

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

**Regular Meeting**  
**May 24, 2018**  
**6:30 p.m.**

**I. CALL TO ORDER**

Vice-Chairman Simmons called to order the May 24, 2018 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:

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

Also present were: Douglas Miles, Planning Manager, Andrea Erard, Assistant County Attorney and Missy Greaves-Smith, Office Associate II.

**III. INVOCATION**

Mrs. Elder 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**

Vice-Chairman Simmons asked for the approval of the April 26, 2018 meeting minutes. A motion was made by Mr. Bresko and seconded by Mr. Brown and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Simmons, Brockwell  
Opposed: (0) Absent: (2) Joyner, Easter Abstain: (0)

**VI. CITIZENS COMMENTS PERIOD**

At 6:32 p.m. Vice-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, Vice-Chairman Simmons closed the citizen comments period at 6:33 p.m.

**VII. OLD BUSINESS**

**SPECIAL EXCEPTION SE-18-01** REQUEST OF FORT POWHATAN SOLAR LLC, PURSUANT TO § 90-53 (59) TO PERMIT A LARGE-SCALE SOLAR ENERGY FACILITY. THE COMPREHENSIVE PLAN CALLS FOR AGRICULTURAL USES. THE REQUEST IS LOCATED NEAR 17401 WARDS CREEK ROAD ON 2,602 +/- ACRES AND KNOWN AS TAX MAPS 280(0A)00-042-0, ~~480(0A)00-001-A~~, 170(0A)00-001-0, 170(0A)00-003-0, AND 170(0A)00-006-0 IN AN A-1, GENERAL AGRICULTURAL ZONING DISTRICT.

Mr. Miles explained to the Planning Commission that the ten (10) acre parcel that included the Fort Powhatan historical site had been removed by the applicant from the Special Exception request. He stated that the current property owner may continue to work with the Prince George County Historical Society in reference to the donation of the historical fort for historic preservation purposes.

Mr. Miles also addressed the change made in Condition 8 that indicated the fencing requirement around parcel 180(0A)00-001-A was no longer needed as this parcel had been deleted from the Special Exception request.

Before asking for a motion, Vice-Chairman Simmons confirmed with the Assistant County Attorney that all of her concerns from the April 26th Public Hearing had been addressed by the applicant. She indicated that they had been addressed by the applicant in conjunction with County staff members.

Mr. Brown made a motion for the Planning Commission to Recommend Approval with conditions Special Exception Case SE-18-01 onto the Board of Supervisors based on the legal recommendation of counsel and Mr. Brockwell seconded the motion. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Simmons, Brockwell  
Opposed: (0) Absent: (2) Easter, Joyner Abstain: (0)

Mr. Miles indicated to the general public that this Special Exception request would be scheduled for a Public Hearing at the June 12th Board of Supervisors Meeting.

**VIII. NEW BUSINESS**

None

## **IX: COMMUNICATIONS:**

Mr. Miles provided the following communication updates to the Commission:

### **Actions of the Board of Zoning Appeals:**

The May 21st BZA Meeting was cancelled and he indicated that there was a lot width Variance case request filed for the June 25th BZA Regular Meeting.

### **Actions of the Board of Supervisors:**

On May 22nd the Board of Supervisors adopted and approved the James River Soil and Water Conservation MOU document and also approved the three DEQ Ordinance Amendments which completed the County's DEQ compliance audit.

### **Comments to the Planning Commission:**

There has been a Planned Unit Development application filed for the June 28th Planning Commission Public Hearing by South 40 RV Campground to increase the unit stays from thirty (30) days up to ninety (90) days in portions of their RV park.

## **X. ADJOURNMENT**

A motion was made by Mr. Bresko, seconded by Mr. Brown, to adjourn the Planning Commission meeting at 6:45 pm until Thursday, June 28, 2018 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (2) Joyner, Easter Abstain: (0)