

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

Regular Meeting

July 28, 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, July 28, 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. Simmons 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 – June 23, 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: (6) Elder, Brown, Joyner, Bresko, Easter, Simmons

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

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 Supervisor's Meeting Re-Cap Sheets were provided for the meeting that had occurred on July 12, 2016. He provided an update on the Pine Ridge Mobile Home Park Special Exception case that was approved by the Board of Supervisors.

Mr. Simmons asked Mr. Miles if he looked at mobile homes as a source of affordable housing.

Mr. Miles explained that doublewide manufactured homes are a source of affordable housing and are one step away from permanent homes as they are places on piers and anchored to the ground. Mr. Miles indicated that the goal in this process was to remove the singlewide trailers and replace them with doublewide manufactured homes. Mr. Miles further explained that some people are only here for a few years and do not want to purchase a house while other could live here for a significant amount of time.

Mr. Miles indicated that the Crater Planning bi-annual report was part of their packets for January through June 2016. He mentioned that the updates that were included in the report concerned travel and tourism. Mr. Miles explained that the Tri-Cities area is experiencing an influx of tourism. He mentioned that Hopewell is celebrating their 100th anniversary and there were several movies being filmed in Richmond, Petersburg and Hopewell which is generating additional revenue.

Mr. Miles briefly updated the Planning Commission on the Community Meeting held by Davenport Engineering for the proposed Love's Travel Center to be located at the corner of Route 460 and Route 156. Mr. Miles indicated that a conditional rezoning case will be on the agenda for Planning Commission meeting in September. Mr. Miles explained that there will be a lot of transportation improvements that County staff and VDOT will be working on throughout the process. Mr. Miles indicated that some of the comments that came from the community were more amenity related such as the restaurants, dog walking area, and a family restroom for handicap people and or disabled veterans. Mr. Miles explained that Love's corporate office is looking into accommodating some of these requests.

Mr. Miles indicated that there are several upcoming cases during August and September one of which included the Splat Brothers outdoor recreational facility.

Mr. Brown asked what Splat Brothers was and where it was in the County.

Mr. Miles indicated that Splat Brothers was a paintball facility that was expanding and requires a Special Exception. He further explained that the facility is not on County water and sewer or well and septic. He mentioned that the owners were working with Mr. Leonard from the Virginia Department of Health and the Office of Drinking Water to achieve water service at that location, as bottled water and port-a-johns are not acceptable for that type of facility due to the expansion and

change in operating hours. He stated the existing facility is located off of Route 10 on Moody Road in the Burrowsville area.

Mr. Miles indicated that the Board of Zoning Appeals regular meeting for August 22, 2016 was cancelled due to a lack of docket items.

Mr. Simmons asked if the folks from Love's Travel Plaza had a target date that they are looking at for their rezoning request in front of the Planning Commission.

Mr. Miles indicated the people at Love's want to file for the Rezoning Case Public Hearing before the end of August and present the case to the Planning Commission at the September 22, 2016 meeting. He mentioned that they would like to have the Site Plan reviewed through the winter months and start construction in late Spring to be operational by the end of the Summer of 2017.

Mr. Easter asked if there was a Love's facility in the County or an adjacent County.

Mr. Miles explained that there were similar facilities in Skippers, Virginia south of Emporia on I-95 before the North Carolina and Virginia State Line; another in New Kent County at the Route 106 and I-64 interchange, and one in Brunswick County along I-85 near South Hill before reaching the North Carolina line area.

Vice Chairman Joyner asked how long Love's has been in business and if the company was new.

Mr. Miles indicated that he was not aware how long Love's has been in business, but his guess was for at least twenty (20) to thirty (30) years.

Mr. Joyner requested a contact list for the Board of Supervisors, Board of Zoning Appeals and key County staff. He mentioned that he sometimes gets calls from citizens that request that information.

Mr. Miles indicated that he would provide the updated contact lists via e-mail on Friday.

XI. ADJOURNMENT

A Motion was made by Mrs. Elder, seconded by Vice Chariman Joyner to adjourn the Planning Commission Meeting at 7:53 p.m. until Monday, August 22, 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: (0) Absent: (1) Brockwell Abstain: (0)