

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

July 23, 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:

Zoom: <https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>

Meeting ID: 505 385 1421

Password: 200726

One tap mobile

+19294362866,,91749744760#,,1#,106239# US (New York)

+13017158592,,91749744760#,,1#,106239# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**MEETING CONVENED.** The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, July 23, 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	Absent
Mr. Easter	Present
Vice-Chairman Brown	Present
Mr. Brockwell	Absent

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

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

**PLEDGE OF ALLEGIANCE TO THE FLAG.** Chairman Bresko 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 July 23, 2020 Planning Commission. Mrs. Elder made a motion to approve the Meeting Agenda and the motion was seconded by Vice-Chairman Brown.

In favor: (5) Bresko, Brown, Simmons, Elder, Easter  
Abstain: (0)  
Absent: (2) Joyner, Brockwell

**APPROVAL OF THE MEETING MINUTES.** Chairman Bresko asked the Commissioners to review the June 25, 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. Simmons. Roll was called on the motion.

In favor: (5) Bresko, Brown, Simmons, Elder, Easter  
Abstain: (0)  
Absent: (2) Joyner, Brockwell

**NOMINATION OF PLANNING COMMISSION CIP COMMITTEE MEMBERS.**

Chairman Bresko asked for two (2) nominees from the Planning Commission to serve on the CIP Committee. Mr. Brown nominated Mr. Joyner and Mrs. Elder to serve on the 2022-2031 CIP Committee. The motion was seconded by Mr. Easter. Roll was called on the motion.

In favor: (5) Bresko, Brown, Simmons, Elder, Easter  
Abstain: (0)  
Absent: (2) Joyner, Brockwell

**CITIZEN COMMENT PERIOD.** At 6:35 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.

Mr. Robert Leinberger, 7491 Trailing Rock Road, addressed the Commissioners with concerns of the current ordinance referencing the keeping of chickens. Mr. Leinberger lives in the Branchester Lakes Subdivision. He stated he has two (2) hens in a coop with a run. He specified how it is a great learning incentive for children. Neighbors have brought their children over to his yard to learn more about the keeping of chickens. Mr. Leinberger asked the Commissioners to consider amending the current ordinance. He feels the current ordinance needs to be changed in reference to the right to have them in residential areas.

Mr. Graves asked if any of the participants on Zoom wished to speak during the Citizen Comment Period to raise their electronic hand. With no one else coming forward and no notifications on Zoom, the Citizen Comment Period closed at 6:40 p.m.

## **NEW BUSINESS.**

### DRAFT RESIDENTIAL POULTRY ORDINANCE UPDATE

Mr. Graves presented to the Commissioners a brief overview of the current ordinance and highlighted other localities' ordinances. He provided a sample ordinance from Warren County, Virginia, which has a similar population as Prince George County, for comparison.

Mr. Graves explained the main objections were to review the request and give background information, preview and consider ordinance changes, decide if any changes are warranted and provide feedback on specific provisions.

Mr. Graves referenced the Minutes from a 2013 Planning Commission meeting when staff initially recommended up to six (6) chickens to be permitted on at least one (1) acre. Staff later increased the recommended minimum lot size to two (2) acres in order to mirror the requirements and provide a single minimum lot size for all animal types.

#### Staff Comments/Recommendations:

- Allow some (2-6) chickens on less than two (2) acres
- Setback requirements offers a way to limit where chickens are allowed
- Requirements should be generally consistent for all zoning districts, with some extra allowances in R-A and A-1 Zoning Districts

Mr. Graves previewed some possible changes the Commission may consider. He listed the number of chickens and minimum acreage, setbacks, permissions for roosters, gamecocks and peacocks as possible changes.

Mr. Simmons asked Mr. Graves what has driven this request for an update or to change this ordinance. Mr. Graves indicated a complaint was received in reference to a neighbor having chickens on a property in a subdivision.

Mr. Easter asked if a chicken coop needed to be surrounded by fencing separate from the residential yard fencing. Mr. Graves indicated a fence needs to be around the whole poultry coop area and meet the setback requirements.

Mr. Simmons expressed his concerns. He stated, we need to keep in mind the opinions and concerns of the neighbors and how changes to the ordinance would affect them. People that have chickens need to be "good neighbors" to people that live around them.

Chairman Bresko asked Mr. Graves if someone complained about a neighbor having chickens in R-1, who would handle the complaint? Mr. Graves stated that the Planning staff would look into the complaint to see if they are in compliance or not.

Mr. Graves reviewed an ordinance amendment draft with the Commissioners and provided options for changes. Staff requested that the Commissioners review the information and provide any suggestions and provide additional feedback by July 31<sup>st</sup>.

Mr. Brown identified Mr. Leinberger wanting to address the Commission again. Mr. Leinberger provided the Commissioners with a handout he had prepared in reference to his property and the location of his chicken coop on his property.

Mr. Simmons asked if the problem could be resolved by changing the minimum acreage allowed and the setbacks. The acreage size and the setback requirements need to be discussed at a minimum, stated Mr. Graves.

#### DRAFT SIGN ORDINANCE UPDATE

Mr. Wade presented to the Commissioners an update and overview of the timeline of the Draft Sign Ordinance. In February 2019, the Planning Commission (PC) held a Public Hearing and recommended approval to the Board of Supervisors (BOS). In April 2019, a Community Meeting was held for citizen feedback. In July 2019, the BOS remanded the Sign Ordinance back to the PC and a subcommittee was formed to review the ordinance. Mr. Easter and Mr. Simmons were the PC representatives. The committee focused on concerns the BOS noted with the ordinance.

Mr. Wade explained the purpose of the proposed Draft Sign Ordinance is to eliminate content based sign rules, making all signs equal under the law, and to provide enhanced standards for signage per the Comprehensive Plan Goal. Mr. Wade briefly reviewed content language removed, new sections added and areas not affected. He stated the Sign Ordinance prohibits new billboards, vehicles as signs and people as signs. He reviewed examples of existing permitted signs that are in compliance and examples of freestanding signage setbacks with proposed setback changes.

Staff asked the Commissioners to review the revised ordinance and provide additional feedback by July 31<sup>st</sup>. In addition, staff would like to solicit public input in August and then have the final draft ready for the August 27<sup>th</sup> Planning Commission meeting so a Public Hearing could be held in September.

Mr. Simmons asked Mr. Wade how he was going to solicit public input. He stated he planned to reach out the local business owners and sign companies for their comments.

Mrs. Elder asked about old billboards that were no longer in use and would they have to be removed after a certain amount of time? Mr. Wade stated in some localities' ordinances, if a sign had not been used within two (2) years, it would be required to be removed. He stated this language could be added to this draft ordinance if desired.

#### INDUSTRIAL DISTRICTS ORDINANCE AMENDMENT

Inclusion of M-1 uses in M-2 District, and M-1 and M-2 uses in M-3 District

Mr. Wade listed the information included in their packets: a memo to the PC from Mr. Wade, a memo from Yoti Jabri, Prince George Economic Development Specialist, and an email from Nick Walker from Roslyn Farm Corporation. These memos are in reference to industrial developers requesting the County to amend the County Ordinance to allow M-1 uses in M-2 Zoning District and to allow M-1 and M-2 uses in the M-3 Zoning District.

Mr. Wade suggested that staff could prepare a draft ordinance amendment to address these concerns. Chairman Bresko asked the Commissioners for their consent to move forward. The Commissioners agreed for staff to draft an amendment.

**Planner's Communications to the Commission.**

Mr. Wade presented to the Commissioners the following updates:

1. Actions of the Board of Zoning Appeals
  - a. No cases
  - b. August 24, 2020 meeting has been cancelled
  
2. Actions of the Board of Supervisors (BOS)
  - a. Two (2) Special Exceptions for solar facilities pending
  - b. Solar Facility Siting Policy is scheduled for 8/11
  - c. BOS meeting on 7/14 approved:
    - i. Rezoning Case - Route 460
    - ii. Rezoning Amendment Case – Prince George Drive
    - iii. Special Exception for a Home Occupation
  
  - d. Comprehensive Plan Update
    - i. Staff has asked VDOT to review the County's current plans and provide feedback
  
3. General Comments
  - a. New Six Month Goals
    - i. Sign Ordinance to the BOS
    - ii. Food Truck Ordinance to the BOS

**Adjournment.**

At 7:48 p.m., Chairman Bresko asked the Commissioners if they had any questions; if not he would entertain a motion to adjourn. Mrs. Elder made a motion to adjourn and the motion was seconded by Vice-Chairman Brown. Roll was called on the motion.

In favor: (5) Bresko, Brown, Simmons, Elder, Easter

Abstain: (0)

Absent: (2) Joyner, Brockwell