

**Planning Commission  
County of Prince George, Virginia**

Regular Meeting  
September 28, 2017 6:30 p.m.  
County Administration Building, Boardroom, Third Floor  
6602 Court Drive, Prince George, Virginia 23875

**I. CALL TO ORDER**

Chairman Joyner called to order the Regular Meeting of the Prince George County Planning Commission on Thursday, September 28, 2017 at 6:30 p.m. in the Boardroom of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

**II. ATTENDANCE**

The following members responded to Roll Call:

Mr. Joseph E. Simmons - Present  
Vice Chairman James A. Easter - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Absent  
Chairman V. Clarence Joyner, Jr. - Present  
Mr. Alex W. Bresko, Jr. - Present  
Mr. Floyd M. Brown - Present

Also present were: Douglas Miles, Planning Manager, Horace Wade, County Planner, and Missy Greaves-Smith, Office Associate II.

**III. INVOCATION**

Mr. Brown gave the Invocation.

**IV. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**

Mr. Simmons led in the Pledge of Allegiance to the United States Flag.

**VI. APPROVAL OF MINUTES – August 24, 2017**

Chairman Joyner asked for approval of the minutes. A motion was made by Mr. Brown and seconded by Mrs. Elder, the minutes were adopted as submitted. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Simmons, Easter, Joyner  
Opposed: (0) Absent: (1) Brockwell

**VII. PUBLIC COMMENTS**

At 6:33 p.m. Chairman Joyner opened the citizen comment period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward Chairman Joyner closed the public comment period at 6:34 p.m.

**VIII. OLD BUSINESS**

None

## **IX. NEW BUSINESS**

**SPECIAL EXCEPTION SE-17-05** Request of Skyway Towers (T-Mobile) to construct a 199 foot monopole communication tower pursuant to 90-393 (23) within the B-1, General Business Zoning District. The request property is located at 5500 Oaklawn Boulevard and known as Rosewood Presbyterian Church and identified as Tax Maps 120(OA)00-001 and 002-0. The comprehensive plan calls for public and semi-public uses and the request adjoins Fort Lee.

Mr. Miles summarized the request explaining that Parcel 2 would be the site for the tower with the church located on Parcel 1. Mr. Miles stated that this area is generally a commercial area with homes far away from the proposed tower site.

He stated the county had worked with the applicants' representative along with the Federal Aviation Administration (FAA) on their requirements and Fort Lee's compliance requirements. The FAA generally looks for all towers to be under 200 feet. Some of Fort Lee's requirements were in reference to protecting the helicopter pad site for safe operations and other general post security concerns.

On December 9, 2014 Prince George County adopted and incorporated into our Comprehensive Plan the proposed Fort Lee Joint Use Study (JLUS) in order to protect the Defense Department's military assets from civilian encroachment.

The JLUS Plan states that wireless communication towers need to be looked at in the process, in relation to the existing rotary wing aircraft operations, such as the helipad that is located behind the proposed tower site. Fort Lee also had comments on lighting the tower for approaching aircraft and screening of the site.

Mr. Miles stated the tower would be lit with a LED flashing red beacon. There would also be limited tower screening along the Fort Lee fence line to avoid trespassing and security issues. The other three sides were recommended by the County to be screened as normal from the public right-of-way and church.

Mr. Miles recommended approval of the request of the 199 foot monopole tower with the red beacon lighting, tower screening, along with the conditions within the County staff report. He also stated the Prince George County is not requesting the second highest position on the tower be reserved for the County's equipment.

Mr. Miles stated that the planning staff and County recommend approval and that VDOT recommended approval. The FAA had provided information in the packet and Fort Lee's Planning Staff has also recommended approval of this request.

Mr. Simmons asked a question in reference to the church leasing and paying taxes on this property. Mr. Miles stated the church was on Parcel 1 and is tax exempt and the tower would be on Parcel 2 and that the County Assessor would assess that portion of the property as normal for commercial tax base purposes.

Chairman Joyner stated that he had spoken with Mr. Miles at the Work Session in reference to the existing entrance onto the VDOT right-of-way and Mr. Miles stated it would be reviewed by VDOT during the administrative site plan process.

Will Shewmake, an attorney from LeClair Ryan, representing Skyway Towers, came forward to present T-Mobile's proposed tower site coverage PPT slides. Mr. Shewmake stated the primary purpose of the new tower was to serve Prince George County and mainly the commercial area around the site. T-Mobile will be the lead carrier along with Verizon Wireless who plans to co-locate as well. He thank Mr. Miles for all his hard work on coordinating the proposed 199' tower review with the FAA, Fort Lee and Crater Planning to protect Fort Lee's assets.

Chairman Joyner asked about the timeline for this tower construction project to be completed. Mr. Shewmake stated that they plan to construct this tower within six (6) months after all the required federal, state and county approvals are done.

Chairman Joyner opened the Public Hearing for public comments on the tower. There were only church trustees that were present from Rosewood Presbyterian Church in support of this request. Chairman Joyner closed the Public Hearing and asked for further comments, and if none, asked for a Commission motion.

Mr. Brown commented on this being a well-planned tower request and made a motion to approve the construction of this tower along with the recommended conditions and to forward this onto the Board for approval. Mr. Bresko seconded the motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Simmons, Easter, Joyner

Opposed: (0) Absent: (1) Brockwell

Mr. Miles stated this will now be advertised to be heard on Tuesday, October 24, 2017 at 7:30 p.m. for a Public Hearing before the Board of Supervisors.

## **X. Communications**

### a. Actions of the Board of Zoning Appeals:

The September 25th meeting of the BZA had been cancelled.

### b. Actions of the Board of Supervisors:

At the September 26th Board Meeting the conceptual plans for the Company 7 Fire Station to be located along Route 10 at Moody Road were accepted.

### c. General Comments to the Planning Commission:

Mr. Miles introduced Horace H. Wade III, who last worked as a Planner in the City Hopewell and has joined Prince George Planning and he previously worked as a Planner in the Chesterfield County Planning Department. The Commission members all welcomed Mr. Wade to Prince George County.

Mr. Miles stated that Prince George Planning will be celebrating October as National Community Planning Month. We encourage you to celebrate it as we enter October and promote it at your church gatherings and other social events in the County you are a part of as a County Planning Commissioner.

**XI. ADJOURNMENT**

A Motion was made by Chairman Joyner, Seconded by Vice-Chairman Easter to adjourn the Planning Commission Meeting at 7:00 p.m. until Thursday, October 26th at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Joyner, Bresko, Brown, Simmons, Easter, Elder  
Opposed: (0) Absent: (1) Brockwell Abstain: (0)