

MINUTES
Planning Commission
County of Prince George, Virginia

April 28, 2022

County Administration Building, Board Room, Third Floor
6602 Courts Drive, Prince George, Virginia 23875

This meeting was held in person and electronically in accord with Virginia Code Section 15.2-1413. The meeting was accessible by:

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MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, April 28, 2022 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Alex W. Bresko, Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Absent
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Mrs. Anderson	Present
Mr. Brown	Present
Mr. Brockwell	Present

Also present: Julie C. Walton, Deputy County Administrator, Dan Whitten, County Attorney, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Brown provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Brockwell led in the Pledge of Allegiance to the United States flag.

ADOPTION OF THE AGENDA. Mr. Bresko asked the Commissioners for a motion to approve the meeting Agenda for the April 28, 2022 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Mrs. Elder seconded the motion.

Roll Call:

In favor: (6) Brown, Brockwell, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (1) Simmons

PUBLIC COMMENT PERIOD. At 6:33 p.m., Mr. Bresko opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as a Public Hearing item. Citizens were asked to limit their comments to three (3) minutes.

With no one present or on Zoom indicating they wished to speak, the Public Comment Period was closed at 6:33 p.m.

ORDER OF BUSINESS. Mr. Bresko asked the Commissioners to review the minutes of the March 21, 2022 Work Session of the Planning Commission. Ms. Anderson made a motion to approve the March 21, 2022 Work Session Minutes. The motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (6) Brown, Brockwell, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (1) Simmons

Mr. Bresko asked the Commissioners to review the minutes of the March 24, 2022 Planning Commission meeting. Mrs. Elder made a motion to approve the meeting minutes of the March 24, 2022 meeting as written. The motion was seconded by Mrs. Anderson.

Roll Call:

In favor: (6) Brown, Brockwell, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (1) Simmons

Mrs. Walton presented the revised copy of the 2021 Annual Report of the Prince George County Planning Commission to the Commissioners. Mrs. Walton stated that the suggested changes were made after the Commissioners met at the Work Session Monday, April 25, 2022.

With no further questions, Chairman Bresko asked for a motion. Mr. Brown made a motion to approve the 2021 Annual Report and Mr. Brockwell seconded the motion.

Roll Call:

In favor: (5) Brown, Brockwell, Elder, Bresko, Joyner

Opposed: (0)

Abstained: (1) Anderson

Absent: (1) Simmons

PUBLIC HEARING.

P-1. SPECIAL EXCEPTION – SE-22-01: [SPECIAL EXCEPTION SE-22-01: Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

Mrs. Walton presented a brief overview of the Fung's Special Exception to the Commissioners since the case was presented and the Public Hearing was held last month. The Fung's request was to operate an assembly hall and wedding venue within the R-A (Residential Agriculture) zoning district of their property near Golf Course Drive in Disputanta. The address of the venue property has been recently changed, per the request of the Commissioners, to 9501 Lake Fungs Road.

Mrs. Walton reviewed the background of the property, highlighting that the applicants built a 5,700 square foot residential dwelling in 2021 and they requesting to use this structure as an assembly hall and wedding venue.

Mrs. Walton reviewed some of the suggested changes that were discussed at the previous meeting. Changing the venue entrance from the private drive off Golf Course Drive to the driveway off Lake Fungs Road from Robin Road was one of the major concerns that was addressed. Mrs. Walton also briefly reviewed the staff comments and indicated that the applicant has met with a design engineer as requested by the Virginia Department of Health.

Mrs. Walton reviewed the Recommended Conditions:

- The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors. There shall be no more the four (4) events held per month. *(This condition addresses the frequency of events and associated noise)*
- Ingress and egress to the Assembly Hall shall be restricted to Lake Fungs Road. The applicant's access gate located off Golf Course Drive shall be locked prior to each planned wedding event and a sign posted stating access to the wedding venue is from Lake Fungs Road. *(This condition addresses site accessibility)*
- The applicant shall provide adequate off-street parking. *(This condition addresses public safety)*
- The applicant shall take appropriate measures to ensure compliance with the Prince George County noise ordinance which is enforced by the Police Department *(This condition addresses noise)*
- The applicant shall obtain and hold all required and licensures from both state permits and local regulatory agencies.

- Occupancy shall not exceed 150 persons per event. (*This condition addresses public safety*)

Staff recommends approval of the request with the recommended conditions. Mrs. Walton explained that the new access point and change of address off Lake Fungs Road, the reduction in the number of events per month to four, and additional gate and signage at the Golf Course Road access were among the recommended conditions.

Mr. Brown asked for clarification on the number of events allowed per month. He asked if there was a specific time period between events noted in the conditions. Mrs. Walton explained that most weddings and events are typically held on the weekends and that he must adhere to the noise ordinance.

Condition #1, was referenced by Mr. Bresko:

The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors. There shall be no more the four (4) events held per month.

At 6:45 p.m., Mr. Bresko opened the Public Hearing to anyone wishing to speak on SE-22-01. Citizens were asked to state their name and address and limit their comments to three (3) minutes.

Brian Hayes, 9005 Golf Course Drive, stated he had a few questions.

- What is the ruling of anyone using the driveway near his house off of Golf Course drive?
 - Mr. Bresko stated that the entrance to the venue has been changed, the entrance will be gated off and signage will be posted.
- What will be the new address?
- What is the penalty if he does not follow the rules?

Paula Anderson, 9380 Robin Road, stated concerns about the amount of traffic the venue will generate and the dirt and dust from the gravel road.

Mr. Bresko asked Mr. Fung to address the citizens' questions and concerns. Mr. Fung stated that the previous address of 9099 Golf Course Drive has been changed with the County's GIS. He confirmed he would remove the old mailbox on Golf Course Drive.

Mr. Bresko asked for clarifications about the gate down the driveway off Golf Course Road. Mr. Fung explained that guests will be given the address of Lake Fungs Road not Golf Course Drive, and temporary signage on the day of events will be posted to direct guests to Lake Fungs Road.

Ms. Anderson asked about the discussion from the last meeting in reference to using King Drive during the week. Mr. Fung stated the gate had nothing to do with King Drive. Mr. Fung explained that now that the address has been changed, all guests will be using the entrance on Lake Fung Road.

Mr. Bresko asked Mr. Fung if he uses the access at Golf Course Drive for his personal use. Mr. Fung stated that he has a legal easement to the driveway and he does use it occasionally. Mr. Whitten confirmed he has an easement.

Mr. Fung addressed the question about the additional traffic on Lake Fungs Road. He explained that the road is a two (2) lane road with signage posted for the speed limit of 10 MPH.

Mrs. Walton responded to Mr. Hayes' question about consequences of not following the guidelines and rules. She stated Condition #13 addresses violations of any of the conditions and could result in the revoking of the Special Exception.

At 6:58 p.m., Mr. Bresko closed the Public Hearing.

Mr. Brockwell made the motion to forward request SE-22-01 to the Board of Supervisors with a recommendation for approval, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation is that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. This motion was seconded by Mrs. Elder.

Roll Call:

In favor: (5) Brown, Brockwell, Elder, Bresko, Joyner

Opposed: (0)

Abstained: (1) Anderson

Absent: (1) Simmons

P-2. COMPREHENSIVE PLAN AMENDMENT CPA-22-01: Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D.

Mrs. Walton presented the Comprehensive Plan Amendment for including the Solar Energy Facility Siting Policy that was approved by the Board of Supervisors (BOS) last year. The County has received applications from several solar companies; therefore, the County has decided to incorporate the Policy into the Comprehensive Plan. Mrs. Walton confirmed that no changes have been made to the Policy. This will assist the applicants and the Boards by giving clear guidance in the application process with information that is needed for consideration.

Mr. Bresko opened the Public Hearing for the Comprehensive Plan Amendment at 7:05 p.m.

With no one present wishing to speak and no one on Zoom indicating they wished to speak, the Public Hearing was closed at 7:06 p.m.

Mrs. Elder made a motion to forward Comprehensive Plan Amendment CPA-22-01 to the BOS with the recommendation of approval and the motion was seconded by Mr. Joyner.

Roll Call:

In favor: (6) Elder, Anderson, Bresko, Joyner, Brown, Brockwell

Opposed: (0)
Absent: (1) Simmons

PLANNER'S COMMUNICATION TO THE COMMISSION. Mr. Graves presented to the Commissioners the following updates:

1. Actions of the Board of Zoning Appeals (BZA)
 - a. April 25, 2022 postponed Special Exception to the BZA for multiple dogs at a residence to allow the applicant time to address public concerns
 - b. No meetings are scheduled for May
2. Actions of the Board of Supervisors (BOS)
 - a. April 12 Jeff Stoke was appointed as the County Administrator
3. Planning Commission Communications
 - a. Upcoming Cases for May
 - i. Draft Fee Schedule
 - ii. Special Exception – SE-22-04 – Hauling Hass
 - b. Training Session - May 5th from 1:00 -5:00 p.m. in the Board Room

ADJOURNMENT. At 7:12 p.m., Mr. Bresko asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mr. Brockwell made a motion to adjourn until the Planning Commission Training Session on Thursday, May 5, 2022 in the Board Room located on the third floor of the Administration Building and Mrs. Elder seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (6) Elder, Anderson, Bresko, Joyner, Brown, Brockwell

Opposed: (0)

Absent: (1) Simmons