



County of Prince George, Virginia

“A global community where families thrive and businesses prosper”

Planning Commission

Meeting Minutes

August 22, 2019

I. CALL TO ORDER

A regular meeting of the Planning Commission of the County of Prince George, Virginia was called to order at 6:30 p.m. on Thursday, August 22, 2019 in the Boardroom, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Joseph E. Simmons, Chairman.

II. ATTENDANCE

The following members responded to Roll Call:

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

Also present was: Horace Wade, Planner and Missy Greaves-Smith, Administrative Support Specialist.

III. INVOCATION

Chairman Simmons provided the Planning Commission's Invocation.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Mr. Clarence Joyner led the Pledge of Allegiance to the United States Flag.

V. APPROVAL OF THE MEETING MINUTES

Chairman Simmons asked for the Approval of the Minutes for the July 25, 2019 Planning Commission Meeting. A motion was made by Mr. Brown and it was seconded by Mr. Brockwell and the minutes were adopted, as written.
Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Brockwell, Brown, Elder, Joyner

Opposed: (0)

Absent: (0)

Abstain: (1) Easter

VI. CITIZEN COMMENT PERIOD

At 6:32 p.m. Chairman Simmons opened the Citizen Comments Period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to speak, Chairman Simmons closed the Citizen Comments Period at 6:33 p.m.

VII. PUBLIC HEARINGS

SPECIAL EXCEPTION SE-19-04

Request of Judy Bland, Pamela Bland, and Stephanie Bland Harris, pursuant to § 90-103 (9) to permit an assembly hall use to be located east of 2815 Tavern Road and known as Tax Maps 430(0A)00-033-C and 430(0A)00-035-B in a R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential use.

Mr. Wade stated this case was deferred from the June 27, 2019 Planning Commission meeting. The Commission had asked staff to research past special exception cases to compare the applicant's request. Mr. Wade provided the Commission with the Board of Supervisors Resolutions from the past four assembly hall cases that relate to this case. Research was conducted on the number of attendees permitted on site. In all four cases, there were not a limited number of attendees associated with any of the cases. Occupancy is determined by the Building Official based on the size of the hall.

The applicant has asked to amend the hours of operation to Monday-Sunday 9:00 a.m. to 10:00 p.m. These hours will be utilized only as events are scheduled.

Staff proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements. One condition is that the assembly hall be a minimum of 500 feet from Tavern Road and 200 feet from any adjacent properties. The amended hours of operations were changed after the work session Monday evening, so the new hours will be changed on the BOS Staff Report.

Ms. Pamela Bland, the applicant, explained to the Commission the reason behind changing the hours of the venue is to be in line with the other assembly halls the Board had approved previously. In addition, she wishes to be in compliance with the noise ordinance that the

County has in place which is 10:00 p.m.

Chairman Simmons asked Ms. Bland to explain to the Commission what the general plan is for the assembly hall. Ms. Bland has a 100 acre farm on Tavern Road that was left to her from her grandfather, Samuel Bland. She would like to enhance the Economic and Tourism Plan in the County by having this venue located less than a mile from the Garden Exit 45 off of I-95. This location would be convenient for small to medium sized weddings and business meetings.

Ms. Johnson-Ruffin spoke in favor of this special exception. She stated that Pamela Bland is a medical doctor at MCV and is a veteran that served in the US Navy for eight years and is a honors graduate of Prince George High School. Her wishes to the Commission would be to approve this special exception because she wants to make a contribution to the community and bring in revenue to the County.

At 6:50 pm, Chairman Simmons closed the public hearing.

Chairman Simmons asked the Commissioners if they had any questions or discussion and if not he would entertain a motion. Mr. Brown made a motion to forward SE-19-04 to the Board of Supervisors for their consideration with the Planning Commission's recommendation of approval and the motion was seconded by Mr. Bresko. Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (0)

Abstain: (0)

This case will be heard at the BOS September 10, 2019 meeting.

ORDINANCE AMENDMENT OA-19-02 [4]

An Ordinance to amend and update "The Code of the County of Prince George, Virginia," by amending § 90- 542 "Permitted Uses" in a M-3 Heavy Industrial District by adding a permitted use.

An applicant has requested rezoning from M-1 to M-3. The applicant has requested two (2) uses for the property. One use currently exists in the M-3, Heavy Industrial Zoning District, while the other use exists only in the M-1, Light Industrial District. To assist the applicant with allowing the two (2) uses on the property, staff recommends the addition of a Light Industrial Use to the M-3, Heavy Industrial Zoning District.

The use to be added is:

Manufacturing, compounding, assembling or treatment of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn, and paint.

Mr. Wade stated that staff recommends approval of these changes.

The Public hearing was opened at 6:55 p.m. by Chairman Simmons, for anyone that wished to speak for or against this application.

Derrick Johnson, 7716 Hunters Ridge Drive, spoke in favor of this change. He has seen this work in other locations and hopes staff will address this so the County will not have this situation again in the future.

With no one else coming forward, Chairman Simmons closed the Public Hearing at 6:56 p.m.

Chairman Simmons asked the Commissioners if they had any further questions or comments and if not, he would entertain a motion. Mrs. Elder had a motion to forward OA-19-02 to the BOS with the recommendation of the Planning Commission. This motion was seconded by Mr. Joyner. Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (0)

Abstain: (0)

This case will be heard at the BOS September 10, 2019 meeting.

REZONING CASE RZ-19-02 [5]

Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-1, Limited Industrial Zoning District to M-3, Heavy Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates that the subject property is appropriate for industrial uses.

Mr. Wade stated that the subject property is currently zoned M-1, Limited Industrial and is located in the Prince George Planning Area (PGPA). New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer. The future land use plan calls for industrial land use. The request for M-3, Heavy Industrial Zoning District is consistent with the comprehensive plan.

Currently, the use from the M-1 district is not a permitted use in the M-3 district. Staff has recommended that the M-1 use, listed in 90-442(4), be added to the M-3, Heavy Industrial District as an ordinance amendment OA-19-02.

Staff recommends the Planning Commission recommend approval to the Board of Supervisors as the request is consistent with the Comprehensive Plan, and the applicant has addressed traffic, aesthetics, function, and impacts of the proposed development.

Derrick Johnson, of Timmons Group, representing the applicant, The Hollingsworth

Company, was available to address any questions the Commission may have. The company is presently doing two separate activities on two separate parcels. The first activity is a re-melt activity in the M-3 district (heavy use) where they are taking scrap aluminium and melting it down and forming logs. These logs are then sent over to the M-1 district parcel to make the different products.

Chairman Simmons inquired if there was going to be any other material, other than aluminium being processed at these locations. Mr. Johnson stated they are only processing aluminium at this time.

Chairman Simmons opened the Public Hearing at 7:06 p.m. to anyone who wished to speak for or against this rezoning case. With no one coming forward, the Public Hearing was closed at 7:07 p.m.

Vice-Chairman Bresko made a motion to recommend approval of **REZONING CASE RZ-19-02**, request of SI Virginia II, LLC to conditionally rezone 141.79 acres along Quality Way and Hardware Drive from M-1, Limited Industrial Zoning District to M-3, Heavy Industrial Zoning District to permit certain uses and subject to the proffered statement dated July 22, 2019, located across from 6062 Quality Way and on Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0. This motion was seconded by Mr. Brockwell. Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (0)

Abstain: (0)

This case will be heard at the BOS September 10, 2019 meeting.

VIII. COMMUNICATIONS TO THE COMMISSION

Mr. Wade provided the following updates:

a. Actions of the Board of Zoning Appeals

The August 19, 2019 BZA Meeting has been cancelled. The BZA will be meeting on September 16th to hear the height variance case for AT&T.

b. Actions of the Board of Supervisors

The BOS approved the Gilliam rezoning case from B-1 to R-1 and approved the special exception case for the AT&T tower. The BOS remanded the Sign Ordinance back to the Planning Commission.

c. General Comments to the Commission

The September 26, 2019 Planning Commission meeting will have a case from the Jefferson Pointe Apartment Complex. The applicant is asking to amend the proffer statement in reference to the recreation facility.

IX. ADJOURNMENT

A Motion was made by Mr. Brockwell, seconded by Vice-Chairman Bresko to adjourn the meeting at 7:11 p.m. until Thursday, September 26, 2019 at 6:30 p.m.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (0)

Abstain: (0)