

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

August 27, 2020

County Administration Building, Board Room, Third Floor  
6602 Courts Drive, Prince George, Virginia 23875

This meeting was held electronically in accord with Virginia Code Section 15.2-1413. The meeting was accessible by:

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**MEETING CONVENED.** The Regular Meeting of the Prince George County Planning Commission was called to order at 6:31 p.m. on Thursday, August 27, 2020 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Chairman Bresko.

**ATTENDANCE.** The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present
Chairman Bresko	Present
Mr. Joyner	Present
Mr. Easter	Present
Vice-Chairman Brown	Present (by phone at home)
Mr. Brockwell	Present (by phone at home)

Also present: Julie C. Walton, Deputy County Administrator, Cliff Young, Director of IT, Horace Wade, Planner, Tim Graves, Planner and Missy Greaves-Smith, Administrative Support Specialist II

**INVOCATION.** Mr. Simmons provided the Invocation.

**PLEDGE OF ALLEGIANCE TO THE FLAG.** Mr. Joyner led in the Pledge of Allegiance to the United States flag.

**ADOPTION OF MEETING AGENDA.** Chairman Bresko asked the Commissioners for a motion to approve the Meeting Agenda for the August 27, 2020 Planning Commission meeting. Mr. Joyner made a motion to approve the Meeting Agenda and the motion was seconded by Mrs. Elder.

In favor: (7) Bresko, Brown, Simmons, Elder, Easter, Joyner, Brockwell

Abstain: (0)

Absent: (0)

**APPROVAL OF THE MEETING MINUTES.** Chairman Bresko asked the Commissioners to review the July 23, 2020 Minutes of the Planning Commission for approval. Mrs. Elder made a motion to approve the Minutes as presented and the motion was seconded by Mr. Easter. Roll was called on the motion.

In favor: (6) Bresko, Brown, Simmons, Elder, Easter, Brockwell

Abstain: (1) Joyner

Absent: (0)

**CITIZEN COMMENT PERIOD.** At 6:37 p.m., Chairman Bresko opened the Citizen Comment Period to anyone who wished to come forward to speak to the Commissioners on only topics that were not on the agenda. Citizens were asked to limit their comments to three (3) minutes.

With no one coming forward and no one on Zoom indicating they wished to speak, the Citizen Comment Period closed at 6:37 p.m.

### **OLD BUSINESS.**

#### **DRAFT RESIDENTIAL POULTRY ORDINANCE UPDATE**

Mr. Graves provided an update on the draft Residential Poultry Ordinance. On August 11, 2020, the Planning Division updated the Board of Supervisors (BOS) during a work session meeting. The Board members provided individual responses and expressed some concerns. The following is a summary of their feedback for consideration:

- Four (4) to six (6) hens should be allowed with setback requirements and be in a coop
- Two (2) chickens may not be enough to provide eggs for weekly consumption
- Less than one (1) acre (typical for R-1) may be small for allowing chickens
  - Staff should solicit additional community feedback
- Consider whether a permit or other form of control could reasonably be added to address nuisance situations
- Relaxed enforcement/grace period for violations related to the changes being considered
- Salmonella does not spread to those who do not handle the chickens directly

Staff stated they have revised the ordinance based on the BOS input and proposed to take the following next steps with the Commissioners' direction:

1. Update the draft ordinance based on any feedback from the Planning Commission
2. Post informational material and questionnaire for public feedback on the County website
3. Consider public outreach publications:
  - a. The County's website
  - b. Newspaper advertisement
  - c. Press release
  - d. HOAs
4. At the September 24<sup>th</sup> Planning Commission Meeting:
  - a. Provide the Commission with a summary of input received and an updated draft ordinance.
  - b. Request consensus from the Commission on whether to advertise for a Public Hearing for a proposed ordinance amendment.

Chairman Bresko asked for an average lot size in a subdivision. Mr. Graves stated that lot sizes vary according to subdivisions and the zoning. For example, a lot in a R-1 zoned subdivision could be approximately 0.5-0.7 acres and in a R-2 zoned subdivision, the lots tend to be smaller.

Mr. Simmons questioned why staff presented this draft ordinance amendment to the BOS before the Planning Commission had completed their recommendations and had come to a consensus. Mr. Graves stated the BOS had requested an update and offered feedback at that time. Mr. Simmons explained that receiving the BOS feedback before the Planning Commission present their recommendation puts the Commissioners in an "awkward position."

Mrs. Walton addressed Mr. Simmons concerns. She stated the BOS has directed staff for any ordinance change, to have a work session scheduled with the BOS prior to a public hearing to allow them to interact with staff and to obtain information throughout the process. Having the BOS involved and educated during the process could aid in a better understanding of the subject matter prior to a public hearing at the BOS.

Mrs. Walton stated the comments from the BOS presented by Mr. Graves were strictly comments. They were not given to influence or pressure the Planning Commission's decision in this matter. The BOS were expressing their own personal thoughts and opinions on the subject just as any citizen would. Mrs. Walton reminded the Commissioners that the BOS had also received a copy of the citizen complaint directly.

Mr. Simmons asked Mrs. Walton if there was typically a work session for the BOS after the Planning Commission meeting, prior to the public hearing at the BOS meeting. Mrs. Walton explained there is a Board meeting, but not a work session due to the public hearings advertising datelines.

Mr. Easter offered his opinion stating chickens should not be allowed to roam freely, they should not be allowed in the residential front yards and they need to stay in a fenced area.

Mr. Graves explained that the current ordinance states that there must be a coop with a run.

Chairman Bresko reiterated, “Chickens can fly.” He expressed his concerns with allowing farm animals in a residential area. Mr. Joyner agreed and added it would be nearly impossible to enforce. Mr. Easter recapped his opinion by stating chickens need to be maintained in a fenced in area, at all times, in the rear of the property.

Mr. Simmons stated he has an acre lot and he feels that is adequate room to maintain chickens but agrees they should not be allowed to run free.

Mr. Graves stated the consensus seems to be that chickens should not be allowed to run free; they should be maintained in the back yard and this would be made more clear and with additional restrictions than what it states in the current draft ordinance.

Mr. Simmons expressed his concerns with having chickens on a property below an acre in size. Mr. Simmons asked how the man in Branchester Lakes subdivision was allowed to have chickens. Mr. Graves stated he is currently in violation. Chairman Bresko asked if he removed the chickens after the neighbors complained. Mr. Graves stated the BOS instructed the Planners not enforce violations until a decision is been made.

Mrs. Elder asked how many people have complained. Mr. Graves stated 1-2 other people have called about their neighbors having chickens in the last few months.

Mr. Simmons asked Mr. Graves for clarification on the lot sizes for R-1 and R-2 zoning. Mr. Graves indicated R-1 zoning is approximately less than .5 acre (with a minimum of 15,000 square feet) and R-2 is a little smaller (with a minimum of 12,000 square feet).

#### DRAFT SIGN ORDINANCE UPDATE

Mr. Wade provided an update on the draft Sign Ordinance. The BOS asked the Planning Division to present the draft Sign Ordinance to them at their September 8<sup>th</sup> work session.

Mr. Simmons questioned the location of the definitions being in the beginning of the ordinance. In his opinion, the section on Page 9 – Line 310 should be the first thing an applicant reads. Mr. Wade explained the formatting of the County’s ordinances are modeled in a way that definitions are listed first.

Chairman Bresko asked if the public hearing had been scheduled for next month. Mr. Wade stated a public hearing would be scheduled after the BOS work session. This would allow for the BOS’s comments to be addressed and any further public comments to be gathered.

Mr. Simmons asked for an explanation on prohibited signs and referenced Page 11 – Line 377. Mr. Wade referenced the outdoor advertising signage on Page 9 - Line 271 for clarification. Chairman Bresko asked which type of outdoor signs are permitted in the ordinance. Mr. Wade stated for example, Page 21 – Line 834 highlights off-site limited duration signs and where they are permitted.

#### DRAFT INDUSTRIAL DISTRICTS ORDINANCE AMENDMENT UPDATE Inclusion of M-1 uses in M-2 District, and M-1 and M-2 uses in M-3 District

Mr. Wade presented an update to the Commissioners on the draft Industrial Districts Ordinance Amendment. He described the pyramid in order to aid in the understanding of the proposed amendment. He explained M-1 uses would be allowed in the M-2 zoning districts and M-1 and M-2 uses would be allowed in the M-3 zoning district.

**PLANNER'S COMMUNICATION TO THE COMMISSION.** Mr. Wade presented to the Commissioners the following updates:

1. Actions of the Board of Zoning Appeals
  - a. August 24, 2020 meeting was cancelled
  - b. September 28, 2020 meeting has been cancelled
2. Actions of the Board of Supervisors (BOS)
  - a. August 11<sup>th</sup> Outcomes
    - i. Update on the draft Residential Poultry Ordinance Amendment
    - ii. Adoption of the Solar Facility Siting Policy (posted on the website)
    - iii. Mobile Food Unit Ordinance (passed)
3. Comprehensive Plan Update
  - a. VDOT – Transportation Plan – VDOT sent recommendations to include:
    - i. SMART SCALE projects
    - ii. Functional Classification Maps
    - iii. Thoroughfare Plan
4. September Planning Commission Agenda
  - a. Public Hearings
    - i. Ordinance Amendment OA-20-03
    - ii. Rezoning (SI Virginia from M-3 to M-1) RZ-20-02

**ADJOURNMENT.** At 7:40 p.m., Chairman Bresko asked the Commissioners if they had any questions; if not he would entertain a motion to adjourn. Mr. Simmons made a motion to adjourn and the motion was seconded by Mr. Joyner. Roll was called on the motion.

In favor: (7) Bresko, Brown, Simmons, Elder, Easter, Joyner, Brockwell  
Abstain: (0)  
Absent: (0)