

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

Regular Meeting
August 25, 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, August 25, 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

Vice Chairman Joyner led in the Pledge of Allegiance to the United States Flag.

VI. APPROVAL OF MINUTES – July 28, 2016

Upon a motion made by Vice Chairman Joyner and seconded by Mr. Brown 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 Zoning Appeals Regular Meetings for August 22, 2016 and September 26, 2016 were cancelled due to a lack of docket items. The BZA will conduct a Work Session on October 24, 2016.

Mr. Miles indicated that the Board of Supervisor's Meeting Re-Cap Sheet was provided for the meeting on August 9, 2016 that did not include any zoning cases.

Mr. Miles explained that four (4) Public Hearings will be presented to the Planning Commission at their September 22, 2016 meeting. Mr. Miles indicated that the Love's Travel Center rezoning case was located at the corner of Route 460 and Route 156. He mentioned that County staff has been working with Love's, Davenport Consulting, and Chiopola Engineering Group since December of last year. He mentioned that the transportation proffers are in place for proposed turn lanes that were illustrated on the display boards at the last meeting. Mr. Miles indicated that a five thousand (5000) square foot Arby's restaurant is now proposed for that location and signed a lease with the developer in August 2016. Mr. Miles further explained that the site will also consist of a convenience store and truck service building similar to a Jiffy Lube but for tractor trailers. He indicated that the Love's Travel Center being constructed in New Kent County is similar to the proposed site layout in Prince George County.

Mr. Miles explained a Special Exception for the SplatBrothers Paintball outdoor recreational facility will be presented. He explained that the facility management satisfied the Office of Drinking Water requirements to provide potable water and rest-room facilities to the employees and customers at the facility.

Mr. Miles indicated that a Rezoning Case and Zoning Case Amendment for the Jefferson Pointe Apartments will be presented for the two (2) vacant parcels located between Stay-Over Storage and the Bank of McKenney. He explained that the developer is proposing to construct three (3) new apartment buildings and relocate the clubhouse and pool along Jefferson Park Road. Mr. Miles explained that the apartments are high end, corporate style apartments. He mentioned that the exhibits and renderings of the buildings call for crown molding, stainless steel appliances and granite counter tops throughout the complex.

Mr. Miles indicated that an attorney from McGuire Woods will be presenting the case and that Mr. Micas will be in attendance to provide clarification concerning proffers for the residential rezoning cases. He mentioned that the County cannot ask or make suggestions to the developer concerning proffers. Mr. Miles indicated that he, Mr. Micas and Mrs. Walton met with the attorney twice to discuss school improvements to Beazley Elementary School through items identified in the Capital Improvement Plan. Mr. Miles mentioned items like windows, doors and water fountains may be replaced through proffers. Mr. Miles explained that residential proffers are for items that are clearly identified in

the CIP Plan. He further explained that proffer cash must be immediately identified for what is listed in the Capital Improvement Plan and spent within two (2) years. Mr. Miles indicated that this allows the County to identify immediate needs and the developer's proffers then have an immediate impact for the community. Mr. Miles mentioned that the proffers offered by the developer should be similar to those offered in the Independence Place Apartments Rezoning behind the Jefferson Center. He indicated that the four (4) bedroom units for families were constructed in the back of the complex while most units were dormitory style apartments. He explained that the building with family apartments had paid a twenty percent (20%) proffer towards the impact to schools.

Mr. Miles indicated that the Zoning Case Amendment for Jefferson Pointe Apartments will amend the 1996 case to delete the requirement for the recreation facility and to relocate it to the front of the property opposite of Stay-Over Storage. He explained that a twenty four (24) unit apartment complex will be constructed in its place behind the Stay-Over Storage complex.

Mr. Miles indicated that in the coming months the Planning Commission can expect a number of Zoning Ordinance Amendments. He explained that the Board of Supervisors will have a Work Session on Tuesday, September, 13, 2016 to provide the Staff and the Planning Commission directions going forward concerning the construction of solar farm land uses. Mr. Miles mentioned that three (3) solar farms have been approved in the State of Virginia recently.

However, Maryland and North Carolina are far ahead in the construction and operation of solar farms that send power back into the Dominion Power grid and utilized like normal electricity provided to customers. Mr. Miles indicated that the McQueen site has been the site of interest located on Rives Road and I-295. He mentioned that the solar farm developers have to get authorization from the State Corporation Commission through Dominion Power to allow the produced energy to feed into the grid for sale.

Mr. Miles indicated that long term the Staff was working on a Sign Ordinance Amendment for the Zoning Ordinance that will be brought to the Planning Commission most likely in early 2017 for review.

Mr. Miles indicated the applicants from Loves Travel Center and Jefferson Pointe Apartments would like to attend the Planning Commission Work Session on Monday, September 19, 2016. He explained to the applicants that it was up to the discretion of the Chairman to allow them to make any comments during the Work Session Meeting.

Chairman Bresko asked if residential proffers were voluntary now.

Mr. Miles indicated that proffers have always been voluntary in theory. However, nothing can be discussed with developers concerning residential proffers. He mentioned that in this case the developer is offering a high quality development at Jefferson Pointe Apartments and that the owner has a solid track record in managing apartments.

Vice Chairman Joyner asked if the new apartments were being built by a local developer.

Mr. Miles indicated that the company was out of Florida that now owns and manages the existing apartment buildings. However, local engineering and architecture firms are working on the development along with a Richmond Law firm.

Mr. Simmons asked for clarification about what he meant by saying, “we cannot ask any questions or request changes”. He asked Mr. Miles if he was referring to the proffers.

Mr. Miles indicated that was correct, we cannot comment on the proffers that have been offered up. He mentioned that Staff has been instructed by Mr. Micas that nothing can be said about the proffers. He further explained that the Home Builders Association at the General Assembly has been lobbying for the reduction in cash proffers for single family dwellings in locations like Chesterfield and Loudoun County where the proffers are \$18,000 to \$22,000 a house which drives home costs up. He mentioned that Prince George County proffers for a single family home is \$12,985 and historically as low as \$3544.

Mr. Simmons indicated that he thought proffers were out.

Mr. Miles explained that proffers are not out. Proffers that are submitted in new developments still exist and are used to immediately address an impact identified in the Capital Improvement Plan. He further explained that proffers can also be items like underground utilities, as it is not in the Ordinance, but it can be proffered. He mentioned for example, Jefferson Pointe Apartments is proffering to construct a monument style sign at the entrance with a brick base, the layout of the apartments, as well as no more than twenty five (25%) of the apartments can be three (3) bedrooms which is a low amount opposed to all of them being three (3) bedrooms which would result in a large number of children in the schools. Mr. Miles further explained that most of the apartments are one (1) and two (2) bedroom units because they are going after the Fort Lee training market and the corporate short term clientele apartment market.

Mr. Miles indicated that in commercial rezonings and developments the County Staff can talk to developers about proffers. Mr. Miles explained that Staff has spent a lot of time working with the people from Loves to get the proffers identified. He mentioned that Mr. Micas will be available in the event that Planning Commissioners have any questions concerning proffers prior to the meeting during the Work Session and at the Regular Meeting.

XI. ADJOURNMENT

A Motion was made by Mrs. Elder, seconded by Mr. Simmons to adjourn the Planning Commission Meeting at 7:55 p.m. until Monday, September 19, 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)