



Planning Commission
County of Prince George, Virginia

Regular Meeting
December 20, 2018
6:30 p.m.

I. CALL TO ORDER

Chairman Easter called to order the December 20, 2018 regular 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, VA 23875.

II. ATTENDANCE

The following members responded to Roll Call:

Chairman James A. Easter - Present
Vice-Chairman Joseph E. Simmons - 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, Sr. - Present

Also present were: Douglas Miles, Planning Manager, Betsy Drewry, Deputy County Administrator - Finance and Missy Greaves-Smith, Administrative Support Specialist II.

III. INVOCATION

Vice Chairman Simmons 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

Chairman Easter asked for the Approval of the November 15, 2018 meeting minutes. A motion was made by Mr. Brown and seconded by Mr. Bresko 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, Joyner, Easter, Simmons
Opposed: (0) Absent: (0) Abstain: (1) Brockwell

VI. CITIZENS COMMENTS PERIOD

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

CIP PRESENTATION

Chairman Easter introduced Betsy Drewry, Deputy County Administrator and Finance Director to provide the CIP presentation.

Ms. Drewry presented the CIP Committee's recommendations for FY 2020-2029. She stated County departments, including the School system, had submitted \$96.7 million in capital improvements for this 10-year cycle and does not include projects that were moved forward from FY19, including the new elementary school. The CIP committee ranked the projects and the top ten CIP projects included: a new generator for Prince George High School, Human Services building refurbishment, renovations to Company 1 Fire Station, resurfacing of the tennis courts at Temple Park, Company 6 Sub-Station renovations, an audio-visual system refresh at the courthouse, an expansion of the fleet garage building, high school bleachers for the gymnasium, a new Jefferson Park Fire Station and lighting at the new Scott Park.

In conclusion, Ms. Drewry confirmed that the completion of all the projects would not be affordable for Prince George County. She stated the County's focus would be to complete projects as the appropriate funding becomes available and this would likely be in the order in which the CIP committee had ranked them this year.

Mr. Bresko noted that there are many projects that have been on the list for the past ten years. Therefore, they would continue to be pushed back if something of more importance comes up. Mr. Simmons stated that it is not CIP Committee's place to pick the projects, but it is their job to rank all projects based upon the greater need.

Chairman Easter thanked Ms. Drewry, her staff and the committee members for all their hard work on the CIP committee and for the thorough presentation to them.

Mr. Brown then proceeded to make a motion to the Board of Supervisors, that the Planning Commission has received the CIP recommendations and that they are forwarding them to the BOS for their consideration. This motion was seconded by Mr. Brockwell.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

VII. OLD BUSINESS

Mr. Miles addressed the Planning Commission on the following Ordinance Amendments:

OA-18-01 Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, “**Signs**” to Chapter 90, “Zoning,” §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

Mr. Miles stated that he recommended deferring the request for 60 days to give both the County staff and the Planning Commission more time to review the proposed amendment.

Mr. Bresko moved to defer **ORDINANCE AMENDMENT OA-18-01**, Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, “Signs” to Chapter 90, “Zoning,” §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs until February 28th to allow for more time for Planning Commission review. This motion was seconded by Mr. Brown and roll was taken.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

OA-18-02 Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by amending § 70-516.14 Effect of approval of final plat, and by adding § 70-732 (c) Coordination of **Streets** with existing streets and § 70-746 (b) and (c) Street construction, to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance.

Mr. Miles stated that he recommended deferring the request for 60 days to give both the County staff and the Planning Commission more time to review the proposed amendment.

Mr. Brown moved to defer **ORDINANCE AMENDMENT OA-18-02**, Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by amending § 70-516.14 Effect of approval of final plat, and by adding § 70-732 (c) Coordination of streets with existing streets and § 70-746 (b) and (c) Street construction, to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance until February 28th to allow more time for Planning Commission review. This motion was seconded by Vice Chairman Simmons and roll was taken.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

VIII. NEW BUSINESS

REZONING CASE RZ-18-05 Request of Par 5 Development Group LLC to conditionally rezone 2.5 acres from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for neighborhood commercial uses. The subject property is part of Tax Map 270(0A)00-069-0 and is located in the northeast quadrant of Moody Road and James River Drive in Garysville.

Mr. Miles stated the applicant is proposing to construct a 9,100 square foot Dollar General retail store that will have approximately ten employees and will have operating hours from 8:00 AM- 10:00 PM. The Planning Department and VDOT were both in favor of this rezoning case request. Mr. Paul Hinson from VDOT was present to answer any questions.

The commercial entrance on Moody Road would meet all the VDOT standards and specifications. Staff is recommending approval of the rezoning to B-1 along with the proffers dated November 6, 2018.

Vice Chairman Simmons inquired about turn lanes on Route 10. Mr. Hinson explained the transition lines as shown in the slide presentation would move the traffic over for the left turn lane and VDOT does not anticipate any traffic impact due to this proposed project.

Chairman Easter expressed his concerns about the speed limit being 55 mph in this area. Mr. Hinson explained that in his experience with this type of retail store, the volume of traffic is minimal and Moody Road is not a heavily traveled road. Mr. Hinson indicated that a speed study could be requested in the future if the Board requests one to VDOT.

Vice Chairman Simmons inquired about the distance from James River Drive to the commercial entrance on Moody Road. Mr. Hinson explained that the site plan drawings indicated approximately 100 feet. This distance would easily allow for four (4) cars to be waiting to turn into the entrance onto Moody Road after turning off of James River Drive.

PUBLIC HEARING:

At 7:22, Chairman Easter opened the Public Hearing to anyone that wished to speak for or against this rezoning case.

Zack Ivey from Par 5 Development Group, addressed the Commission by recapping the public comments from the community meeting that was held on November 5th. Mr. Ivey felt the comments were positive at the meeting and that the community supported the use.

With no other questions and no one else coming forward with no citizens in the audience, Chairman Easter closed the Public Hearing at 7:25 pm.

Vice Chairman Simmons made a motion to Recommend Approval along with the proffered conditions onto the Board of Supervisors. This motion was seconded by Mr. Bresko and roll was taken.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)

IX: Planning Manager Communications to the Planning Commission:

Mr. Miles provided these communication updates to the Planning Commission:

a. Actions of the Board of Zoning Appeals:

There was a cancellation of the BZA Meeting scheduled for December 17th as there were no BZA Appeal or Variance cases filed for the BZA's docket.

b. Actions of the Board of Supervisors:

The Board of Supervisors on December 11th approved the Bogese Development B-1 conditional rezoning and Mitchell Homes, Inc. R-2 rezoning case requests.

c. Comments to the Planning Commission:

Planning Staff has been working with new communication tower consultants and solar energy facility consultants on new projects coming to the County.

X. ADJOURNMENT

A motion was made by Mr. Joyner, seconded by Mr. Brockwell, to adjourn the Planning Commission meeting at 7:30 pm until Thursday, January 24, 2019 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

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

Opposed: (0) Absent: (0) Abstain: (0)