

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

Regular Meeting
March 24, 2016
7:30 p.m.

County Administration Building, Boardroom, Third Floor
6602 Court Drive, Prince George, Virginia 23875

I. CALL TO ORDER

Chairman Bresko called to order the Regular Meeting of the Prince George County Planning Commission on Thursday, March 24, 2016 at 7:30 p.m. in the Boardroom of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ATTENDANCE

The following members responded to Roll Call:

Mr. Joe Simmons - Absent

Mr. James Easter - Present

Mrs. Imogene Elder – Present

Mr. Steve Brockwell - Absent

Vice Chairman Clarence Joyner, Jr. - Present

Chairman Alex Bresko, Jr. - Present

Mr. Floyd Brown - Present

Also present were: Mr. Douglas Miles, Planning Manager; Mr. Chuck Brown, Office Associate II.

III. INVOCATION

Vice Chairman Joyner gave the Invocation.

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

Mr. Easter led in the Pledge of Allegiance to the United States Flag.

VI. APPROVAL OF MINUTES – February 25, 2016

Upon a motion made by Mr. Brown and seconded by Mr. Easter the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Easter, Elder, Bresko, Brown, Joyner.

Opposed: (0) Absent: (2) Brockwell, Simmons Abstain: (0)

VII. PUBLIC COMMENTS

At 7:37 p.m. Chairman Bresko opened the citizen comment 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 Bresko closed the public comment period at 7:37 p.m.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

REZONING CASE RZ-16-01 Request of Prince George County to conditionally rezone a 5.7+/- acre parcel zoned R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 uses. The subject property is located in the northwest quadrant of James River Drive and Moody Road and is known as Tax Map 150(0A)00-023-0.

Mr. Miles indicated that the applicant Prince George County proposes to conditionally rezone 5.7 +/- acres from R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 land uses to include a future fire station.

He further explained that the 2014 Comprehensive Plan identifies this general area for residential uses. The Future Land Use Map serves as a general guide for the future development of the County. Mr. Miles explained that the Planning Commission and Board of Supervisors use this map as a source of information when planning public facilities such as a future fire station location. Mr. Miles indicated that the Fire & EMS Director along with other staff members performed GIS research in order to locate a potential fire station in relation to the other existing fire stations that serve the northern portion of the County.

Mr. Miles indicated that the subject property was chosen based upon the potential for future residential growth in the northern portion of the County and the potential for commercial growth along the Route 10 Corridor that will need both fire protection and ambulance service; and the ISO ratings for fire insurance will get better due to the new fire station serving this area of Prince George County.

Mr. Miles indicated that Mr. Micas and the Fire & EMS Director brought this before the Prince George County Board of Supervisors on January 12, 2016, where the Board of Supervisors authorized the County Administrator to enter into a real estate purchase agreement in which the Board agreed to purchase a 5.7 +/- acre parcel. On February 23, 2016, the Board of Supervisors initiated a rezoning application to be reviewed by the Planning Commission and returned to the Board of Supervisors for final action through the public hearing process.

Mr. Miles explained that the fire station will not be the same size as the Carson Fire Station but it will similar in scope and approach to serve the targeted area of Route 10 and surrounding subdivisions and potential commercial growth areas.

Mr. Miles presented a Power point slide presentation which depicted the location of the selected property and the over lapping service area the Fire Station would ultimately service as it relates to the other five (5) fire stations in the County.

Mr. Miles explained that the entrance location to the parcel would be located on Moody Road and that VDOT would not allow an entrance that accessed Route 10 due to the 45 MPH speed limit and access management policies.

Mr. Miles explained the recommended 50 foot landscape buffer on the North, West, and East sides of the site which would provide a buffer for the adjacent properties surrounding the property.

Mr. Miles indicated that Staff Recommended Approval of this rezoning request for the development of the subject property and recommends the following Board imposed conditions, in lieu of proffers, that include:

1. The following A-1, General Agricultural land uses shall be permitted on the property as found under Section 90-52 Uses and structures permitted by right:

(1) Agricultural uses involving tilling soil, raising of crops, horticulture, forestry and gardening.

(3) Detached single-family dwelling on an individual lot.

(7) Park or playground.

(9) Home Occupations: a. Office and b. Home occupation child care.

(10) Volunteer fire or rescue squad.

(19) Temporary Outdoor Christmas tree sales and holiday items provided that:

a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands, and similar decorative horticultural materials and holiday craft items.

b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.

c. Sufficient area shall be set aside to provide a minimum of five temporary off street parking spaces. If the sales are conducted on the same lot with the existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.

d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15th.

The following A-1 General Agricultural land uses shall be permitted on the property by Special Exception as found under Section 90-53 Uses and structures permitted by special exception:

(9) Assembly hall.

(12) Professional office.

(15) Public utility generating station, transmission line, and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station or regulator station.

(23) Animal hospital, animal boarding place or veterinary service.

(35) Community center.

(36) Buildings or uses primarily for federal, state, county or local governmental purposes except public school, park or playground.

(38) Wayside stand for display and sale of farm products.

(42) Agricultural equipment sales and service.

(52) Home professional and trade offices.

(53) Cottage industry home occupation on a parcel of five acres or more in area.

(54) Family daycare home (large).

(55) Home occupation in an accessory building.

(56) Bingo Hall.

2. Stormwater quantity and quality shall be provided for this site through development of on-site best management practices. All stormwater easements and basins shall be maintained by the property owner.

3. All utilities will be provided underground for this development, to include, but not limited to, power, telephone, gas and cable television lines.
4. The applicant shall provide and maintain a natural and/or landscaped fifty (50) foot buffer along the eastern, western and northern property lines by taking advantage of any existing, mature evergreen trees on the subject property or by using a combination of evergreen trees and shrubs within the fifty (50) buffer. The height of the trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of the shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The evergreen trees and shrubs should be native or direct cultivars of native plants (nativars) to Virginia. To ensure survival and plant growth, the landscaping shall be bonded or a guarantee provided by the nursery for a period of one year after installation on the subject property through site plan approval as stated in Sections 90-826 through 90-826.8 in the buffers, screening and landscaping standards of the Zoning Ordinance.

Mr. Miles explained that the Board of Supervisors had asked that the Planning Commission not take any action on the case at this time and only to conduct a public hearing and to provide a recommendation at a later date to be determined by the Board of Supervisors. He indicated that the Board of Supervisors need more time to negotiate the purchase contract agreement with the current property owner's representative.

Chairman Bresko asked if the Planning Commissioners had any questions and Mr. Easter asked about the green shaded area on the GIS map and asked if that was the parcel to be rezoned.

Mr. Miles indicated that the area in question was a computer generated buffer that touched all the adjacent properties and is used as a tool to notify adjacent property owners via First Class Mail. Mr. Miles explained that a rezoning sign has been placed on the property and that no comments for or against the case have been received. There were general inquiries about what was planned there.

Mr. Easter asked how much land was being rezoned. Mr. Miles indicated that it was 5.7 +/- acres of which about half of the property would be used for the development of the Fire Station.

Mr. Easter asked what size fire station would be built there. Mr. Miles explained that the size of the proposed fire station has not yet been determined and that negotiations are still being conducted to determine the size and the footprint of it.

Mr. Easter asked if a Carson size fire station would fit at this location.

Mr. Miles explained that it would, however that it is not finalized yet.

Mr. Brown asked if Mr. Ashcraft and the Board of Supervisors would notify Mr. Miles when they are ready for the Planning Commission to render a decision on the case before us tonight. Mr. Miles indicated that they would and the Planning Commission members will be notified of the case as an Old Business Item at an upcoming meeting before June 23, 2016.

Chairman Bresko asked if County had purchased this property yet. Mr. Miles explained that the County has a contract purchase agreement for the property which is subject to obtaining rezoning approval and some other specified items.

Mr. Brown indicated that the case and the purchase was pending determining the outcome of the rezoning, and if it was not approved, that the case could be dropped if the Board of Supervisors does not get what they have asked for in the contract. Mr. Miles indicated that Mr. Brown was correct and technically the County could withdraw the application, if needed.

Vice Chairman Joyner asked if any soils analysis was completed and approved through the Prince George Health Department. Mr. Miles explained that the County had the property surveyed after placing it under contract. He further stated that Julie Walton and Charles Leonard were working together to have the soils analysis completed as part of the purchase contract.

Chairman Bresko asked the Commission if they had any further questions for Mr. Miles and with there being none, Chairman Bresko opened up the Public Hearing at 7:55 p.m.

With no one present to speak from the public Chairman Bresko closed the Public Hearing at 7:56 p.m. and returned the matter back to the Planning Commission.

Chairman Bresko indicated the Commission will wait for this to return as an Old Business Item once the Board of Supervisors is ready for a recommendation.

X. COMMUNICATIONS

Mr. Miles indicated that the Board of Zoning Appeals regular meetings for March 28, 2016 and April 25, 2016 were both cancelled due to a lack of docket items.

Mr. Miles indicated that the Board of Supervisor's Meeting Re-Cap Sheet was before them that identified agenda items discussed during the most recent Board meeting.

Mr. Miles indicated that the General Assembly hearing about the Airbnb type uses where people were renting out their houses in the Richmond area this past fall during the bike races was a large topic in Richmond. The General Assembly has deferred any action for another year and a commission has been asked to conduct additional research and to bring this topic back next year. Mr. Miles explained that area hotel owners were against it because they were losing business in the market. Mr. Miles indicated localities throughout the state have been asked to complete surveys to assist in the data collection process to help delegates and senators next year in the General Assembly.

Mr. Miles mentioned that there would be two (2) cases for the April 28, 2016 Planning Commission meeting. The first being a Special Exception for Pine Ridge Mobile Home Park expansion by connecting to the County water system and closing some alley entrances onto Route 156. The second a rezoning of the Vtipil Tract that adjoins Branchester Lakes subdivision formally known as the Toombs Subdivision which has sat undeveloped for over 10 years since 2005.

Mr. Miles explained that the original owner's son, Donald P. Vtipil Jr. is going to purchase the property from the bank and relocate there with his wife. They intend to subdivide parcels to their daughters which will take the property from one hundred and seventeen (117) units to three (3) units and the property would be rezoned from R-1, Limited Residential Zoning District to the R-A, Residential-Agricultural Zoning District.

Mr. Joyner asked if the developer for Pine Ridge was putting in the water line and if the County was going to have capacity in that line. Mr. Miles indicated that the developer would install the water line and that the capacity would be enough for further development in the future. Mr. Miles explained that Derrick Johnson with Timmons Group was conducting both the survey work and traffic analysis for the development.

Mrs. Elder asked if they were going to clean up an adjacent property near Pine Ridge Mobile Home Park. Mr. Miles indicated that adjacent properties would not be part of the development and the modernization of the Mobile Home Park. However, the adjacent property you are referring to has been under a code compliance cleanup process and progress is being made there along Route 156.

Chairman Bresko mentioned that on April 12, 2016 from 9:00 a.m. until 12:00 a.m. he will be hosting Farm Day for most of the second grade students within the County.

Mr. Miles mentioned to Chairman Bresko that if he and the Prince George Farm Bureau passed that information along to Mr. Ashcraft, he will get the event publicized and added to his County Administrator's comments for April 2016.

Mr. Joyner complemented the Planning Department for the slide presentation that was prepared for the rezoning case and liked the new Board Room system.

Mr. Miles indicated that the new equipment that was installed in the Board Room works well and he was glad that the Commission was patient during the upgrade.

Mr. Joyner asked if Mr. Miles had heard anything about any new tiny homes in Prince George County, as there is discussion on them in Chesterfield County.

Mr. Miles indicated that the tiny houses are a reality and that discussion at the State level with the Department of Housing and Community Development on Building Code requirements are occurring and in the Virginia Association of Zoning Officials (VAZO) group. Mr. Miles mentioned that most tiny houses are treated like an RV or trailer since they are on wheels but they are evolving fast.

XI. ADJOURNMENT

A Motion was made by Mrs. Elder, Seconded by Mr. Brown to adjourn the Planning Commission Meeting at 8:10 p.m. until Monday, April 25, 2016 at 6:30 p.m. in the Planning Conference Room. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (5) Joyner, Bresko, Brown, Easter, Elder.

Opposed: (0) Absent: (2) Brockwell, Simmons Abstain: (0)