

Planning Commission
County of Prince George, Virginia

Organizational Meeting
January 25, 2018

I. CALL TO ORDER

Douglas Miles, Secretary to the Planning Commission, called to order the 2018 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, and Missy Greaves-Smith, Office Associate II.

III. ELECTION OF OFFICERS: Chairman and Vice-Chairman

Mr. Miles opened the floor for the nominees for 2018 Chairman of the Planning Commission. Mr. Joyner nominated Mr. Easter for Chairman and there were no other nominations and Mr. Brown seconded his motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell
Opposed: (0) Absent: (0) Abstain: (1) Easter

Mr. Miles turned the meeting over to Chairman Easter and he asked for nominees for 2018 Vice-Chairman of the Planning Commission. Mr. Brown nominated Mr. Simmons and Chairman Easter seconded his motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Easter, Joyner, Brockwell
Opposed: (0) Absent: (0) Abstain: (1) Simmons

IV. INVOCATION

Mr. Brown gave the 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 21, 2017

Chairman Easter asked for the approval of the minutes for the December 21, 2017 meeting. A motion was made by Mr. Brown and seconded by Mr. Joyner and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

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

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

VII. APPROVAL OF 2018 PLANNING COMMISSION MEETING DATES

Chairman Easter asked for the review and the approval of the 2018 meeting dates for the Planning Commission. A motion was made by Mr. Simmons and it was seconded by Mr. Bresko and the meeting dates were adopted 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 2017 PLANNING COMMISSION ANNUAL REPORT

After a general overview of the 2017 Annual Report by Mr. Miles, Chairman Easter asked for approval of the 2017 Planning Commission Annual Report. Chairman Easter asked for any comments or questions about the annual report.

Mr. Simmons asked Mr. Miles if there was tracking done on the local contractors that are working on large projects such as the new Arby's Restaurant and Love's Travel Center on Route 156 at US 460. Mr. Miles stated that the companies are tracked during the permit process through the Inspections Office with the INKFORCE software and they are required to have a business license through the County to perform the work that is tracked by the Commissioner of the Revenue.

Mr. Bresko indicated that the weekly e-mail summary from Mr. Ashcraft was how the Planning Commission could be updated and asked if it had stopped in 2018. Mr. Miles indicated that he would look into that with County Administration but the BZA and the Planning Commission should still be a part of the County's general e-mail distribution list for information updates by County staff members.

A motion was made by Mr. Bresko to approve the 2017 Planning Commission Annual Report and it was seconded by Mr. Brockwell. 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)

IX. CITIZENS COMMENTS PERIOD

At 6:51 p.m. Chairman Easter opened the citizen comment 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 Easter closed the citizen comment period at 6:52 p.m.

X. OLD BUSINESS

None

XI. NEW BUSINESS: Public Hearing

SPECIAL EXCEPTION SE-17-07 Request of County of Prince George for a Special Exception to construct a Class A Burn Building and/or other related local government purpose buildings and/or volunteer fire or rescue squad use under 90-392 (41) and 90-443 (2) in an M-1 Zoning District. The request property is located on the west side of Wells Station Road and south of West Quaker Road and identified as Tax Map 340(0A)00-132-0. The comprehensive plan calls for industrial uses and is the County's service entrance area to the existing industrial park land.

Mr. Miles updated the Commission with additional information on this location. This area is considered the County's service entrance area into the industrial park. Moving forward with this request would open up the opportunity for more public safety training facilities and other local and regional government buildings in the future as the county grows and to better serve the County's industrial park areas.

Mr. Miles explained to the Commission that the property is currently zoned M-1 and the Special Exception would allow for B-1 uses such as local government buildings and fire and rescue squad type uses and other government type uses.

Mr. Bresko asked Mr. Miles if the surrounding land owners had been notified of the Special Exception request. Mr. Miles advised the Commission members that all surrounding land owners had been notified of the Public Hearing and request.

Vice-Chairman Simmons, who served as the Chairman of the CIP subcommittee in 2017, asked if this was the preferred location for the Class A Burn Building and the future fire station as had been described in the CIP Plan that was just adopted by the Planning Commission.

Brad Owens, Fire, EMS and Emergency Management Director, came forward and he addressed the Planning Commission with information regarding the proposed Class A Burn Building and the future fire station plans on this site. He confirmed for Vice-Chairman Simmons that the proposed Wells Station fire station is also scheduled to be built on this same property. Mr. Owens referred the ISO ratings that determine your homeowner and business owner insurance premiums based on how far away the property is from a fire station and the current response time for emergency vehicles. The study that was done showed this area having a Class 10

ISO Rating which relates to having “zero fire protection” because of the distance from the closest fire stations is so far away at the Courthouse and out on US 460.

Mr. Owens stated with the County already owning property in this general area, staff reached out to Mr. Stoke in Economic Development, to potentially use this land rather than having to purchase land. Mr. Owens informed the Commission that his department had already secured the majority of the funding for the Class A Burn Building through a State grant. He stated further in the future if the CIP committee and County approves the pending public safety projects then the Wells Station fire station will be on built on this same property with the burn building.

Chairman Easter opened the Public Hearing and with no one coming forward he closed the public hearing and returned the request to the Planning Commission.

Mr. Brown made a motion for the Special Exception along with the conditions be sent to the Board of Supervisors for approval and it was seconded by Mr. Joyner. 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) Simmons

Mr. Miles advised the public that this Special Exception would be forwarded onto the February 27th Board of Supervisors meeting for a public hearing on this use.

IX: Communications:

a. Actions of the Board of Zoning Appeals:

- On January 22, 2018, the BZA elected Mrs. Brown as Chairwoman and they elected Charles Leonard as Vice-Chairman. The BZA approved the proposed meeting dates for 2018, approved new By-Laws and the 2017 Annual Report.

b. Actions of the Board of Supervisors:

- On January 23rd the three (3) DEQ Chesapeake Bay Protection Subdivision and Zoning Ordinance Amendments were all approved by the Board of Supervisors by a 5-0 vote for DEQ compliance purposes.

c. General Comments to the Commission

- Mr. Miles referred to the July – December 2017 Crater Planning District Commission Report that was a part of the Commission’s packet. He stated that this report indicated that local governments in the planning district have received \$32 million in local tax revenues from our regional tourism efforts and that 4,300 jobs in the region are associated with all the tourism activity.

X. ADJOURNMENT

A Motion was made by Vice-Chairman Simmons, seconded by Mr. Brockwell to adjourn the meeting at 7:25 p.m. until Thursday, February 22, 2018 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)