



Planning Commission
County of Prince George, Virginia

Regular Meeting
February 28, 2019

I. CALL TO ORDER

Chairman Simmons called to order the February 28, 2019 Planning Commission meeting at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, VA 23875.

II. ATTENDANCE

The following members responded to Roll Call:

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

Also present were: Douglas Miles, Planning Manager and Missy Greaves-Smith, Administrative Support Specialist II.

III. INVOCATION

Mr. Joyner provided the Planning Commission's Invocation.

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

Mr. Brown led in the Pledge of Allegiance to the United States flag.

V. APPROVAL OF MINUTES: January 24, 2019

Chairman Simmons asked for the Approval of the minutes for the January 24, 2019 Planning Commission's Organizational meeting. A motion was made by Vice Chairman Bresko and it was seconded by Mr. Brockwell and the minutes were adopted, as written.

Roll call vote on the motion:

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

VI. CITIZENS COMMENTS PERIOD

At 6:31 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 Chairman Simmons closed the Citizen Comments Period at 6:32 p.m.

VII. OLD BUSINESS

OA-18-01 Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, “**Signs**” to Chapter 90, “Zoning,” §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

Mr. Miles provided a PowerPoint Slide presentation on the proposed County Sign Ordinance that illustrated the type of signs that could be addressed under the new requirements such as refacing existing freestanding signs, reducing the setbacks for freestanding signs along developed business corridors and maintaining sign setbacks in new development areas. Additional slides were used to illustrate the types of quality signage that could be utilized at new commercial developments.

Mr. Miles explained he has been working with Steve Micas, County Attorney on the new County Sign Ordinance and that most questions were answered during the Work Session but that he would be able to address any further questions now. He indicated that this Public Hearing had been closed on November 15, 2018.

Chairman Simmons asked the Commission if there were any further questions. He then asked for a motion to forward the County Sign Ordinance to the Board.

Mr. Easter made a motion to Recommend Approval of the Ordinance Amendment OA-18-01 the Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, “Signs” to Chapter 90, “Zoning,” §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

The motion was seconded by Mr. Joyner. There was no further discussion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

OA-18-02 Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by adding § 70-732 (c) Coordination of **Streets** with existing streets and § 70-746 (b) and (c) Street construction, to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance.

Mr. Miles stated that Planning Staff recommended withdrawing this Ordinance Amendment relative to Street Acceptance by VDOT following street construction.

Vice Chairman Bresko provided a motion for Withdrawal of Ordinance Amendment OA-18-02 and this motion was seconded by Mr. Brockwell.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

VII. NEW BUSINESS:

SPECIAL EXCEPTION SE-19-01 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199 foot monopole communication tower pursuant to 90-53 (15) within the A-1, General Agricultural Zoning District. The request property is located east of Anderson Lumber at 15610 James River Drive on the north line of Route 10 and is identified as Tax Map 270(0A)00-036-C. The Comprehensive Plan calls for agricultural uses.

Mr. Miles provided a PowerPoint presentation on the proposed land use request. He stated that applicant, Verizon Wireless is proposing to construct a 199-foot communications tower facility that would provide additional wireless coverage.

The monopole tower use would be on a new five (5) acre parcel on the north line of State Route 10 just east of the existing Anderson Lumber Company facility. He stated that Planning and VDOT Staff have reviewed this request and Recommend Approval of this request along with the conditions found within the Staff Report.

Chairman Simmons asked Mr. Miles to explain further that the property owner has created a separate, five (5) acre parcel for the proposed land use request. Mr. Miles indicated that typically towers are erected on land that is leased to the tower company and in this case the property owner did not want a tower on the existing Anderson Lumber business parcel. Mr. Miles explained further that the five (5) acre parcel that has been created is solely for the communications tower facility.

Vice Chairman Bresko asked Mr. Miles if the Andersons were present for the Public Hearing. Mr. Miles stated that Mr. Steve Romine, attorney for Verizon Wireless was present on behalf of the applicant via Power of Attorney from the Andersons, as the subject property owners.

Mr. Steve Romine, an attorney with Williams Mullen in Norfolk approached to speak on behalf of his client and introduced himself to the Planning Commission.

He started off by thanking Mr. Miles for his excellent presentation of the tower request and he would like to just elaborate even further on the proposed land use.

He stated that Verizon Wireless was requesting a Special Exception request for a 199-foot monopole tower use. The site is designed to have a fifty (50) foot fall zone, the tower would not be lit and there will be a seventy (70) foot by seventy (70) foot compound around the base of the tower. Mr. Romine continued with the following facts and he stated that 52% of all households are now wireless, 70% of E-911 phone calls are made by wireless devices and that 90% of all households use wireless services and there is a defined need in this area along State Route 10.

Mr. Brown asked Mr. Miles about this tower site location going to the Board of Zoning Appeals for a height Variance request. Mr. Miles explained to public and to the Commission that if they recommend approval the Special Exception case would go to the March 26, 2019 Board of Supervisors for approval. The BZA would then review a Variance request for the height of the proposed tower use.

PUBLIC HEARING:

Chairman Simmons opened the Public Hearing at 7:16 p.m. to anyone for or against the proposed tower request. With no one coming forward, the Public Hearing was closed at 7:17 p.m.

Mr. Joyner made a motion to Recommend Approval with the Staff conditions for SPECIAL EXCEPTION SE-19-01 a Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower and pursuant to 90-53 (15) within the A-1, General Agricultural Zoning District located east of Anderson Lumber at 15610 James River Drive on the north line of Route 10 and identified as Tax Map 270(0A)00-036-C.

The motion was seconded by Vice Chairman Bresko with no further discussion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

VIII. COMMUNICATIONS:

Chairman Simmons established the 2020 Comprehensive Plan sub-committees:

Land Use: Mr. Bresko and Mr. Brown; Housing: Mrs. Elder and Mr. Joyner and Transportation: Mr. Easter and Mr. Simmons

Mr. Brockwell was designated as the Alternate subcommittee member to fill in, if needed, as only two Planning Commissioners could serve on each subcommittee.

Mr. Miles provided the following communications to the Planning Commission:

Actions of the Board of Zoning Appeals:

The March 18th Board of Zoning Appeals Regular Meeting is cancelled

Actions of the Board of Supervisors:

The County Administrator presented the County Budget to the Board of Supervisor members and to the Public with no new fees or tax increases.

General Comments to the Planning Commission:

The Commissioners were requested to provide to Chairman Simmons or Mr. Miles any County residents or business owners they were aware of that may be interested in serving on the established sub-committees. These meetings will meet on Monday prior to the Regular Meeting following the regular Work Session in the Planning Conference Room between 6:30 p.m. and 8:00 p.m.

IX. ADJOURNMENT

A Motion was made by Mr. Joyner, seconded by Vice Chairman Bresko to adjourn the meeting at 7:32 p.m. until Thursday, March 28, 2019 at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

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