



Planning Commission
County of Prince George, Virginia

Regular Meeting
November 15, 2018
6:30 p.m.

I. CALL TO ORDER

Chairman Easter called to order the November 15, 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. - Present
Mr. Alex W. Bresko, Jr. - Present
Mr. Floyd M. Brown, Sr. - Present

Also present were: Douglas Miles, Planning Manager, Horace Wade, Planner and Missy Greaves-Smith, Administrative Support Specialist II.

III. INVOCATION

Chairman Easter provided the Planning Commission's invocation.

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

Mr. Joyner led in the Pledge of Allegiance to the United States flag.

V. APPROVAL OF MINUTES

Chairman Easter asked for the approval of the October 25, 2018 meeting minutes. A motion was made by Mr. Brown and seconded by Mr. Joyner 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: (1) Brockwell Abstain: (0)

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:

Mr. Miles addressed the Commission with the following:

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 Staff recommends deferring the Sign Ordinance to the December 20th meeting to give the Planning Commission more time to review the document. The United States Supreme Court Case (2015) of Reed vs. Town of Gilbert (AZ) was a case used as an example of a town not showing equal rights to all. New rules after the Reed ruling are that ordinances cannot have different requirements based on the content of the sign message and commercial and non-commercial signs must have the same sign regulations and cannot create exceptions for certain types of signs such as church message boards, political signs, gas prices or reader boards.

Prince George County can still regulate the content of signs, for example, house numbers, real estate signs, temporary signs, and coming soon signs. The new Sign Ordinance can regulate things such as: sign size, sign height, sign setbacks, static vs. changeable message boards, internal vs. external lighting, number of signs per parcel, and on/off premise signs.

The sign ordinance can prohibit billboard signs and using motor vehicles as signs. The sign ordinance can promote better signage, for an example, new digital billboards. These LED digital signs are what the County is striving for in the future as we work with sign owners and billboard companies. They can remove old signs or refurbish existing signs.

Mr. Bresko asked Mr. Miles if the portable signs for high speed internet that he has seen in the County are legal to post. Mr. Miles explained that those types of signs are not legal and that VDOT staff regulates them because they are typically posted in their right of ways.

Mrs. Elder asked Mr. Miles about the numbering of residential houses. Mr. Miles stated that Matt Blaes, GIS Coordinator, regulates house numbering of all county parcels.

Vice Chairman Simmons asked about the enforcement of the Sign Ordinance. Mr. Miles referred him to the beginning of Chapter 90 under “Enforcement” which states if we get a complaint, we must act within seven (7) days and then we must notify the property owner.

Chairman Easter opened the Public Hearing at 6:52 p.m. to anyone who wished to speak in reference to OA-18-01 Sign Ordinance. With no one coming forward, Chairman Easter closed the Public Hearing at 6:53 p.m.

Staff recommends the Planning Commission take a 30 day deferral to provide the Planning Commission more time to review the proposed sign ordinance changes prior to making a recommendation to the Board of Supervisors.

Mr. Brown stated the following motion:

I, Mr. Brown, move 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 December 20th to allow for more time for Planning Commission review. This motion was seconded by Mr. Bresko.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Easter, Simmons
Opposed: (0) Absent: (1) Brockwell Abstain: (0)

Public Hearing:

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. Wade addressed the Planning Commission with the following streets information:

Subdivision Ordinance Amendment Section 70-156.14 (b) currently states that an approved final plat must be recorded with the clerk of the circuit court by the agent. The amendment would change “by the agent” to applicants, attorneys, paralegals recording plats and related legal documents with the Circuit Court.

Subdivision Ordinance Section 70-732 (c) is an additional ordinance which is the coordination of streets with existing streets. A second public road would be required prior to recording subdivision plats if the number of lots is greater than 59 lots. The County

shall not issue more than 50 building permits in a subdivision until the developer completes construction of an approved second public road.

Subdivision Ordinance Section 70-746 (b) & (c) are also additional ordinances in reference to street construction. This ordinance would require developers to erect signs where roads are planned to be extended to serve an adjoining property in the future. In addition, no more than 80% of building permits in a subdivision would be issued until the streets are accepted in the state system per VDOT construction standards.

Staff recommended that the Planning Commission take a 30 day deferral to provide the Planning Commission more time to review the proposed ordinance changes prior to making a recommendation to the Board of Supervisors.

Chairman Easter opened the Public Hearing at 7:03 p.m. to anyone who wished to speak in reference to OA-18-02 Subdivision Ordinance Amendments. With no one coming forward, Chairman Easter closed the Public Hearing at 7:04 p.m.

Mr. Simmons stated the following motion:

I, Mr. Simmons, move 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 December 20th to allow more time for Planning Commission review. This motion was seconded by Mr. Bresko.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Easter, Simmons
Opposed: (0) Absent: (1) Brockwell Abstain: (0)

IX: Planning Manager Communications to the 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 November 26th as no Appeal or Variance cases were filed for this month.

b. Actions of the Board of Supervisors:

The Board unanimously approved a new lease agreement and Special Exception that will lead to the development of an outdoor recreational use at Scott Park.

c. Comments to the Planning Commission:

Mr. Miles presented a slide in reference to a proposed new 9,100 square foot retail store (Dollar General) on Route 10 across from Parker’s Grocery that the Planning Commission will have as a new rezoning case at their December 20th Planning Commission meeting.

X. ADJOURNMENT

A motion was made by Mr. Joyner, seconded by Mrs. Elder, to adjourn the Planning Commission meeting at 7:15 pm until Thursday, December 20, 2018 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (6) Bresko, Brown, Elder, Simmons, Easter, Joyner

Opposed: (0) Absent: (1) Brockwell Abstain: (0)