

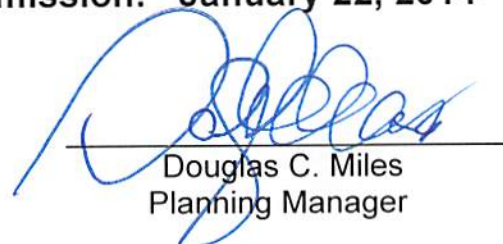


**County of Prince George  
Planning Commission**

**2014 Annual Report  
January – December 2014**

**Adopted by the Planning Commission: January 22, 2014**

  
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Joseph E. Simmons  
Chairman

  
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Douglas C. Miles  
Planning Manager

## **2014 Planning Commission Members**

Joseph E. Simmons, Chairman  
Floyd M. Brown, Vice-Chairman  
V. Clarence Joyner, Jr.  
Alex Willie Bresko, Jr.  
R. Stephen Brockwell  
Imogene S. Elder  
James A. Easter

## **Secretary To The Planning Commission**

Douglas C. Miles, CZA, Planning Manager

## **Planning Commission and Staff Updates**

The Planning Commission elected Joseph E. Simmons as its Chairman, and Floyd M. Brown as its Vice-Chairman, for 2014. The Prince George County Board of Supervisors re-appointed both R. Stephen Brockwell and James A. Easter to the Planning Commission for four year terms. Charles Brown, Office Associate II, was hired on December 1, 2014 to be the records clerk for the Planning Commission.

## **Introduction**

Section 15.2-221, of the Code of Virginia, as amended, prescribes the duties of the local planning commission. Among other things, these duties include a requirement to make recommendations and to provide an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.

## **2014 Summary**

The Planning Division received thirty nine (39) applications for Subdivisions, Boundary Line Adjustments and Consolidations and received applications for ten (10) Site Plan applications and four (4) Second Dwellings requests. They also issued one hundred and thirty five (135) zoning approvals for new professional businesses and home occupation uses in the county.

New County businesses included several medical treatment facilities and law offices such as Divine Spine Chiropractic, Prime Care Family Practice, HCC

Personal Care, Inc., and Livingston & Walsh, PLLC, Teriyaki Grill Restaurant, and Destination Theatre.

### **Full Summary**

In 2014, the Planning Commission reviewed the 2012 Comprehensive Plan Update and the 2012 Comprehensive Plan Matrix. Staff continued to work on ordinance amendments in order to comply with newly adopted legislation by the General Assembly and work continued on updates to the Zoning Ordinance.

In 2014, two (2) applications for rezoning were submitted and heard before the Planning Commission, Hill-Dollar General and Stay Over Storage II. There were four (4) Special Exception requests submitted and heard before the Planning Commission, Nobles Vehicle Impound Facility, Field Horse Riding School, Stay Over Storage II, and the Quality Inn at I-95 Exit 45.

In 2014, two (2) Zoning Ordinance Amendments were heard before the Planning Commission to include: Development Standards Ordinance Amendment and text amendments to the Horses, Small Livestock, Poultry and Bees requirements found within the Zoning Ordinance.

The Planning Manager worked with Crater Planning District Commission staff and Benchmark Planning Consultants throughout 2013 on the Fort Lee Joint Land Use Study (JLUS). The JLUS was a planning process that identified locations where land use conflicts between the civilian population and the military installation are occurring or are likely to occur in the future if not addressed properly. The Board of Supervisors adopted the JLUS on December 9, 2014 into the Comprehensive Plan.

Please reference the attached 2014 Project Log for further information on specific case analysis and active projects throughout the County.

2014 Active Project Log

# cases	Date Rec'd	Applicant/Owner Information	Surveyor/Engineer	Project Name & Type	Tax Map Number	Acreage & # of Lots	Last Activity & Date
<b>2014 Subdivisions</b>							
1	N/A	Charles F. Skalsky and Joann V. Skalsky	N/A	Skalsky BLA Plat S-14-00	N/A	N/A	1-14-15 - Awaiting response from applicant to submit boundary line adjustment Plat
2	2/7/2014	Robert E. Forehand and Linda M. Forehand	Robert H. Crowder	Mistr Estate BLA Plat S-14-01	Tax Maps 240(OA)00-070-0 and 114-0	8.039 - 1 lot	3/20/14 - Plats approved
3	2/19/2014	James H. and Brenda H. Gay	Hampton Gordon	Gay Family Subdivision Plat S-14-02	Tax Map 450(OA)00-049-0	137.1 - 4 lots	3/5/14 - VDOT Plat acceptance awaiting information from the applicant
4	2/26/2014	Magdalene King	Richard A. Harrison	King Consolidation Plat S-14-03	Tax Map 330(OA)00-017-0	35.4 - 1 lot	3/6/14 - Plats approved
5	4/23/2014	Andrew Kvasnicka	Michael Naulty	Kvasnicka BLA Plat S-14-04	Tax Maps 340(OA)00-076-A and 340(OA)00-024-B	99.443 - 2 lots	4/28/14 - Plats approved
6	3/18/2014	O.D.Harrison Jr.	Michael E. Bristow	Harrison BLA Plat S-14-5	Tax Map 270(OA)00-017-A	4 - 1 lot	4/14/14 - Plats approved
7	4/14/2014	Dwayne R. & Susan Seal	Michael Naulty	Seal Boundary Line Adjustment & Plat Division S-14-06	Old Tax Map 370(OA)00-043-0 / New Tax Map 370(OA)00-043-K, 370(OA)00-043-L, and 370(OA)00-043-M	77.025 - 3 lots	6/12/14 - Plats approved
8	4/14/2014	Timothy S. and Crystal M. Williams	Stephen L. Barcena	Williams Family Division Subdivision Plat S-14-07	Tax Map 630(OA)00-024-A & B	16.513 - 2 lots	6/2/14 - Plats approved
9	4/14/2014	Elizabeth Abernathy	Robert H. Crowder	Abernathy – Henshaw BLA Plat S-14-08	Tax Maps 450(OA)00-005-B and 010-0	5.798 -1 lot	5/16/14 - Plats approved
10	5/23/2014	Duke Kimbrough	Michael E. Bristow	Kimbrough BLA Plat S-14-09	Tax Map 150(12)00-017-0	6.079 - 1 lot	10/27/14 - Awaiting surveyor review and deed to complete final submittal
11	4/14/2014	Gertrude Jones	Hampton Gordon	Jones Boundary Survey S-14-10	Tax Map 260(OA)00-049-0	48.4 acres	4/30/14 - Plats approved
12	4/14/2014	Joseph Whittle	Michael Naulty	Whittle Boundary Line Adjustment Plat S-14-11	Tax Map 040(01)00-001-A	70.63	5/27/14 - Plats approved and need to be recorded by the applicant
13	4/30/2014	Ronald Brown	Stephen L. Barcena	Jovern Estates Apartments BLA Plat S-14-12	Tax Maps 23B(06)00-013-0 and 014-0	1.235 - 2 lots	6/3/14 - Plats approved
14	5/1/2014	Charles M. & Kelly S Chappell	Michael Naulty	Hall Farm Road BLA and 5 Acre Parcel Divisions Plat S-14-13	Tax Map 250(02)00-00B-0	19.795 - 3 lots	7/14/14 - Plats approved
15	4/14/2014	Bland Development Corporation Jim Cuddihy	Michael E. Bristow and Walter M. Altman III	Eagle Preserve Section I S-14-14	Tax Maps 040(OA)00-008 and 009-A	15.94 - 26 lots	1/26/15 - Recorded plats received
16	5/15/2014	Gary L. & Ellen Wilson	Charles C Townes, II	Perkinson Family Division Request S-14-15	Tax Map 140 (OA)00-059-0	35.35 - 2 lots	6/2/14 - Plats approved



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# cases	Date Rec'd	Applicant/Owner Information	Surveyor/Engineer	Project Name & Type	Tax Map Number	Acreage & # of Lots	Last Activity & Date
<b>2014 Subdivisions</b>							
17	6/12/2014	Beecher Watson	Michael Naulty	Hibbard - Watson Boundary Line Adjustment Plat S-14-16	Tax Maps 510(0A)00-085 & 085-A	5.331 - 1 lot	6/30/14 - Comments and instructions sent to customer to record plats with owner approval
18	7/15/2014	Leigh Wells	Michael E. Bristow	Wells Boundary Line Adjustment Plat and Deed S-14-17	Tax Map 040(0A)00-003-C	71.426 - 2 lots	7/17/14 - Plats approved
19	6/16/2014	Daniel Thompson	Michael Naulty	Thompson Family Division Subdivision Plat S-14-18	Tax Map 240(0A)00-052-0	36.975 - 2 lots	8/15/14 - Plats approved
20	7/11/2014	Rebecca T. Hicks	Irving H. Pritchett, III	Hicks Family Division Subdivision Plat Comments S-14-19	Tax Map 520(05)00-00A-1	15.830 - 2 lots	8/18/14 - Awaiting recorded signed plats
21	7/11/2014	Sandy T. Garcia	Stephen L. Barcena	Jovern Estates Apartments BLA Plat S-14-20	Tax Maps 23B(03)00-001-0 and 002-0	1.244 - 2 lots	9/3/14 - Plats approved
22	7/18/2014	James R. Jones	Michael Naulty	The Meadows Section 4 Subdivision Plats S-14-21	Tax Map 130(0A)00-060-0	16 - 33 lots	8/28/14 - Plats approved
23	11/5/2014	Bill Vargo II	Michael Naulty	Vargo - Tuggle Boundary Line Adjustment Plat S-14-22	Tax Map Tax Maps 250(0A)00-073-0 & 250(15)00-005-0	88.59 - 2 lots	9/29/14 - Awaiting recorded signed plats
24	8/7/2014	Tiger Hill Holdings	Michael Naulty	Brandon Plantation Boundary Survey Plat S-14-23	Tax Map 190(0A)00-008-0 & Others A & B	4,637+/- acres	8/29/14 - Comments and instructions sent to customer awaiting legal information updates
25	11/12/2014	Travis Powroznik	Stephen L. Barcena	Ash Ridge Estates Family Subdivision Plat S-14-24	Tax Map 140(0A)00-068-C & G	15 - 2 lots	11/12/14 - comments and instructions sent to customer awaiting signed plats by owners
26	9/12/2014	Bland Development Corporation & Prince George Investment Co.	Michael E. Bristow	Eagle Preserve Subdivision Section One S-14-25	Tax Maps 040(0A)00-009-A	15.94 - 26 lots	10/7/14 - Plats approved
27	9/19/2014	Henry D. Parker Jr.	R. H. Gordon & Associates, LLC	Parker BLA Plat S-14-26	Tax Maps 280(0A)00-015, 016, 017, 018 and 036-0	271.652 - 6 lots	1/9/15 - Surveyor sent revised plats for final plat approval
28	9/19/2014	Lewis Wyche Jr.	Michael E. Bristow	Lewis Wyche Office Building Plat S-14-27	Tax Map 240(0A)00-022-0	.3644 - 1 lot	9/24/14 - Plats approved awaiting recorded signed plats
29	10/6/2014	Shelly Tomko	Stephen L. Barcena	Tomko Boundary Line Adjustment Plat Comments S-14-28	Tax Map 450(07)020-001-B	2 - 1 lot	10/28/14 - Plats approved awaiting recorded signed plats
30	12/1/2014	Lewis Wyche Jr.	Michael E. Bristow	Bland Ridge Block C Lot 4 Subdivision Plat S-14-29	Tax Map 42A(01)0C004-A & 4B	1.3656 - 2 lots	12/1/14 - Awaiting Wyche to submit revised plats with VDOT revisions
31	12/8/2014	Pamela Goldsmith	Hampton Gordon	Goldsmith Survey Plat S-14-30	Tax Maps 430(0A)00-112 & 113-0	360.1 - 2 lots	12/8/14 - comments and instructions provided to customer and surveyor
32	12/12/2014	Amanda Skalsky	Hampton Gordon	Skalsky Boundary Line Adjustment Plat S-14-31	Tax Maps 450(07)02-007 A & B	6.420 - 1 lot	12/23/14 - received no comments of objections response from VDH

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<u># cases</u>	<u>Date Rec'd</u>	<u>Applicant/Owner Information</u>	<u>Surveyor/Engineer</u>	<u>Project Name &amp; Type</u>	<u>Tax Map Number</u>	<u>Acreage &amp; # of Lots</u>	<u>Last Activity &amp; Date</u>
<b>2014 Subdivisions</b>							
33	12/16/2014	Kyle Davis	Stephen L. Barcena	Thweatt BLA Plat S-14-32	Tax Map 440(0A)00-022, 023 & 024-0	33.112 - 3 lots	12/23/14 - received no comments of objections response from VDH
34	9/8/2014	Jim Clayton	Michael Naulty	Stay Over Storage II Plat Subdivision S-14-33	Tax Maps 230(0A)00-016-E & J	7.113 - 2 lots	9/12/14 - revised survey showing the access easement - awaiting deed from attorney
35	12/17/2014	Michael N. & Phillip P. Pruett	Michael Naulty	Pruett Boundary Line Adjustment Plat S-14-34	Tax Maps 120(4)00-00A-0 & B	.825 - 2 lots	1/16/15 - Comments sent to surveyor/owner
36	12/19/2014	Eastern Woodlands Corp.	Trent Land Surveying	Eastern Woodlands BLA Plat S-14-35	Tax Maps 360(0A)00-012-0, 013-0, 016-0, & 017-0	50.41 - 4 lots	12/22/14 -Plats approved
37	12/22/2014	Robert V. & Edwina T. Knight	Charles C Townes	Knight BLA Plat S-14-36	Tax Maps 430(0A)00-025-0	6.611 - 1 lot	12/23/14 - received no comments of objections response from VDH
38	12/23/2014	Steven M. Harding	Stephen L. Barcena	Harding BLA Plat S-14-37	Tax Maps 630(09)00-003 & 4-0	6.151 - 2 lots	12/23/14 - received no comments of objections response from VDH
39	8/19/2014	Francine R. Williams	Stephen L. Barcena	Williams Family Division Subdivision Plat S-14-38	Tax Map 520(09)00-00E-4	13.338 - 3 lots	9/4/14 - VDOT comments received and awaiting comments from other review agencies