



**County of Prince George  
Planning Commission**

**2020 Annual Report  
January – December 2020**

**Approved on February 25, 2021**

## **2020 Planning Commission Members**

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

## **Planning Division Staff Members**

Julie C. Walton, DCA - Director of Community Development and Code Compliance  
Horace Wade, III, CFM, Planner II  
Tim Graves, Planner I  
Missy Greaves-Smith, Administrative Support Specialist II

## **Planning Commission Officers and Appointments**

The Planning Commission elected Alex W. Bresko as Chairman, and Floyd M. Brown as Vice-Chairman, for the 2020 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 2020, three (3) new Special Exception applications were received and five (5) cases were heard before the Planning Commission. These cases included:

1. An amendment of conditions of a 2018 Special Exception case involving commercial outdoor recreation uses in Scott Park (Application received 2019). Planning Commission Recommended Approval 7-0 with conditions on January 23, 2020. The Board of Supervisors approved the request 5-0 on February 25, 2020.
2. A Solar Power Energy Facility on twenty (20) parcels totaling 1,071 acres on Arwood Road (Application received in 2019). Planning Commission recommended approval 5-1 with 1 abstaining on February 27, 2020. The Board of Supervisors approved the request 4-1 on November 10, 2020.
3. A Solar Power Energy Facility on 212 acres on Sebera Road (Application received in 2019). Planning Commission recommended approval 7-0 on February 27, 2020. The Board of Supervisors approved the request 4-0 on September 22, 2020.
4. A Home Occupation in an accessory building for a pest control business on Silvercrest Drive. Planning Commission recommended approval 7-0 on June 25, 2020. The Board of Supervisors approved the request 5-0 on July 14, 2020.
5. A Warehousing with indoor storage use on a property located at the intersection of South Crater Road and Birdsong Road for the purpose of a mini-storage facility. Planning Commission recommended approval 6-0 on December 17, 2020. The case is scheduled to be heard by the Board of Supervisors on January 26, 2021.
6. An amendment of a 2018 Special Exception case to allow a home occupation cottage industry in an accessory building in addition to Assembly Hall uses on a property located on Ruffin Road. The case is scheduled to be heard by the Planning Commission on February 25, 2021.

### **Rezoning Cases**

In 2020, six (6) Rezoning cases were submitted to the Planning Division, and five (5) cases were heard before the Planning Commission:

1. A request by Skycass Marketing to amend conditions of a 1984 Re-zoning case for an industrial zoned property on Prince George Drive to allow additional permitted uses. Planning Commission recommended approval 7-0 on June 25, 2020. The Board of Supervisors approved the request 5-0 on July 14, 2020.
2. A request by Prince George 105 LLC to conditionally rezone a R-A zoned property to B-1 at the intersection of County Drive and Bill Hill Road to allow for commercial uses. Planning Commission recommended approval 7-0 on June 25, 2020. The Board of Supervisors approved the request 5-0 on July 14, 2020.
3. A request by SI Virginia II, LLC to conditionally rezone a property from M-3 to M-1 on Quality Way to allow a distribution warehouse. Planning Commission recommended approval 6-0 on October 22, 2020. The Board of Supervisors approved the request 5-0 on October 27, 2020.
4. A request by SI Virginia II, LLC to amend conditions of a 1997 zoning case for property on Quality Way to allow a distribution warehouse. Planning Commission

recommended approval 6-0 on October 22, 2020. The Board of Supervisors approved the request 5-0 on October 27, 2020.

5. A request by Lampe Management Company, Inc. to conditionally rezone a property located at the intersection of South Crater Road and Birdsong Road from R-1 to B-1, to allow for commercial uses. Planning Commission recommended approval 6-0 on December 17, 2020. The case is scheduled to be heard by the Board of Supervisors on January 26, 2021.
6. A request by James R. Jones to rezone a property at the intersection of Brandywine Road and Jefferson Park Road from R-2 and B-1 to R-3 to permit a multi-family project (Currently under review and a public hearing has not been scheduled).

### **Ordinance Amendments**

The Planning Commission held public hearings and made recommendations on three (3) Zoning Ordinance Amendments:

1. An amendment that would add requirements for Mobile Food Units and permit them in B-1, M-1 and M-2 zoning districts. The Planning Commission recommended approval 6-1. The Board of Supervisors approved the request 5-0 on August 11, 2020.
2. An amendment that would “pyramid” industrial uses such that M-1 permitted uses are permitted in M-2 and M-3 districts and M-2 permitted uses are permitted M-3 districts. Planning Commission recommended approval 6-0 on October 22, 2020. The Board of Supervisors approved the amendment 5-0 on December 16, 2020.
3. An amendment that would consolidate all sign requirements and definitions to provide a clear and consistent set of regulations pertaining to signs and to meet requirements of Reed v. Town of Gilbert. Planning Commission recommended approval 5-0 on November 19, 2020. On January 12, 2021, the Board of Supervisors voted 5-0 to remand the Ordinance to the Planning Commission to address only content-based language in the Ordinance.

### **Progress on Comprehensive Plan Update**

Planning & Zoning Staff continued work on the Comprehensive Plan update, with progress for the year including first drafts for Chapters I through IV, a technical review by VDOT, and a report to the Board of Supervisors summarizing the history of the Comprehensive Plan and the current revisions, as well as the process to finish the update in 2021.

### **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:

- 51 Applications for Subdivisions, Boundary Line Adjustments and Parcel Consolidations, and other Plat reviews
- 23 Site Plan applications for projects such as: Swaders Pavilion, Chappel Creek on the James – Revisions, Fort Powhatan Solar – Phase II, New Dixie Oil, 7-Eleven, ICS Warehouse Addition, Columbia Gas Transmission on Baxter Road, Scott Park

Concession Stand, Quality Properties Industrial Improvements, Crossroads Detail Center, Prince George County New Elementary School, Mount-It, Heartwood Enterprises, New Automobile Dealership, Prince George Central Wellness Center, Davis Fast Food Restaurant, Chudoba Property, Unity Baptist, and Meadows Section 3.

- 15 Administrative Second Dwelling renewals and 2 new Second Dwelling applications
- 42 Zoning Approvals issued for professional businesses (48 received)
- 180 Zoning Approvals issued for home occupation businesses
- 455 Zoning Permits reviewed for construction projects
- 2 Administrative Variance applications
- 17 Zoning Confirmation Letters

### **Planning & Zoning Division: Special Projects**

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

1. The Division prepared a Solar Energy Facility Siting Policy which was recommended by the Planning Commission and adopted by the Board of Supervisors. The policy aids the public, applicants, staff and the decision-making boards in reviewing applications for large-scale solar facilities.
2. The Division submitted three Smart Scale transportation projects for review by the Commonwealth Transportation Board (CTB). The three (3) projects are: a roundabout at the intersection of Jefferson Park Road and Middle Road, a roundabout at Prince George Drive and Middle Road, and the realignment of Hines Road at County Drive (Route 460).
3. The Division completed updates or created new forms for most application, with changes intended to streamline processes and improve the quality of application submittals.
4. The Division created a public map resource showing the approximate locations and major details of zoning cases approved since 1974, as part of ongoing efforts to consolidate and organize historic zoning case records.
5. The Division prepared a board packet including a resolution to request authorization to apply for funding for trails in Scott Park. This grant project was put on hold due to budgeting limitations during the pandemic.
6. In addition to those ordinance amendments which received a public hearing before the Planning Commission and were forwarded to the Board of Supervisors, the Division prepared a draft ordinance amendment reducing the minimum lot size for keeping poultry and included "housekeeping updates" for the requirements for keeping poultry on residential properties in the County. The Division conducted extensive public outreach as part of this process, however the Planning Commission decided not to proceed with a public hearing to consider the ordinance amendment.
7. The Division completed research on requirements for private roads in the County in an effort to provide clear and consistent requirements for applicants prior to application. Updates to applications and summary sheets were created as part of this work, and an ordinance amendment will be developed with the County Attorney for review and consideration in 2021.