

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

December 17, 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 6:30 p.m. on Thursday, December 17, 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
Mr. Brockwell	Absent

Also present: Julie C. Walton, Deputy County Administrator (via Zoom), Daniel Whitten, County Attorney, Cliff Young, Director of IT, Horace Wade, Planner II, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Specialist II

**INVOCATION.** Mr. Easter provided the Invocation.

**PLEDGE OF ALLEGIANCE TO THE FLAG.** Vice-Chairman Brown 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 December 17, 2020 Planning Commission meeting. Vice-Chairman Brown made a motion to approve the Meeting Agenda and Mrs. Elder seconded the motion. Roll was called on the motion.

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

**APPROVAL OF THE MEETING MINUTES.** Chairman Bresko asked the Commissioners to review the November 19, 2020 Minutes of the Planning Commission for approval. Mr. Simmons made a motion to approve the Minutes as presented and Vice-Chairman Brown seconded the motion. Roll was called on the motion.

In favor: (4) Brown, Elder, Easter, Simmons  
Abstain: (2) Joyner, Bresko  
Absent: (1) Brockwell

**CITIZEN COMMENT PERIOD.** At 6:34 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 was closed at 6:35 p.m.

### **NEW BUSINESS.**

#### **Public Hearing:**

REZONING CASE RZ-20-06

Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The properties are located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and are identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the properties are suitable for village center uses.

Mr. Wade presented to the Commission an overview of the request to rezone 6.48 acres from R-1 to B-1. These properties are at the northwest corner of Birdsong Road and South Crater Road. Lampe Management Company, LLC is requesting to rezone 6.48 acres of the sixty-five (65) acres to B-1 for a warehousing and indoor storage facility.

Mr. Wade reviewed the proffered conditions for this request. These include the following:

- Underground utilities
- Screening for mechanical and electrical equipment
- Right-of-way dedication (15' wide) along Birdsong Road
- Development to occur as generally depicted on conceptual plan (regarding access and developable area)

- Certain Permitted and Special Exception uses to be excluded on this property

Staff Review Comments:

Planning & Zoning - Comprehensive Plan

- Request appears to be compatible with Comprehensive Plan Future Land Use Map
- Traffic Impact Analysis not required for proposed use
- Located in Prince George Planning Area = Development must connect to public sewer

Planning & Zoning - General

- Compatible with existing adjacent B-1 zoning
- Setbacks of 25' or more will be required for buildings
- Existing mobile homes to be removed (as a result of SE-20-02)

Other Departments

- Developer to extend Water/Wastewater infrastructure (determined at Site Plan)
- Environmental permitting required (determined at Site Plan)

Staff recommended approval with the proffered conditions. Mr. Wade stated the applicant (via Zoom) and the applicant's engineer, Mr. Johnson, from Timmons Group were present to answer any additional questions the Commissioners may have.

Mr. Simmons asked for clarification referencing the 15-foot right-of-way that is proposed to be dedicated to the County along Birdsong Road. Mr. Wade explained Birdsong Road is classified as a "collector" road. This proffer would be used for any needed improvements in the future for Birdsong Road.

Mr. Simmons asked Mr. Wade about the setbacks for the property after the dedication. Mr. Wade explained the setbacks would be from the new property line after the 15-foot dedication.

Mr. Simmons inquired about VDOT's review referencing the Traffic Impact Analysis and transportation improvements not being required, but a commercial entrance would be. Mr. Wade stated that due to the traffic volume of a mini-storage facility of this size, a Traffic Impact Analysis is not required but a commercial entrance would be addressed during the Site Plan process.

Chairman Bresko asked about the current mobile homes that are located on one of the parcels. Mr. Wade stated the removal of mobile homes are included as a proffer in the Special Exception case to follow.

Mr. Johnson, Engineer with Timmons Group and the representative for the applicant, responded to Mr. Simmons' question about the current Farmer's Market located on the property. He referenced the "gravel area" on the Conceptual Plan in the slide presentation, which indicated the specific location. Chairman Bresko asked if the Farmer's Market would have to relocate. Mr. Johnson indicated, as part of this project, it would be removed.

Mr. Wade explained to the Commissioners the property owner is B & K Farms, LLC and the contract purchaser/applicant is Lampe Management Company, Inc. Lampe Management Company, Inc is a mini-storage development company for Ample Storage.

Chairman Bresko asked Mr. Johnson from Timmons Group if he had anything else he wished to add. Mr. Johnson stated Lampe Management Company, Inc is looking to purchase a total of sixty-five (65) acres and is requesting to rezone approximately 6.5 acres to B-1. Currently, there are no plans for the remainder of the property and the plan is to leave it zoned R-1 at this time.

Mr. Johnson wished to clarify some of the previous questions the Commissioners had. The County requires a Traffic Impact Analysis study on projects that may have over 250 vehicles per day in traffic. Therefore, Mr. Johnson confirmed this location would not warrant this study. The proposed entrance to the facility would need to be located in a proper location for access management, 485 feet away from Birdsong Road.

In reference to the mobile homes on the property, Mr. Johnson explained that part of the contract between the property owner and Lampe Management Company, Inc, B & K Farms, LLC would be responsible for the removal of the existing mobile homes. Mr. Johnson confirmed the land the mobile homes are on currently is owned by B & K Farms, LLC. He could not confirm who owned the mobile homes.

Mr. Johnson reviewed concerns in reference to the 15-foot dedication of the right-of-way. Currently, Birdsong Road is forty-feet wide. This dedication to the County would allow for future road improvements in this area. The plans have addressed all the setback requirements and the proposed setback is forty feet off of the current Birdsong Road.

Mr. Simmons asked Mr. Johnson about the line of sight at the intersection of Birdsong Road and South Crater Road. Mr. Johnson explained they were not proposing any improvements to Birdsong Road or to the South toward Prince George that would block any line of sight.

At 6:56 p.m., Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against this rezoning. Citizens were asked to stated their name and address to the Commissioners, and limit their comments to four (4) minutes.

Darian Christian, 2100 Birdsong Road, South Prince George, stated her property is adjacent to this proposed development. She stated she was confused with the letter she received and questioned the total acreage of the properties. She expressed concerns about drainage and the amount of buffering that would be required. She also stated surveying was done on and near her property without her knowledge.

Shaunt'e Harris, 2006 Birdsong Road, South Prince George, expressed concerns with the site view at Birdsong Road and South Crater Road. She expressed her concern in reference to the map that was mailed to her and stated it was different from the map on the slide that was presented during Mr. Wade's presentation. She also had a question in reference to a "Village Center" that was noted in the letter she received. She concluded by expressing concerns with the possible drainage that could occur with this type of development.

Paul Christian, 2100 Birdsong Road, South Prince George, asked for clarification of the setback requirements for the wetlands. Mr. Wade responded that there is only a setback requirement in the Chesapeake Bay Preservation Area and the request property is not located in the Chesapeake Bay Preservation Area.

Darian Christian, 2100 Birdsong Road, South Prince George, added to her previous concerns by asking about water runoff from commercial property potentially affecting her well and drainage.

At 7:05 p.m., Mr. Graves asked if any of the Zoom participants wished to speak for or against this rezoning. Citizens were asked to state their name and address to the Commissioners, and limited their comments to four (4) minutes. With no one wishing to speak, Chairman Bresko closed the Public Hearing at 7:06 p.m.

Vice-Chairman Brown asked the Chairman to have staff respond the questions that were presented during the Public Hearing.

The applicant's representative, Derrick Johnson from Timmons Group provided more details in reference to the request to rezone. There is (approximately) a 250' strip of land that is currently zoned B-1. The proposed rezoning would continue back another 350'. The remaining portion of the property would not be developed. The proposed development is on the west side of the low area. The wetlands would not be disturbed.

In reference to the drainage concerns, Mr. Johnson confirmed the project has to meet the 2019 Stormwater Management requirements set by the Department of Environmental Quality (DEQ). The Site Plans will be required to be reviewed and approved by DEQ before development starts. The site layout is designed to avoid the wetlands.

Mr. Joyner asked staff if all the adjacent property owners were notified. Mr. Wade confirmed that all adjacent property owners were sent a letter of notification and no comments were received.

Chairman Bresko asked the Commissioners if they had any additional questions or concerns. Vice-Chairman Brown made a motion that the 6.48 acres be rezoned from R-1 zoning to B-1 zoning and to forward the RZ-20-06 request to the Board of Supervisors for consideration with the Planning Commission recommendation for approval. Mr. Joyner seconded the motion. Roll was called on the motion.

In favor: (6) Simmons, Brown, Elder, Easter, Bresko, Joyner  
Absent: (1) Brockwell

**Public Hearing:**

PUBLIC HEARING; SPECIAL EXCEPTION SE-20-02 [4]

Request of Lampe Management Company, Inc. pursuant to Prince George County Zoning Ordinance Section 90-393(15) to permit warehousing with indoor storage on 11.63 acres within a B-1, General Business District, for the purpose of operating a mini-storage facility. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.

Mr. Wade presented to the Commissioners SE-20-02 request of Lampe Management Company, Inc. to have a warehouse with indoor storage [Section 90-393 (15)] for a mini-storage facility on 11.63 acres in a B-1 Zoning District. The request is contingent on the approval of the previous case, RZ-20-06.

This project is proposed to be completed in two (2) phases to include a 132,750 SF indoor storage facility. The facility will include a manager's office and an area for vehicle storage.

Proffered Conditions:

- Substantially conform to Conceptual Plan
- Limitations on aesthetic materials
- Screening for any vehicles, RVs, campers, boats, etc.
- Gate with keyless entry to control access
- Existing mobile homes on property to be relocated

Staff Review Comments:

Comprehensive Plan

- Compatible with Future Land Use: Village Center / Commercial Uses
- Traffic Impact Study not required

Planning & Zoning

- Elevation drawings should be incorporated into conditions for approval.

Utilities

- Required to connect to public sewer at construction
- May be required to connect to public water

VDOT

- The planned entrances meet requirements

Mr. Wade indicated staff recommends approval with conditions. He noted that the applicant and their representative were available to answer any additional questions the Commissioners may have.

Chairman Bresko asked Mr. Johnson from Timmons Group if he wished to add any additional comments. Mr. Johnson explained Lampe Management Company is a large corporation that does these types of projects often. He referenced the diagram of the proposed building provided in the Commissioners' packets, shows a building with a brick front façade and a metal roof, facing South Crater Road. The facility will not be renting trucks to customers but will have a courtesy vehicle available to them.

The proposed plan is to develop the site in two (2) phases. All the land disturbance for this project would be done at the same time. The area designated as Phase 2 would be utilized as vehicle storage, with the proper screening, until Phase 2 is ready for building development. Mr. Johnson asked the Commissioners if they had any additional questions.

Mr. Joyner asked Mr. Johnson about their proposed screening plan. Mr. Johnson stated the tree line along Birdsong Road would remain and explained the storage facility would be a gated facility going approximately 750 feet back from South Crater Road.

Mr. Simmons asked Mr. Johnson to review the slide that shows the whole sixty-five (65) acre parcel. Mr. Johnson reviewed the slide and gave a recap of the project area for clarification.

At 7:32 p.m., Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against SE-20-02. Citizens were asked to state their name and address to the Commissioners, and limit their comments to four (4) minutes.

Paul Christian, 2100 Birdsong Road, South Prince George, asked to see the diagrams of the front façade of the proposed facility.

At 7:34 p.m., Mr. Graves asked if any of the Zoom participants wished to speak for or against this Special Exception. Citizens were asked to state their name and address to the Commissioners, and limited their comments to four (4) minutes. With no one wishing to speak, Chairman Bresko closed the Public Hearing at 7:35 p.m.

Mrs. Elder asked Mr. Wade to clarify why the Staff Report states they “may be subject to rollback taxes” noted on page 5. Chairman Bresko added an inquiry if the land was currently in Land Use they would be subject to rollback taxes. Mr. Wade confirmed the land is currently in Land Use. Mr. Wade stated he would adjust the content on the Staff Report and replace “should” with “may” in reference to paying the rollback taxes before the case is presented to the BOS.

Chairman Bresko asked the Commissioners if they had any additional questions or concerns. Vice-Chairman Brown made a motion to forward SE-20-02 to the Board of Supervisors for consideration with the Planning Commission recommendation for approval. Mr. Joyner seconded the motion. Roll was called on the motion.

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

Absent: (1) Brockwell

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

1. Actions of the Board of Zoning Appeals
  - a. December 28, 2020 meeting has been cancelled
  - b. January 25, 2021 BZA Organization Meeting
2. Actions of the Board of Supervisors (BOS)
  - a. December 8, 2020 the BOS approved OA-20-03, RZ-20-03 and RZ-20-04
  - b. January 12, 2021 Sign Ordinance Public Hearing
  - c. January 26, 2021 RZ-20-06 and SE-20-02 Public Hearings
3. December Planning Commission
  - a. January 28, 2021 Planning Commission Organization Meeting

Chairman Bresko wished the Commissioners and the Planning staff a Merry Christmas and thanked them for all their support during the trying year.

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

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

Absent: (1) Brockwell