

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

May 26, 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:

Zoom: <https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>

Meeting ID: 505 385 1421

Password: 200726

One tap mobile

+19294362866,,91749744760#,,1#,106239# US (New York)

+13017158592,,91749744760#,,1#,106239# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**MEETING CONVENED.** The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, May 26, 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	Present
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Mrs. Anderson	Present
Mr. Brown	Absent
Mr. Brockwell	Present

Also present: Julie C. Walton, Deputy County Administrator, Dan Whitten, County Attorney, Tim Graves, Planner I and Teresa Knott, Clerk to the Board of Supervisors

**INVOCATION.** Mr. Simmons provided the Invocation.

**PLEDGE OF ALLEGIANCE TO THE FLAG.** Mr. Bresko 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 May 26, 2022 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Brown

**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 April 25, 2022 Work Session of the Planning Commission. Mrs. Elder made a motion to approve the April 25, 2022 Work Session Minutes. The motion was seconded by Ms. Anderson.

Roll Call:

In favor: (5) Simmons, Brockwell, Elder, Anderson, Bresko

Opposed: (0)

Abstained: (1) Joyner

Absent: (1) Brown

Mr. Bresko asked the Commissioners to review the minutes of the May 5, 2022 Training Session of the Planning Commission. Mr. Simmons commented that Dr. Chandler did an excellent job and he made a motion to approve the May 5, 2022 Training Session Minutes. The motion was seconded by Mrs. Elder.

Roll Call:

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

Opposed: (0)

Absent: (1) Brown

Mrs. Walton presented OA-22-02 - Fee Schedule. Mrs. Walton reviewed the staff recommended fee schedule update with the Commissioners. She explained that staff would recommend that the Board of Supervisors (BOS) amend Section 2 to the County Code related to Planning and Zoning applications. This amendment would resolve and update reference terms on the applications. Mrs. Walton stated that all of the proposed changes are to help clarify existing fees, no fee changes or increases have been proposed.

Mrs. Walton explained that no action of the Planning Commission would be required, due to the Fee Schedule being under Chapter 2, an Administrative Chapter of the County Code rather than

the Zoning Chapter. The BOS would vote on the Fee Schedule change; however, the BOS would appreciate the Planning Commission's review and consensus before the revisions are presented to them.

Mrs. Walton reviewed Section 2-2. – Fees.

REQUESTED ACTION	[DELETE COLUMN]	FEE
Rezoning	base fee	\$1,050.00 Base Fee
<del>rezone to:</del> to: A-1	A-1, A-2	no additional fee
to: R-A, R-E	R-A, R-E	Base Fee plus \$88.00/acre
to: All other zoning districts	MHP, R-1, R-2, R-3	Base Fee plus \$140.00/acre
[DELETE ROW]	B-1, B-2, B-3, PB, NB, PUD	\$140.00/acre
[DELETE ROW]	I-1, I-2	\$140.00/acre
Amend Zoning Case		\$1,050.00
Amend Comprehensive Plan		\$700.00
Amend Zoning Ordinance		\$700.00
Traffic Impact Analysis Review (TIA)		\$700.00
Special Exception (Conditional Use Permit)		\$700.00
Special Exception Home Occupation		\$350.00
Conditional Use Permit [DELETE ROW]		\$875.00
Special Exception to BZA		\$250.00
Variance/Appeal/ Other BZA Public Hearing Request		\$350.00
Administrative Variance		\$50.00 (+ \$300 if forwarded to the BZA)
Major Site Plan Review (including Engineering Plans required by Subdivision Ordinance)		\$350.00 + \$35.00 per acre of land disturbance
Amendment of Approved Major Site Plan		\$250.00 + \$35.00 per acre of land disturbance
Minor Site Plan Review (including amendment of approved Minor Site Plan)		\$250.00
Site Plan Re-Review		\$250.00 per review starting with the 4 <sup>th</sup> submittal
Residential Subdivision Land Disturbance Permit/E&S Fee		\$200.00 + \$20.00 per acre disturbed
Commercial Land Disturbance Permit/E&S Fee		\$400.00 + \$25.00 per acre disturbed
Agreement in Lieu (Residential)		\$35.00
LDP Re-inspection Fee		\$40.00
LDP Dormant Project Review Fee		\$75.00

Zoning <del>Compliance</del> Confirmation Letter		\$44.00
Subdivision Plat Review (including Family Divisions and Resubdivisions):		2—5 lots: \$275 6+ lots: \$350.00 + \$35.00 per lot
[DELETE ROW]	2—5 lots	<del>\$275.00</del>
[DELETE ROW]	6+ lots	<del>\$350.00 + \$35.00 per lot</del>
Other Plat Reviews including Boundary Line Adjustment Plat, Vacation Plat, Consolidation Plat, Easement or ROW Plat or Plat Recordation		\$50.00
Recordation Plat Review		\$50.00
Deferral Request (by applicant for public hearing requests)		\$625.00
Zoning Ordinance Change [DELETE ROW]		<del>\$700.00</del>
FEMA Elevation Certificate Review or Floodplain Development Permit Review		\$25.00
FIRM Map Confirmation		\$25.00
DMV Compliance Letter		\$25.00
Residential Group Home Zoning Review		\$25.00
In-Home Day Care Zoning Review		\$25.00
Professional Business Zoning Approval Form		\$25.00
Special Exception to BZA [DELETE ROW]		<del>\$250.00</del>
Administrative Second Dwelling Use		\$200 (\$25 annual renewal fee)

**GUIDE:**

Red font inside table = proposed new text

Strikethrough = remove existing text

Mr. Simmons asked for confirmation that no new fees or increases of fees were submitted. Mrs. Walton assured the Commissioners that the proposed Fee Schedule Amendment was for clarification and no increases nor new fee were proposed. The changes are for reorganization and clarification of the current Fee Schedule.

With no further questions, Chairman Bresko asked for a consensus. Mr. Whitten advised the Commissioner that a motion to support the changes would be appropriate. Mr. Simmons made a motion to forward the Amended Fee Schedule to the Board of Supervisors with the proposed changes with the Planning Commission’s consensus. The motion was seconded by Mr. Joyner.

Roll Call:

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

Opposed: (0)

Abstained: (0)

Absent: (1) Brown

**PUBLIC HEARING.**

**P-1. SPECIAL EXCEPTION SE-22-04:** Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

Mr. Graves presented the special exception for four (4) acres along County Drive and backing up to Golf Course Drive. The zoning map was displayed to show the parcel next to the Hass property as B-1 zoning and the other surrounding properties with R-A (Residential- Agriculture) zoning.

Property Background Information:

- 2003 - Subject property rezoned under conditional zoning case ZM-03-002 (part of 8.97 acres rezoned to B-1)
- 2005 - Boundary line adjustment established the 4-acre subject property
- 2021-2022 - Applicants purchased the property and applied for Special Exception

Applicants’ Goals:

- Construct a garage/workshop for truck repair
- Construct an office for the trucking company use
- Park trucks and trailers when not in use on the road
- Outside storage of other equipment
- Lease parking space to other motor carriers and/or drivers

Applicants’ Request:

- Special Exception for:
  - 90-393(11) Auto repair garage
  - 90-393(16) Motor freight terminal

Mr. Graves reviewed the Conceptual Plan that the applicants provided. The diagram indicates the proposed placement of the garage and an office building.

Planning & Zoning Staff Review Comments:

Adjacent uses:

- Single-family residential (large lot), vacant

Expected impacts on adjacent properties and roadways:

- Traffic for truck parking/repair
- Occasional noise from truck traffic (no more than existing noise from Route 460)
- Visibility of trucks, trailers and equipment on property

Mitigation of expected impacts:

- Fence/wall and screening
- Specify activities associated with the proposed uses

Compatibility with the Comprehensive Plan:

- Compatible given the current zoning and location on a major trucking corridor
- Complies with conditions of 2003 zoning case
- Site Plan required

Staff Review Comments:

**Building Inspections Division** – *Charles Harrison III, Building Official*

1. The 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct Site Plan and Building Code Review(s). The option to design with the 2015 edition of the VUSBC will be acceptable until July 2022 and this request would need to be displayed on any Plan documents.
2. The proposed structure will be required to be designed according to, and meet, the fire protection, use, classification, and fire separation requirements of the (VUSBC).
3. Any construction or improvements to this parcel that is not defined as exempt per the VUSBC/VCC code section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits, and inspections. Other items may become apparent during future submission requests.

**Utilities Department** – *Rachael A. Lumpkin, Utility Project Engineer*

1. This parcel is located within the Planning Area. During the site plan process, the applicant will be required to provide estimated water usage and if it is determined that the water usage is equal to or greater than 15 equivalent dwelling units, the public water system shall be extended to serve the property (Code Chapter 82, Division 1, Section 82-31).
2. Public wastewater service is not available and the applicant will need to submit the appropriate documents to the local health department to install a septic system.

**Virginia Department of Health** - *Alice Weathers, Environmental Health Specialist*

1. Applicant needs to work with an Authorized Onsite Soil Evaluator or Professional Engineer who can determine what the sewage disposal system and water supply needs are for the proposed project.

**Virginia Department of Transportation (VDOT)** - *Paul Hinson, Area Land Use Engineer*

1. US 460 County Drive has a functional classification of Principal Arterial and has an average annual daily traffic (AADT) of 14,000 vehicles per day (VPD).
2. The proposed use will require a commercial entrance to serve the proposed shop, office and proposed truck parking areas. The proposed entrance location would be subject to VDOT's Access Management spacing standards for entrances. It appears that the proposed location would meet VDOT's spacing requirements.
3. Based upon the information contained in the application, it is not anticipated that any turn lanes will be warranted.
4. VDOT has no objection to the proposed use.

**Real Estate Assessor** - *Carol Crawford, Real Estate Operations Coordinator*

1. The County is carrying this property in the name of John P. Hass and Sherry S. Hass.

**Economic Development** – *Stacey English, Economic Development Specialist*

1. This parcel is located in our Enterprise Zone, which is a partnership between state and local government that encourages job creation and private investment. The Enterprise Zone accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant and the Real Property Investment Grant to qualified investors and job creators within the zones, while the locality provides local incentives.

**Environmental Division** - *Angela Blount, Environmental Program Coordinator*

1. Land Disturbance submittal for this project should be for the ultimate buildout of the site.
2. Land disturbance associated with this project in excess of 10,000 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
3. Land disturbance associated with this project which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.

**The Recommended Conditions:**

1. This Special Exception is granted to John and Sherry Hass for the following uses on Tax Map 450(04)00-00A-1:
  - a. Auto repair garage
  - b. Motor freight terminal
2. The use of the property as an auto repair garage shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. The use of the property as a motor freight terminal shall be limited to office uses for the business and parking and storage of trucks, trailers and equipment related to motor freight trucking and shall not include warehousing and transferring products between trucks/trailers or other modes of shipment.
4. The parking area shall be constructed according to an approved Site Plan prior to the use of the property for the above described motor freight terminal activities.
5. Areas used for truck and trailer parking and equipment storage shall be enclosed by a fence or wall and screened in accordance with the provisions of Section 90-444 (requirements for permitted uses in the M-1 zoning district), or otherwise as approved by the Director of Planning at the time of Site Plan review.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
7. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 24 months from the date of Special Exception Approval, or if no construction has begun within a period of 72 months from the date of Special Exception approval.

8. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
9. This Special Exception is renewable or transferrable to future owners by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Mr. Graves stated that staff recommends approval with the conditions provided. This recommendation is based on the following considerations: the applicant's request appears to be compatible with current and future surrounding land uses and no negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Mr. Simmons asked if the small pond on the adjacent property was near the veterinarian office. Ms. Anderson referred to the previous slide that showed Golf Course Drive near Pump House Road on the backside of the property. This assisted in the Commissioners to visualize the correct location.

Ms. Anderson asked for clarification on the wording of "renting spaces" to other carriers on the property. She inquired if that was for overnight stay or something else.

The applicant, John Hass, responded to the Commissioners. He explained that some of the drivers live in surrounding counties. He would like to offer a secure place for them to park their trucks or personal vehicles.

Mr. Bresko asked Mr. Hass, how many trucks he owned. Mr. Hass stated that his drivers are owner/operators of their own trucks. His company owns the trailers and they rent them from his company. Mr. Bresko followed up with asking, how many trucks does he have running? Mr. Hass stated he had eight (8) trucks but most of the drivers live out of the area.

At 7:04 p.m., Mr. Bresko opened the Public Hearing to anyone wishing to speak for or against the special exception. With no one wishing to speak and no one on Zoom indicating they wished to speak, the Public Hearing was closed at 7:05 p.m.

Mrs. Elder made the motion to forward request SE-22-04 to the Board of Supervisors with a recommendation of approval, subject to the recommended conditions in the Staff Report, and the reason for this recommendation is that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. This motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Absent: (1) Brown



**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. No meetings are scheduled for May or June
2. Actions of the Board of Supervisors (BOS)
  - a. May 10 BOS approved a reduced in the real estate tax rate
  - b. May 10 BOS approved the Ordinance Amendment which would establish the standards for the stand alone battery storage system
  - c. May 24 BOS approved the Comprehensive Plan Amendment adding the Solar Facility Siting Policy
  - d. May 24 BOS approved the Special Exception for the Fung Assembly Hall
3. Planning Commission Communications
  - a. Upcoming Cases for June
    - i. Special Exception - SE-22-02 – Powell Creek Solar
    - ii. Special Exception - SE-22-03 – Krenicky Solar Facility
    - iii. Special Exception – SE-22-05 – Clark Golf Course

**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. A motion to adjourn by Mr. Joyner was seconded by Mr. Brockwell. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Brown