

AGENDA – BUSINESS MEETING

Planning Commission of Prince George County, Virginia

Thursday, June 23, 2022 at 6:30 p.m.

County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Chairman Bresko

PUBLIC COMMENTS - Chairman Bresko

The Public Comment period is open to anyone who wishes to speak to the Commissioners on any items not being heard as a Public Hearing item this evening. Please state your name and address, you will have three (3) minutes to speak.

ORDER OF BUSINESS

- A-1. Adoption of April 28, 2022 Business Meeting Minutes [2] **Chairman Bresko**
- A-2. Adoption of May 26, 2022 Business Meeting Minutes [3] **Chairman Bresko**

PUBLIC HEARINGS

- P-1. **SPECIAL EXCEPTION SE-22-05:** Request of Christopher and Marisela Clark to permit a golf course within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(3). The subject property is approximately 48.56 acres in size, located at 8399 and 8401 Golf Course Drive, and is identified as Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. [4] **Tim Graves**
- P-2. **SUBSTANTIAL ACCORD SA-22-01:** Determination by the Prince George County Planning Commission on whether the large-scale solar facility proposed by Powell Creek Solar, LLC in Special Exception Request SE-22-02 on Tax Map 270(03)00-003-0 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses and the Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. [5] **Tim Graves**
- P-3. **SPECIAL EXCEPTION SE-22-02:** Powell Creek Solar, LLC requests a special exception pursuant to § 90-53 (59) to permit a large-scale solar energy facility in an A-1 (General Agricultural) Zoning District. The 5-megawatt facility is proposed on an

approximately 47-acre portion of the 631-acre subject property, with the development area situated along James River Drive, west of the intersection with Nobles Road. The subject property is identified as Tax Map 270(03)00-003-0 and addressed as 14921 James River Drive. [6] **Tim Graves**

P-4. SUBSTANTIAL ACCORD SA-22-02: Determination by the Prince George County Planning Commission on whether the large-scale solar facility proposed by IPS Solar in Special Exception Request SE-22-03 on Tax Map 510(0A)00-070-0 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses and the Solar Energy Facility Siting Policy provides guidance for the siting of new solar facilities within the County. [7] **Andre Greene**

P-5. SPECIAL EXCEPTION SE-22-03: IPS Solar requests a special exception pursuant to § 90-103 (57) to permit a large-scale solar energy facility in a R-A (Residential-Agricultural) Zoning District. The 4-megawatt facility is proposed on an approximately 26.3-acre portion of a 73.436-acre subject property, situated between South Crater Road and Gatewood Road. The subject property is identified as Tax Map 510(0A)00-070-0 and addressed as 14016 South Crater Road. [8] **Andre Greene**

COMMUNICATIONS – [9] **Tim Graves**

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
 - a. BOS Recap
- C. Upcoming Cases for July 2022 [10]
 - a. Subdivision Waiver SW-22-01: Cogle-Jordan Private Road Exception
 - b. Special Exception SE-22-06: Skalsky Borrow Pit

ADJOURNMENT – **Chairman Bresko**