the timeline seems to be a concern, and having some engineering experience, he asked if they have their own engineering department to tell if more foundation is required. Mr. Yates said they may need a larger foundation. Mr. Love added that if this is approved, that would be permitted.

Commissioner Gilliam said he wanted to personally thank the McDermotts for getting things ironed out. He said he understands the difficulty this causes and "muffles" the plans they had.

Chairman Pregelman added that he appreciates what the McDermotts are doing.

Commissioner Hogan made a motion, seconded by Commissioner Peery, that the Planning Commission recommend to the Board of Supervisors approval of the Special Use Permit request by Milestone Tower Limited Partnership-IV d/b/a Milestone Towers to construct a 255' communications tower with the amended conditions as follows; the motion carried:

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

**MILESTONE TOWERS – TAX MAP # 046-A-50
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 02/11/2026 are hereby made part of these development conditions.
2. The maximum tower height shall not exceed 255' feet, including antennas, but excluding lighting rods.
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 statues 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 fully 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.

In Re: Review of Supervisors Actions

Mr. Love stated the Board of Supervisors approved the ordinance amendment of Appendix B – Zoning of the Prince Edward County Code Section 3-100.13, Miscellaneous Uses (Towers) to allow tower height increase exceptions by Special Use Permit.

In Re: Old Business

(None)

New Business

Mr. Love said the County was chosen to present at the Virginia Association of Planning in July on the newly adopted Comprehensive Plan. He said due to the collaboration with the Longwood University students; this was nominated for the award. He said this is reflective of the Planning Commission's work on the project.

Mr. Love then said there is an application that will come before the Planning Commission at its April meeting; he said this is a small, 30-acre solar project, off Llama Road. He said he expects there will be opposition. Mr. Love said there may be yet another application coming soon. He said there is a transmission line that runs through that area; three sites tie into distribution [lines]. The company for this one is New Energy Equity; they are the same that had the project that was pulled on Old Ridge [Road].

Commissioner Gilliam asked for the status at YakAttack. Mr. Love said the tower should be operational soon; he said the tower is complete and they pulled the permit to put the equipment on the tower.

Chairman Pregarman declared the meeting adjourned at 7:52 p.m.

Next Meeting: Thursday, April 23, 2026