

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Tuesday, June 21, 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – 5:31 p.m.

Roll Call

Commissioners present: Anderson, Bresko, Brockwell, Elder, Simmons

Commissioners absent: Joyner, Brown

Staff present: Julie Walton, Andre Greene, Tim Graves

AGENDA REVIEW FOR JUNE 23 BUSINESS MEETING - Tim Graves reviewed the agenda.

PUBLIC HEARING CASE REVIEW

- P-1. SPECIAL EXCEPTION SE-22-05:** Request of Christopher and Marisela Clark to permit a golf course within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(3). The subject property is approximately 48.56 acres in size, located at 8399 and 8401 Golf Course Drive, and is identified as Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. **Tim Graves reviewed the Staff Report.**
- P-2. SUBSTANTIAL ACCORD SA-22-01:** Determination by the Prince George County Planning Commission on whether the large-scale solar facility proposed by Powell Creek Solar, LLC in Special Exception Request SE-22-02 on Tax Map 270(03)00-003-0 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses and the Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. **Tim Graves reviewed the Staff Report.**
- P-3. SPECIAL EXCEPTION SE-22-02:** Powell Creek Solar, LLC requests a special exception pursuant to § 90-53 (59) to permit a large-scale solar energy facility in an A-1 (General Agricultural) Zoning District. The 5-megawatt facility is proposed on an approximately 47-acre portion of the 631-acre subject property, with the development area situated along James River Drive, west of the intersection with Nobles Road. The subject property is identified as Tax Map 270(03)00-003-0 and addressed as 14921 James River Drive. **Tim Graves reviewed the Staff Report.**

P-4. SUBSTANTIAL ACCORD SA-22-02: Determination by the Prince George County Planning Commission on whether the large-scale solar facility proposed by IPS Solar in Special Exception Request SE-22-03 on Tax Map 510(0A)00-070-0 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses and the Solar Energy Facility Siting Policy provides guidance for the siting of new solar facilities within the County. **Andre Greene reviewed the Staff Report.**

P-5. SPECIAL EXCEPTION SE-22-03: IPS Solar requests a special exception pursuant to § 90-103 (57) to permit a large-scale solar energy facility in a R-A (Residential-Agricultural) Zoning District. The 4-megawatt facility is proposed on an approximately 26.3-acre portion of a 73.436-acre subject property, situated between South Crater Road and Gatewood Road. The subject property is identified as Tax Map 510(0A)00-070-0 and addressed as 14016 South Crater Road. **Andre Greene reviewed the Staff Report.**

COMMUNICATIONS – Communications withheld until Business Meeting.

ADJOURNMENT – 6:47 p.m. (Motion by Brockwell, Second by Simmons, vote 5-0.)