

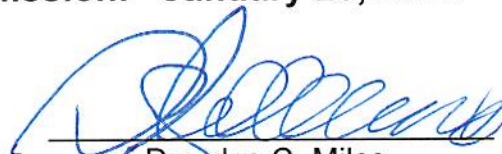


**County of Prince George  
Planning Commission**

**2015 Annual Report  
January – December 2015**

**Adopted by the Planning Commission: January 28, 2016**

  
Floyd M. Brown  
Chairman

  
Douglas C. Miles  
Planning Manager

## **2015 Planning Commission Members**

Floyd M. Brown, Chairman  
Alex Willie Bresko, Jr., Vice-Chairman  
Joseph E. Simmons  
V. Clarence Joyner, 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 Floyd M. Brown as its Chairman, and Alex W. Bresko, Jr. as its Vice-Chairman, for 2015. The Prince George County Board of Supervisors re-appointed V. Clarence Joyner, Jr. to the Planning Commission for a four year term. Chuck Brown, Office Associate II, completed his first full year in the Planning Division by providing research support to 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.

## **2015 Summary**

The Planning Division received twenty two (22) applications for Subdivisions, Boundary Line Adjustments and Consolidations and they received seven (7) Site Plan applications and one (1) new Second Dwelling request and processed twelve (12) renewals. They also issued one hundred and eighty three (183) zoning approvals for new professional businesses and home occupation uses in the county.

New County businesses included several new medical office facilities; such as Neuro-Care of Virginia, Prince George Dental Services, Virginia Cancer Institute, Living Spirit Massage Therapy Office and The Herb Basket Massage Therapy

Office uses. Along with other new professional business uses that included the Paul and Perdue Law Office in the Prince George Village, KIDCO Academy Child Care Center on Route 156 and Believe-N-U Academic Development Center on the Jefferson Park Corridor that operates a state licensed private school for autism and other child development services.

### **Full Summary**

In 2015, the Planning Commission reviewed the new tower siting policy. 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 and illustrative efforts through a new Design Standards Guide for use by architects, developers, engineers, surveyors that perform work in our commercial corridors and industrial parks.

In 2015, Two (2) applications for rezoning were submitted and heard before the Planning Commission, Brickhouse Landing Section 2 which amended the master plan by reducing the density and utilizing better development standards. Stay-Over- Storage conditionally rezoned .5 acres from R-A, Residential Agricultural to B-1, General Business District adding it to the adjacent 6.125 acres for a new storage facility. There were twelve (12) Special Exception requests submitted and heard before the Planning Commission; including a Verizon Wireless Tower on Butler Branch Road, Stay Over Storage One and Two, Living Spirit Massage Therapy Office, a Verizon Wireless Tower on Hines Road, the Hatch Large Equine Training School, Wilkinson Oil and Propane, Inc. Satellite Facility, KIDCO Child Care Academy, Inc., The Herb Basket Massage Therapy Office, Life Empowerment Ministries Church in the Prince George Village and the Believe-N-U Academic Development Center and Private School.

In 2015, two (2) Zoning Ordinance Amendments were heard before the Planning Commission: the FEMA Coastal In-land Floodplain Maps along the James River and the Commercial and Agricultural Tall Grass Ordinance Amendment. Please reference the attached 2015 Active Project Log for all of the cases that were heard by the Prince George County Planning Commission in 2015.

The Capital Improvements Plan (CIP) subcommittee was led by Chairman Joe Simmons and Vice Chairman Jim Easter, with the department director and planning manager from Community Development and the Finance Director that providing staff support to the subcommittee. An FY15/16 Adopted Budget Report is attached that summarizes the work of the CIP subcommittee throughout 2015.

Volunteer Fire & EMS companies also receive the amount of two cents on the real estate tax rate in an Apparatus Replacement Fund. The amount for FY '16 pledged to debt service from those two cents is \$424,540, leaving \$65,460 available for future equipment replacements.

**Other General Fund Expenditures**

Contributions are adopted for both Riverside Regional Jail and Crater Youth Care in the amount of \$2,176,675, which is a \$41,531 decrease from the FY '15 Budget.

The Department of Social Services is funded at four percent of total Budget expenditures with a local contribution of \$762,820. Also adopted is \$1,020,000 to cover expenses related to the Comprehensive Services Act (CSA). The County is reimbursed by the state for CSA expenditures, with a local match of \$330,000.

An increase to the Regional Library of \$24,719 is included in the adopted budget. This is to fund an increase to salaries and benefits in the regional library system as well as supporting the increased usage of the library system by county residents.

**Capital & Equipment**

The adopted Budget includes continued investments in capital and one-time equipment purchases with input by the Capital Improvements Planning (CIP) Committee, County staff, and County agencies.

Funding in the amount of \$296,560 has been appropriated for the following:

Body Worn Cameras	\$56,500
Community Playgrounds	\$64,600
Food Bank Building Roof	\$30,000
Community Center Parking Lot & Lighting	\$80,000
Central Wellness Center Parking Lot	\$65,460

Capital projects to be funded through the issuance of debt in FY16 in the amount of \$4,920,000 include:

1. Courthouse Renovations	\$1,900,000
2. Roofing at PGHS & L.L. Beazley	\$1,500,000
3. Vehicle Purchase/Lease	\$520,000
4. School Bus Purchases	\$1,000,000

## 2015 Active Project Log

# cases	Date Rec'd	Applicant/Owner Information	Surveyor/Engineer	Project Name & Type	Tax Map Number	Acres & # of Lots	Last Activity & Date
<b>2015 Rezone</b>							
1	2/20/2015	James Clayton	Mike Naulty	Stay-Over Storage II RZ-15-01	230(0A)00-016-J	6.624 - 1 lot	4/28/15 - Approved by the BOS
2	10/23/2015	James Jones	Derrick Johnson	Brickhouse Landing Zoning Amendment Case RZ-15-02	120(02)00-001-0 120(02)00-00A-0	128.33 - 2 lots	12/8/15 - Approved by the BOS
<b>2015 Special Exceptions</b>							
1	10/23/2014	VZW	Dewberry	VZW Tower - Bitterworth Branch Site SE-15-01	500(0A)00-011-0	56.997 - 1 lot	4/14/15 - Approved by the BOS
2	2/20/2015	James Clayton	Mike Naulty	Stay-Over Storage II SE-15-02	230(0A)00-016-J	6.624 - 1 lot	4/28/15 - Approved by the BOS
3	2/10/2015	Charlene Belangia	N/A	Living Spirit Massage & Holistic Health, LLC SE-15-03	33A(01)00-006-C	N/A	4/14/15 - Approved by the BOS
4	2/23/2015	Drew Patterson	Kimley Horn	VZW Tower - Hines Rd. Site SE-15-04	370(0A)00-049-0	390.389 - 1 lot	4/14/15 - Approved by the BOS
5	3/23/2015	John Hatch	N/A	Horse Riding School SE-15-05	440(06)00-009-0	5 - 1 lot	5/26/15 - Approved by the BOS
6	4/23/2015	Robert Wilkinson	N/A	Wilkinson Tank Site SE-15-06	620(0A)00-035-A	1.4 - 1 lot	6/10/15 - Approved by the BOS
7	4/29/2015	Jason Archer	N/A	Kidco Academy Inc SE-15-07	24D(01)00-008-0	1.15 - 1 lot	6/10/15 - Approved by the BOS
8	6/11/2015	Joseph Hanks	N/A	The Herb Basket Massage Therapy SE-15-08	23B(01)00-000-0	65 - 1 lot	8/11/15 - Approved by the BOS
9	9/23/2015	Michael McClean	N/A	Life Empowerment Ministries SE-15-09	230(05)00-00A-4	1.3670 - 1 lot	11/12/15 - Approved by the BOS
10	10/23/2015	Demetria Jennings	N/A	Believe - N - U Private School SE-15-10	12D(03)00-002-0	1.6 - 1 lot	12/8/15 - Approved by the BOS
11	10/30/2015	Prince George County	N/A	Stay-Over Storage SE-15-11	120(06)00-00C-0	3.7995 - 1 lot	12/8/15 - Approved by the BOS
12	10/30/2015	Prince George County	N/A	Stay-Over Storage II SE-15-12	230(0A)00-016-J	6.624 - 1 lot	12/8/15 - Approved by the BOS