

**Planning Commission  
County of Prince George, Virginia**

Regular Meeting  
November 16, 2017 at 6:30 p.m.  
County Administration Building, Boardroom, Third Floor  
6602 Court Drive, Prince George, Virginia 23875

**I. CALL TO ORDER**

Chairman Joyner called to order the Regular Meeting of the Prince George County Planning Commission on Thursday, November 16, 2017 at 6:30 p.m. in the Boardroom 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  
Vice Chairman James A. Easter - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Absent  
Chairman 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, Planner, and Missy Greaves-Smith, Office Associate II.

**III. INVOCATION**

Mrs. Elder gave the Invocation.

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

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

**VI. APPROVAL OF MINUTES – September 28, 2017**

Chairman Joyner asked for approval of the minutes. A motion was made by Mr. Bresko and seconded by Mr. Brown and the minutes were adopted as submitted. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Simmons, Joyner

Opposed: (0)

Absent: (1) Brockwell

Abstain: (1) Easter

**VII. PUBLIC COMMENTS**

At 6:32 p.m. Chairman Joyner 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 Joyner closed the public comment period at 6:33 p.m.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

The Prince George Finance Director, Betsy Drewry conducted the Capital Improvements Program (CIP) presentation for the FY2019-FY2028 recommendations. She noted the following as members of the CIP Committee: Chairman, Mr. Simmons, Vice-Chairman, Mr. Easter, BOS, Mr. Carmichael, School Board, Mr. Stevenson, Fire Chief's Committee, Mr. Owens and Citizens Representatives Mr. Petik, Mr. Vtipil, and Mr. Barnett.

Ms. Drewry began by explaining how the process begins with department heads and the school system submitting projects they have identified for capital projects. This process started in the Fall of 2017. After the presentation to the Planning Commission tonight, the CIP's recommendations will be part of the County Administrator's Proposed Budget to the BOS in February 2018. This will be followed up with a Public Hearing scheduled for April 2018 and adoption scheduled for May 2018.

The County's Multi-Year Capital Improvement Plan looks at proposed capital needs for a ten year period. The County's staff and schools have identified twenty-three projects totaling \$124,231,262 in future CIP needs assumed to be funded through the issuance of debt in the short-term and long-term. The list of CIP Project Recommendations is ranked by the committee members. The top five projects are the Admin/CC/CWC Security & Door Systems (\$125,000), Walton Elementary School-New (\$29,101,406), Human Services Roof Refurbish (\$379,000), Beazley Elementary School-New (\$29,101,406), and Fire & Crew Building Security System.

Ms. Drewry presented three scenarios to the board explaining the different tax increases for these future approved projects.

Mr. Simmons asked Ms. Drewry if the Planning Commission Board could accept the CIP's report as presented and make the notation that the future tax increase all go towards this debt. Ms. Drewry responded that they could make such a recommendation.

Mr. Simmons stated that the County is in an unfortunate situation in that we need to replace two elementary schools and renovate the high school in a short time period. The Core Committee supported the findings to replace the two elementary schools and renovations to the high school. Mr. Simmons concluded stating that the County will be facing major problems in the next 5-7 years having to financing the infrastructures proposed, including education.

Mr. Brown stated that as a member of the Core Committee, they were given tours of the existing schools. He followed by stating that the conditions of these older schools would "stun you." He also stated that the Core Committee went through a long process before making these recommendations.

**Public Comment:**

Sharon Jadrnak, of Disputanta, came forward during the public comment period for this item. She stated that as a citizen of Prince George County, we need to have safe, attractive and comfortable schools that are designed to meet the needs of our youth. She also stated that education is needed for a strong successful community. She encouraged the Board to submit the CIP Projects as recommended to the board.

Mr. Brown made a motion to move these recommendations forward to Mr. Ashcraft, and Mr. Bresko seconded the motion.

Roll call vote on the motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

**Public Hearing:**

**SPECIAL EXCEPTION SE-17-06** Request of Sheetz, Inc. pursuant to § 90-393 (30) to permit a car wash use located at the terminus of Temple Parkway and known as Tax Map 220(05)00-001-0 (part of) within a B-1, General Business Zoning District. The comprehensive plan calls for commercial uses.

Mr. Miles explained to the board that Sheetz would like to bring a convenience store, restaurant, fueling area, a drive through service and a car wash to this location. Mr. Miles stated that this request does comply with the Comprehensive Plan for commercial uses in this area. Mr. Miles stated that he recommends this for approval. The proposed cash wash would use the Pure Water Recovery System that would recycle the car wash water.

Mr. Tom Anastasi is the Engineering/Permit Project Manager for the Sheetz Corporation. He provided the history of this family company starting in 1952 in Pennsylvania 65 years ago. Today Sheetz has 565 locations in six states. Sheetz has 18,000 employees.

Mr. Joyner asked Mr. Anastasi how many employees this location would have. He responded stating that this location would have approximately 30 part-time/full-time employees, with the supervisors making \$9-12 per hour and general employees averaging \$9 per hour.

Mr. Brown inquired if the employees would be hired from the local population. Mr. Anastasi stated that the majority of the employees would be local, but there may be cases that managers are relocated from another location.

Ms. Elder asked what the hours of operation for the car wash would be. Mr. Anastasi responded that the car wash would be open 24 hours.

**Public Comment:**

No citizen comments on the Public Hearing.

Mr. Brown made a motion to approve and Mr. Bresko seconded.

Roll call vote on the motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

Mr. Miles explained to the Commission that this Special Exception would be forwarded to the December 12<sup>th</sup> BOS meeting.

**X. Communications**

- a. Actions of the Board of Zoning Appeals:  
The BZA will meet on Monday, November 27, 2017 to hear the T-Mobile Height Variance case.
- b. Actions of the Board of Supervisors:  
The BOS approved a \$9300 budget transfer to the FOLAR project for trail work and improvements.
- c. General Comments to the Planning Commission:  
The December meeting does not have any scheduled cases but Mr. Miles stated that the Commission would be reviewing some ordinances at the December 21<sup>st</sup> meeting at 6:30 p.m.

**XI. ADJOURNMENT**

A Motion was made by Mr. Simmons, seconded by Mr. Brown to adjourn the Planning Commission Meeting at 7:21 p.m. until Thursday, November 16th at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)