



Planning Commission
County of Prince George, Virginia

Organizational Meeting
January 24, 2019

I. CALL TO ORDER

Douglas Miles, Secretary to the Planning Commission, called to order the 2019 Organizational Meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ATTENDANCE

The following members responded to Roll Call:

Mr. 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
Mr. Alex W. Bresko, Jr. - Present
Mr. Floyd M. Brown - Present

Also present were: Douglas Miles, Planning Manager, Horace Wade, III, Planner, Andrea Erard, Assistant County Attorney and Missy Greaves-Smith, Administrative Support Staff.

III. ELECTION OF OFFICERS: Chairman and Vice-Chairman

Mr. Miles opened the floor for the nominees for 2019 Chairman of the Planning Commission. Mr. Easter nominated Mr. Simmons for Chairman and there were no other nominations. Mr. Brockwell seconded his motion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (1) Simmons

Mr. Miles turned the meeting over to Chairman Simmons and he asked for nominees for 2019 Vice-Chairman of the Planning Commission. Mr. Easter nominated Mr. Bresko and Mr. Brockwell seconded his motion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (1) Bresko

IV. INVOCATION

Mrs. Elder conducted the Planning Commission's Invocation.

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

Mr. Brockwell led in the Pledge of Allegiance to the United States Flag.

VI. APPROVAL OF MINUTES: December 20, 2018

Chairman Simmons asked for the approval of the minutes for the December 20, 2018 Planning Commission meeting. Chairman Simmons noted one typographic correction to the minutes. A motion was made by Vice-Chairman Bresko and seconded by Mr. Joyner and the minutes were adopted noting the typo correction.

Roll call vote on the motion:

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

VII. APPROVAL OF 2019 PLANNING COMMISSION MEETING DATES

Chairman Simmons asked for a review of the proposed meeting dates and a motion of approval for the 2019 Planning Commission. A motion was made by Mrs. Elder and it was seconded by Mr. Brown and the meeting dates were approved as written. Roll was called on the motion.

Roll call vote on the motion:

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

VIII. APPROVAL OF 2018 PLANNING COMMISSION ANNUAL REPORT

Chairman Simmons asked for a motion for approval of the 2018 Planning Commission Annual Report. Chairman Simmons asked for any comments or questions about the 2018 Annual Report and thanked the Planning Staff for all their hard work on the preparing the report. A motion was made by Mr. Easter to approve the 2018 Planning Commission Annual Report and it was seconded by Vice-Chairman Bresko. Mr. Miles indicated that a copy of the report would be sent to the Board of Supervisors.

Roll call vote on the motion:

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

IX. CITIZENS COMMENTS PERIOD

At 6:42 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 6:43 p.m.

X. OLD BUSINESS

REZONING CASE RZ-18-02 Request of Nathaniel E. Dozier Jr. to conditionally rezone 31+/- acres north of County Drive and west of Wells Station Road from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject properties are appropriate for commercial uses. The subject properties are located at 5200 County Drive and the parcels are known as Tax Maps 340(0A)00-117-0, 118-0 and 119-0.

Mr. Wade addressed the Planning Commission and stated that the Planning Staff recommends approval of this case and that the rezoning request complies with the Comprehensive Plan. He also explained that VDOT has completed their review and recommends approval of the proposed rezoning. Mr. Wade stated that further VDOT review would occur during the administrative Site Plan review process.

Chairman Simmons asked Mr. Wade if the Public Hearing for this case had already been closed. Mr. Wade responded that the Public Hearing was conducted back on October 25th and it had been closed by Chairman Easter. The rezoning case request was deferred by the Planning Commission for VDOT and County staff to have additional time to work with the applicant on addressing the remaining case issues.

Mr. Brown asked Mr. Wade if the applicant were to construct a hotel on the subject property would a Special Exception application request be needed.

Mr. Wade stated that a Special Exception would be needed if the applicant wanted to come back at a later date and request a hotel use on this site as it is not a part of the rezoning case request tonight. The applicant's attorney came forward and indicated that they were in agreement and requested a motion for case approval.

Chairman Simmons asked the Commissioners if they had any further questions or comments. With no other discussion, Chairman Simmons asked the Commission for a motion.

Mr. Easter made a motion to Recommend Approval of the case along with the applicant's revised proffered conditions, dated January 9, 2019 to the Board of Supervisors. The 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)

XI. NEW BUSINESS:

None

IX: Communications:

Mr. Miles provided the following communication comments:

a. Actions of the Board of Zoning Appeals:

On January 23, 2019, the BZA elected Mr. Charles Leonard as Chair and they elected Mrs. Carol Dois Woodward as Vice-Chair. The BZA approved the proposed meeting dates for 2019 and approved their 2018 Annual Report.

b. Actions of the Board of Supervisors:

The Board of Supervisors at its January 22nd meeting approved a rezoning request of Par 5 Development Group LLC to conditionally rezone 2.5 acres from R-A to B-1 for a proposed Dollar General retail store in Garysville.

c. General Comments to the Commission:

The Planning Commission will hear a Special Exception request next month for a Verizon Wireless tower located east of Anderson Lumber on Route 10.

X. ADJOURNMENT

A Motion was made by Mrs. Elder, seconded by Mr. Brockwell to adjourn the meeting at 7:08 p.m. until Thursday, February 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)