

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

August 26, 2021

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

This meeting was held 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, August 26, 2021 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Floyd Brown, Sr., Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present (via phone from 10409 Old Stage Road)
Mr. Bresko	Present
Mr. Joyner	Present
Mr. Easter	Present
Mr. Brown	Present
Mr. Brockwell	Present (via phone from 19915 Halifax Road)

Also present: Julie C. Walton, Director, Dan Whitten, County Attorney, Cliff Young, Director of IT, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Easter provided the Invocation.

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

PUBLIC COMMENT PERIOD. Before opening the Public Comment Period, Mr. Brown announced that SE-21-04, the request of Angela & Donald Pruett, for a home occupation dog grooming business, had been withdrawn by the applicants. The advertised Public Hearing for this case would not be heard.

At 6:33 p.m., Mr. Brown opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on only topics that were not on the agenda. 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 6:34 p.m.

ADOPTION OF MEETING AGENDA. Mr. Brown asked the Commissioners for a motion to approve the meeting Agenda for the August 26, 2021 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Mr. Easter seconded the motion.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Joyner, Bresko, Easter, Brockwell

Opposed: (0)

Absent: (0)

OLD BUSINESS.

A-1. APPROVAL OF THE MEETING MINUTES. Mr. Brown asked the Commissioners to review the July 22, 2021 Minutes of the Planning Commission for approval. Mr. Simmons made a motion to approve the July 22, 2021 Minutes as presented and Mr. Bresko seconded the motion.

Roll Call:

In favor: (7) Simmons, Brown, Joyner, Bresko, Easter, Elder, Brockwell

Abstain: (0)

Absent: (0)

NEW BUSINESS.

P-1. REZONING CASE AMENDMENT RZ-21-02: Request of C & C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

Mr. Graves presented to the Commissioners an aerial view slide for directional reference. He shared a slide illustrating the different zonings of the surrounding properties near the location on Prince George Drive.

Details of the background of the parcel included:

In 1990:

- Subject property (incl. adjacent lots) rezoned from A-1 to M-2 (ZM-90-006)

In 1995:

- Zoning conditions changed, including change of use (ZM-95-001)

In 2021:

- Landen Strapping Corporation wants to sell to a new user for a different land use – Muller Builders, LLC

The applicant, Mueller Builders, LLC, is looking to purchase this property to expand their general contractor's business. They would also like to include the fabrication of metal for roofing and have outside storage for material and equipment. The applicant is requesting to amend zoning conditions to permit the desired activities.

Mr. Graves explained that the appropriate permitted use is referenced as "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors." No change of zoning district, only change of use is needed. Future owners or occupants may need to return to the PC and BOS for approval. If this request is granted, outside storage should be behind fences or otherwise suitably screened. This proposed use is compatible with the comprehensive plan and the surrounding area based on this specific proposed use, with conditions.

Staff and the review team were given the opportunity to review the request and send comments. Mr. Graves highlighted the comment from VDOT stating, "The proposed amendments do not appear to affect site access or VDOT requirements for site access." He also noted that all other comments were presented in the Staff Report.

Mr. Graves reviewed the Recommended Conditions and the Changed Conditions:

2. ~~Operation to be repair and sale of strapping machines, parts, and supplies.~~ The use of the property shall be limited to 90-492(5): "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", including a contractor's office and the fabrication of metal roofing materials.

3. ~~No exterior storage.~~ Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.

5. ~~Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use.~~ [Removed because this request (RZ-21-02) does not apply to Lots 1 and 3, which are separate tax parcels/lots.]

Mr. Graves noted that the full list of conditions were stated in the Staff Report and the Draft Ordinance. He specified staff recommended approval, subject to the recommended conditions based on the following:

- The requested use appears to be compatible with the current and future planned surrounding uses
- Modified conditions recommended
- No negative feedback from community

Mr. Simmons asked for clarification on the type of business the contractor conducted. Mr. Graves introduced Mr. Charles Dane with Mueller Builders, LLC. Mr. Dane stated the business is currently located in Chesterfield County. This new location would give the company the opportunity to expand their \$10 million per year business to Prince George County. Muller Builders, LLC is a general contractor that builds houses, additions, siding, roofs, etc. The business does not have bulldozers or large equipment. They do have enclosed trailers that would be kept in the fenced area.

Mr. Dane stated they were in agreement with all of the conditions recommended by staff. He thanked the Commissioners for their consideration and hoped to purchase the property and have the business moved to the new location by the first of the year.

Mr. Brown asked the applicant why the business was looking to move from Chesterfield to Prince George. Mr. Dane explained to the Commissioners that the company has outgrown their current location and they want to be able to expand the roofing fabrication part of the business. The size of the current building did not allow for such growth. Mr. Dane also stated that the traffic congestion on Route 10 had become very difficult.

At 6:53 p.m., Mr. Brown opened the Public Hearing to anyone who wished to speak for or against RZ-21-02. Citizens were asked to limit their comments to three (3) minutes.

With no one coming forward and no one on Zoom indicating they wished to speak, the Public Hearing closed at 6:54 p.m.

Mr. Brown asked the Commissioners if they had any additional questions or comments. Mr. Brown asked for a motion to be presented.

Mr. Simmons made a motion to forward request RZ-21-02 to the Board of Supervisors with the Planning Commission's recommendation for approval, subject to the recommended conditions in the Staff Report. This motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Joyner, Bresko, Easter, Brockwell

Opposed: (0)

Absent: (0)

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

1. CIP Committee Update
 - a. The BOS has decided to pause the CIP Committee for this year. They still will be looking into immediate needs and requests.
2. Actions of the Board of Zoning Appeals (BZA)
 - a. July 26th - BZA approved a special exception to allow up to seven (7) dogs on a property less than one (1) acre located at 3404 Tavern Road.
 - b. August and September BZA meetings have been cancelled due to no cases
3. Actions of the Board of Supervisors (BOS)
 - a. August 10th - SE-21-03 BOS approved a home occupation in an accessory building for online sales located at 8910 Old Stage Road.
 - b. August 25th - Staff attended the BOS Work Session and presented:
 - i. Battery Storage Facilities for standalone solar facilities
 - ii. Growth in Residential Area
 - iii. Strategic Plan for Exit 45
 - c. September 13th – Work Session - Staff will present a draft ordinance for private roads

Mr. Easter asked staff if electric car charging stations are covered under general refilling stations regulations. Mrs. Walton stated that charging stations are regulated by the Building Code and are required to have a building permit and to be inspected.

ADJOURNMENT. At 7:03 p.m., Mr. Brown asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn and Mr. Easter seconded the motion. Roll was called on the motion.

In favor: (7) Simmons, Brown, Elder, Joyner, Bresko, Easter, Brockwell
Absent: (0)