

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

Regular Meeting  
June 23, 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, June 23, 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 - Present  
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: Douglas Miles, Planning Manager and Chuck Brown, Office Associate II from Community Development – Planning Division.

**III. INVOCATION**

Mr. Brown 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 – May 26, 2016**

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

Roll call vote on the Motion:

In Favor: (3) Elder, Brown, Joyner

Opposed: (0) Absent: (1) Brockwell Abstain: (3) Bresko, Easter, Simmons

Chairman Bresko thanked Vice Chairman Joyner for conducting the May 26<sup>th</sup> Regular Meeting in his absence and he abstained from voting on the minutes.

**VII. PUBLIC COMMENTS**

At 7:35 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 7:35 p.m.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

None

**X. COMMUNICATIONS**

Mr. Miles indicated that the Board of Zoning Appeals Regular Meeting for June 27, 2016 was cancelled due to a lack of docket items.

Mr. Miles indicated that the Board of Supervisor's Meeting Re-Cap Sheets were provided for the meetings that had occurred on May 24, 2016 and June 14, 2016. He provided an update on the Pine Ridge Mobile Home Park Special Exception expansion case that was tabled by the Board of Supervisors until Tuesday, July 12, 2016. Mr. Miles indicated that the developer had made some changes to the proposed development which County staff was not aware of on June 14th that included removing eight (8) mobile home lot sites from the western property line area that bordered the Benesek family's property line. Mr. Miles also mentioned that the developer indicated that the fence would be a solid board fence for screening purposes that previously was conditioned as a chain link fence design.

Mr. Miles mentioned that there were condition changes that Chairman Robertson and the Board members wanted which would require that the square footage of the community clubhouse be a condition as it related to the square footage of the new building. Mr. Miles indicated that County Staff, Timmons Group and the developer's attorney are preparing conditions so that the Board of Supervisors would feel comfortable with for this case. He mentioned that there were some issues with the private sector concerns that concerned the Board of Supervisors that have been worked out by their attorneys. Mr. Miles explained that Ms. Lipp's attorney and the developer's attorney agreed that all three (3) existing houses impacted by the water line extension would have water lines connected directly to their existing homes. Mr. Miles mentioned that Chip England, the County Engineer and Mr. Micas did not want the three (3) new water connections included in the County's public water agreement as part of the development plan.

He mentioned Mr. Micas, County Attorney had stopped the discussion on June 14<sup>th</sup> because the Board and County Staff were not made aware of the developer's changes prior to the meeting. Mr. Miles also indicated that Mr. Johnson, Timmons Group and the developer were finalizing their development plan to be presented at the Board of Supervisors Meeting on July 12, 2016. Mr. Miles explained that Chairman Robertson wanted to re-advertise the case again to allow all members involved in the process an opportunity to speak on the developer's final development plan changes and the recommended conditions.

Mr. Simmons had concerns with how the Pine Ridge MHP case was described in the most recent newspaper article and on Chairman Robertson's comments. Mr. Miles explained that Chairman Roberson was trying to demonstrate the worst case scenario to the site developer. The developer indicated that was not their intent at all and what they applied for is the intent and that they will agree to the condition of the community clubhouse square footage and other case conditions.

Mr. Miles reminded the Planning Commissioners that we are currently going through an active enforcement case of another mobile home park nearby that is in complete disarray which uses an abandoned mobile home as their community clubhouse. Mr. Miles explained that the clubhouse the developer intends to build will be similar to the one in Tinsley Charter which may be used during National Night-Out, Christmas parties and other community events that would normally take place at the Scott Park pavilion and their community clubhouse could be used which frees up public park rental space for other private party events.

Mrs. Elder mentioned that Chairman Robertson had questions about site security and wanted to know if the developer was going to provide it there. She mentioned that the developer said that the park manager resides on the property. Mrs. Elder explained that judgment should not be passed on one mobile home park based upon on what another mobile home park is doing. She mentioned that Puddledock Place Apartments constantly has Police calls for service. She mentioned that she very seldom hears any Police calls for service at Pine Ridge. Mr. Miles indicated that the developer was working with the Police Department.

Mr. Simmons asked if the staff report indicated whether the Police Department had a problem with the park expansion. Mr. Miles explained that they did not have a problem with the expansion of this community. He indicated that the police are aware that there may be additional calls for service but it is handled by Community Policing proactively and then the patrol officers as needed out there.

Mr. Simmons indicated that the newspaper alludes to the fact that the Planning Commission did not do their homework and he mentioned that he thinks that they did on this case as to what was presented to them at the April 28<sup>th</sup> Public Hearing

Mr. Miles explained that he thinks you did a proper review and that the change to the fencing condition that the applicant came back with was in response to the original Planning Commission concerns before the case went to the Board of Supervisors. Mr. Miles indicated that in his opinion, there were too many private sector concerns going on in a public environment; thus the reason the case was deferred by the Board of Supervisors to have the issues all worked out by them.

Mr. Miles indicated that no land uses cases were filed for the July 28<sup>th</sup> Planning Commission Meeting. However, staff is working with the Splat Brother's Paintball facility off Route 10 and that they are currently working with the VDH - Office of Drinking Water. Mr. Miles explained that the current facility does not have water available there other than portable water jugs and using bottled water. Mr. Miles indicated that he does not want a case to come before the Planning Commission and then to find out that it cannot be approved because of the lack of available potable water. The Building Official has been working with them and the VDH.

Mr. Miles informed the Planning Commission of the Love's Travel Plaza - VDOT Traffic Impact Analysis that County staff have been working on over the past forty five (45) days that could be located in the Northeast quadrant of Route 156 and US 460 across the road from the Shell gas station. Mr. Miles indicated that the Blazek family currently owns the property at the proposed Loves Travel Plaza site and may be similar to the Loves Travel Plaza in Brunswick County on I-85.

Mr. Miles mentioned that County Staff met with the transportation consultant with the main focus on school bus traffic as it travels on Route 156 between the high school, junior high and the middle school as this is a main corridor for school bus traffic. Mr. Miles indicated that the traffic count analysis was completed before the current school year was completed so that the school bus traffic would be captured mixing in with the normal daily background traffic within this corridor.

Mr. Miles explained that the facility would have a rest area style entrance on the Route 460 west bound travel lane that would have separate lanes to send cars into the automobile area and then tractor trailers to the rear of the property. Mr. Miles further explained that the main entrance to the facility would be off of SR Route 156 and the County and VDOT were working on the design of it right now.

Mr. Miles mentioned that there may be a Love's Travel Stop & Country Store Community Meeting at the Disputanta Community Center on County Drive that the Planning Commission will be made aware of via email to attend along with the community in July 2016 for public comments and for community involvement.

Mr. Joyner indicated that the old Moore Middle School was supposed to be a community recreational facility with the new ball fields in the rear of the property.

Mr. Miles explained that the goal is to have some interaction between the proposed restaurants and the people that frequent the wellness center and the ballfields. Mr. Miles mentioned that Mr. Stoke has indicated that the recreational and tourism events that are taking place now at the wellness center, there are no restaurants for travel teams to eat at after the events unless they travel further west on US 460 or go to the City of Petersburg. Mr. Miles explained that Love's plans to answer your concerns and the public's concerns at their community meeting event and demonstrate how the two uses might work together out there.

Mr. Joyner asked what the proposed development would do for water service.

Mr. Miles explained that County water and County sewer is at the intersection of Route 460 and Route 156 and that it is sufficient to support the proposed travel plaza according to the County Engineer. He further explained that the long term goal is to extend the water line up Route 156 towards West Quaker Road and to Crosspointe Centre going right down West Quaker Road to the CCAM property.

Mr. Simmons asked if the developer was in the process of conducting a feasibility study or if they were beyond that. Mr. Miles explained that the developer was which included the Traffic Impact Analysis (TIA) and that County staff has been working with them since December of 2015 because of the size of their project.

Mrs. Elder asked if there was a swamp and wetlands on the subject property.

Mr. Miles indicated that there are wetlands and a floodplain area on the back of the site which will not be developed. Mr. Joyner asked if it could be used in the future. Mr. Miles explained that it could not be developed now or in the future because of the wetlands that are near the swamp that is along US Route 460 and that staff will work with the developer on protecting the wetlands on the site.

**XI. ADJOURNMENT**

A Motion was made by Mrs. Elder, seconded by Vice Chairman Joyner to adjourn the Planning Commission Meeting at 8:10 p.m. until Monday, July 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: (6) Joyner, Brown, Elder, Easter, Simmons, Bresko

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