



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

**Regular Meeting**  
**June 28, 2018**  
**6:30 p.m.**

**I. CALL TO ORDER**

Chairman Easter called to order the June 28, 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 - Present  
Vice-Chairman Joseph E. Simmons - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Absent  
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, Charles Harrison, Inspector, and Stephanie Early, Permit Tech.

**III. INVOCATION**

Chairman Easter provided the Planning Commission's Invocation.

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

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

**V. APPROVAL OF MINUTES**

Chairman Easter asked for the approval of the May 24, 2018 meeting minutes. A motion was made by Mr. Bresko and seconded by Vice-Chairman Simmons 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

Opposed: (0) Absent: (2) Joyner, Brockwell Abstain: (1) Easter

**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.

**VII. OLD BUSINESS**

None

**VIII. NEW BUSINESS**

Public Hearing:

**PLANNED UNIT DEVELOPMENT PUD-18-01** Request of Worden Enterprises LLC pursuant to §90-1039 Planned Unit Developments to permit recreational vehicle park unit spaces to be rented longer than 30 days in defined areas of the park for transient use by rezoning from R-A, Residential – Agricultural to PUD, Planned Unit Development, with certain PUD exception requests, located at 2809 Courtland Road, and is identified as Tax Map 580(0A)00-038-0.

Mr. Miles addressed the Commission with additional information on the property. The front portion of the park will be for persons wishing to stay 30 days or less and the remaining spaces reserved for extended stays (90 days or less). He stated that there are 144 units/spaces, an office building, convenience store, a laundry facility, game room and a clubhouse with restrooms and showers. The park also has a swimming pool, playground, nature trails, and other amenities. The Worden's also operate a restaurant that is in front of the campground that is open to the public.

Mr. Miles stated that the staff is recommending approval provided that the impact upon the surrounding property owners is minimal.

1. All applicable sections of Chapter 50 Article III. Recreational Vehicle Parks in the Prince George County Code, except Section 50-76 Rental Period, shall apply to this property.

In Phase I Unit spaces in this phase shall be rented by the day or week only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than thirty (30) days.

In Phase II Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days.

In Phase III Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days. There are permanent dwellings that can be rented and be used provided the occupants are County residents that do not declare residency elsewhere.

2. The use of the property shall be as a campground for 114 camping unit spaces and five (5) cabins. The term campground does not include a permanent mobile home park or allow for permanent residents in transient camping units or cabins.
3. The campground manager shall maintain accurate lodging records that include the identification of the camper units to include make, model, year and license plate and the permanent address of owners and/or operators of the units, their vehicle identification make, model, year and license plate, and most importantly the dates of arrival and departure of each unit and the camping unit space location in the park that determines the maximum length of stay in the park.
4. The property owner shall collect a transient lodging tax and it shall be reported to the Commissioner of the Revenue on a monthly basis as is stated in the Prince George County Code.
5. The property owner shall permit unannounced inspections of the facility during regular business hours by County or State inspectors or law enforcement to ensure compliance with adopted County and State laws to operate the park.

Vice-Chairman Simmons asked Mr. Miles if there had been any complaints filed from the adjacent property owners. Mr. Miles stated that he had not been made aware of any comments.

Mr. Bresko asked Mr. Miles if there is going to be any type of barrier or buffer in the back wooded area. Mr. Miles stated there would not be any type of fencing or barrier, but it would just be a zoning line. People staying at the park would still have access to the trails and the trails would not be a part of the PUD.

At 6:45 p.m. Chairman Easter opened the Public Hearing comments period to anyone who wished to speak for or against the PUD. He asked that persons limit their remarks to three (3) minutes. With no one coming forward, Chairman Easter closed the Public Hearing at 6:46 p.m.

Mr. Brown made a motion for the Planning Commission to recommend approval and to forward **PLANNED UNIT DEVELOPMENT PUD-18-01** onto the Board of Supervisors for the August 14, 2018 meeting. Mr. Bresko seconded the motion. Roll was called on the motion.

Roll call vote on the motion:

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

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

## **IX: COMMUNICATIONS:**

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

### Actions of the Board of Zoning Appeals:

The BZA approved a lot width variance request located on Route 10 near Rivers Edge on Monday, June 25, 2018.

Actions of the Board of Supervisors:

On June 12, 2018 the BOS approved the Solar Energy request at Fort Powhatan.

Comments to the Planning Commission:

The planning office has accepted a rezoning case amendment that was filed by Derrick Johnson, for the developer, Jimmy Jones. Mr. Jones is also proposing to expand his townhouse development near Brandywine Road.

**X. ADJOURNMENT**

A motion was made by Vice-Chairman Simmons, seconded by Mrs. Elder, to adjourn the Planning Commission meeting at 7:15 pm until Thursday, July 26, 2018 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

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

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