



**County of Prince George
Planning Commission**

**2019 Annual Report
January – December 2019**

Approved on ____, 2020

2019 Planning Commission Members

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

Planning Division Staff Members

Julie C. Walton, Director of Community Development and Code Compliance
Douglas Miles, AICP, CZA, Planning Manager / Zoning Administrator (departed June 2019)
Horace Wade, III, CFM, Planner
Tim Graves, Planner (began June 2019)
Missy Greaves-Smith, Administrative Support Specialist II

Planning Commission Officers and Appointments

The Planning Commission elected Joseph E. Simmons as its Chairman, and they elected Alex W. Bresko, Jr. as its Vice-Chairman, for the 2019 calendar year.

Introduction

Section 15.2-2221, of the Code of Virginia, as amended, prescribes the duties of the local planning commission. One of these duties is to “Make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction”. This document is intended to satisfy the annual report requirement in the form of a report by the Prince George County Planning Commission to the Prince George County Board of Supervisors.

Planning Commission Case Summary

Special Exception Cases

In 2019, twelve (12) new Special Exception applications were received and nine (9) cases were heard before the Planning Commission. These cases included:

1. A Communications Tower on James River Drive
2. A Communications Tower on Hardware Drive
3. A Communications Tower on Prince George Drive
4. An Assembly Hall on Tavern Road
5. An Animal Boarding Place on Merchant's Hope Road
6. A Home Professional and Trade Office on Prince George Drive
7. An Animal Boarding Place on Johnson Road
8. A Cottage Industry Home Occupation on Tradewinds Drive
9. A Cottage Industry Home Occupation on Loving Union Road
10. Modification of Conditions of a 2018 Special Exception Case involving commercial outdoor recreation uses in Scott Park (public hearing scheduled for January 23, 2020)
11. A Solar Power Generation Facility on twenty (20) parcels totaling 1,071 acres on Arwood Road (public hearing scheduled for January 23, 2020)
12. A Solar Power Generation Facility on 212 acres on Sebera Road (public hearing scheduled for January 23, 2020)

Rezoning Cases

In 2019, four (4) Rezoning cases were submitted to Planning Division, and two (2) cases were ultimately heard before the Planning Commission:

1. The Rezoning of a B-1 zoned property to R-1 by Blair E. Gilliam, for the purpose of bringing the single-family dwelling into conformance and allowing for expansion of the structure.
2. The Conditional Rezoning of a M-1 zoned property to M-3 by SI Virginia II, LLC to allow the property to be developed for industrial uses.

Ordinance Amendments

The Planning Commission held public hearings and made recommendations on two (2) Zoning Ordinance Amendments submitted to the Board of Supervisors:

1. Amend the Zoning Ordinance pertaining to Powers and duties of the Board of Zoning Appeals, to bring the local ordinance into compliance with changes to the state code.
2. Amend the Zoning Ordinance to add an additional industrial use to the uses permitted by right in the M-3 district.

Progress on Comprehensive Plan Update

Several meetings were held by three sub-committees of the Planning Commission for the Comprehensive Plan Update. Those sub-committees were Housing, Transportation, and Land Use. Each sub-committee provided input for the next Comprehensive Plan update for Prince George County. The Housing Subcommittee explored issues associated with affordable housing. The Transportation Subcommittee explored the County's infrastructure improvements and the need for a Thoroughfare Plan. The Land Use Subcommittee explored Commercial and Industrial uses, and the need for a residential density to coordinate with the Water and Wastewater Master Plan.

Capital Improvements Plan

The 2019 Capital Improvements Plan (CIP) subcommittee was led by Planning Commissioner Elder and Planning Commissioner Joyner, who served as Chairperson and Vice-Chairman, respectively. The Director of Community Development and Code Compliance, a Planner, the Finance Director, and the Accounting Supervisor provided staff support to the subcommittee as it reviewed projects and made recommendations which would ultimately reach the County Administrator and the Board of Supervisors. The Planning Commission acted on the recommendations of the subcommittee on December 19, 2019, forwarding them on to the Board.

Planning & Zoning Division: Administrative Review Summary

In addition to the Planning Commission cases involving public hearings, the Planning & Zoning Division also received the following additional applications involving administrative reviews in 2019:

- **41** Applications for Subdivisions, Boundary Line Adjustments and Parcel Consolidations, and other Plat Reviews
- **16** Site Plan applications, for projects such as: Bogese Office Building, Tree Time Adventures outdoor recreation park, Rives Road Solar Facility, Fort Powhatan Solar Facility, Dollar General on Route 10, U-Haul expansion, Hardee's, and several communications towers.
- **14** Administrative Second Dwelling renewals or new applications
- **232** Zoning Approvals issued for professional businesses or home occupations
- **453** Zoning Permits reviewed for construction projects
- **6** Variance Applications, five of which included public hearings

Planning & Zoning Division: Special Projects

The Planning & Zoning Division handled additional special projects, including:

1. The Division assisted the Board of Supervisors and Administration with understanding costs, the process and possible sites for establishing a new location for residents to drop off household waste and recycling in District 2.
2. The Division provided input and project management toward the completion of the Scott Park Master Plan by consultants LPDA, and staff prepared necessary materials to seek grant funding for trail projects within the park in 2020.
3. The Division completed research to clarify rules surrounding Boundary Line Adjustments for properties which are located jointly in the Rural Conservation Area and the Planning Area.