

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

Regular Meeting
September 22, 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, September 22, 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 - Present
Vice Chairman Clarence Joyner, Jr. - Present
Chairman Alex Bresko, Jr. - Present
Mr. Floyd Brown - Present

Also present were: Steve Micas, County Attorney; Douglas Miles, Planning Manager and Chuck Brown, Office Associate II from Community Development – Planning Division.

III. INVOCATION

Mr. Easter gave the Invocation.

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

Mrs. Elder led in the Pledge of Allegiance to the United States Flag.

VI. APPROVAL OF MINUTES – August 25, 2016

Upon a motion made by Mr. Simmons 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: (0) Abstain: (1) Brockwell

VII. PUBLIC COMMENTS

At 7:32 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 7:33 p.m.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

SPECIAL EXCEPTION SE-16-02 Request of Hopewell PB, LLC dba Splat Brothers Paintball, pursuant to § 90-103 (22) to permit an outdoor recreational facility within an R-A, Residential Agricultural District. The Comprehensive Plan calls for Agricultural uses. The request property is located at 13712 Moody Road on the east side of Moody Road and is identified as part of Tax Map 160(0A)00-007-0.

Mr. Miles presented a slide presentation that demonstrated where on the parcel in which the Splat Brothers operated their business. He indicated that the applicant currently operates an outdoor recreational facility on the subject property known as Splat Brothers Paintball Facility. They are currently working with the Virginia State Health Department – Office of Drinking Water (ODW) Norfolk Office to obtain approval for potable water for their customers and their employees through the ODW state permit approval process.

Mr. Miles explained that the proposed plan is to construct a new Americans with Disabilities Act (ADA) restroom facility to include the installation of a new septic tank, drainfield and commercial well to support the restrooms and to provide potable water for human consumption.

Mr. Miles indicated that the subject property of this request is zoned R-A, Residential Agricultural and the surrounding properties are zoned A-1, General Agricultural and R-A, Residential Agricultural and either contain single-family dwellings, vacant or they are in active crop production as agricultural uses.

Mr. Miles explained that a site visit to the property to locate a satisfactory well site was made on August 29, 2016 by personnel from ODW and an acceptable well site has been identified. He indicated that the Virginia Health Department has worked with the applicant of the drainfield capacities and Staff is satisfied with more than adequate service for the customers.

Mr. Miles indicated that VDOT does not have any concerns with the commercial entrance as it meets the required sight distance requirements. He further explained that the Prince George Police Department does not have any issues with the proposed Special Exception request nor have they had issues in the past with traffic control. He mentioned that the Police Department requested to be notified prior to large events taking place on the property to provide additional patrols for traffic control.

Mr. Miles indicated that Staff recommended approval of the proposed Special Exception with the recommended conditions:

1. This Special Exception is granted for an outdoor recreational facility to Hopewell PB, LLC DBA Splat Brothers Paintball and it is not transferable and it does not run with the land on Tax Map 160(0A)00-007-0 – part of the property on the east side of Moody Road.
2. The hours of operation for the outdoor recreational facility shall be limited to Monday – Sunday 9:00 a.m. to dusk.

3. This Special Exception shall become null and void if the use of an outdoor recreational facility is abandoned for a period of twenty-four (24) consecutive months. All the related outdoor recreational facility structures and displays shall be removed from the premises within ninety (90) days at the cost of and disposal by the property owner of record for compliance purposes.

4. The applicant shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George County, as adopted.

5. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Mr. Brown asked if there had been any other concerns from the adjacent property owners. Mr. Miles indicated that there were no concerns brought to his attention prior to or after the adjacent property owner notifications were mailed.

Mr. Bresko asked if the drainfield was conventional.

Mr. Miles indicated that it was a conventional drainfield per Mr. Leonard's review. He mentioned that up to this point the facility only had bottled water and port-a-johns.

At 7:39 p.m. Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against the Special Exception. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to making comments Chairman Bresko closed the Public Hearing at 7:40 p.m.

Mr. Brown asked if there was an occupancy capacity set as to the number of people that attend the outdoor recreational facility events.

Mr. Miles explained that Staff did not set a cap on the number of attendees to utilize the facility. He mentioned that the applicants have worked with community policing in the event additional resources were needed for traffic calming measures at the Route 10 intersection. Mr. Miles indicated that this facility will not generate traffic compared to Colonial Harley-Davidson or Harbor Blast outdoor special events. Mr. Miles mentioned that most of the Spat Brothers customers or corporate or military groups are done by appointment with the staff.

Mr. Joyner asked the applicant if the purpose of the facility was to provide family outdoor recreational uses. Mr. Week, the applicant indicated that was correct.

Mr. Joyner asked if alcohol would be served on site.

Mr. Weeks indicated that alcohol was not allowed by the land owners or the insurance coverage for the facility.

Upon a motion made by Mr. Simmons and seconded by Mr. Brockwell that the Special Exception be approved along with the recommended conditions and forwarded to the Board of Supervisors with a recommendation of approval. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Easter, Elder, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

CONDITIONAL REZONING RZ-16-03 Request of BPP Jefferson Pointe LLC to conditionally rezone 3.4 +/- acres from B-1, General Business District to R-3 General Residential District to permit apartments. The Comprehensive Plan calls for Commercial use. The subject properties are located at the intersection of Bailey's Ridge Boulevard and Jefferson Park Road, adjacent to Fort Lee, and are identified as Tax Maps 12D(03)00-003-0 & 004-0.

Mr. Miles indicated that the Rezoning request and Zoning Amendment request were companion cases and will be presented jointly, if appropriate. He explained that the applicant's attorney Ms. Ann Neil Cosby will be presenting her own slide presentation that provides additional information on the proposed development.

Mr. Miles provided an overview slide presentation that identified the subject property to be rezoned as it related to Fort Lee's Shop Road gate, surrounding apartment complexes and businesses. He indicated that the applicant has submitted a conditional rezoning from B-1, General Business to R-3, General Residential to permit the construction of two (2) twenty four (24) unit apartment buildings along with the relocation and the replacement of the existing clubhouse currently located on Tax Map 12D(02)00-011-0. Mr. Miles explained that the new clubhouse facility will contain two (2) stories and it will include a second floor fitness gym and an outdoor competition pool will be built behind the clubhouse.

Mr. Miles indicated that the applicant has proffered the interior finishes of the apartment to contain high end kitchen cabinetry; stainless steel appliances, tray ceilings, chair rails and granite counter tops. Mr. Miles explained that the developer has proffered many of the same items that the developer proffered in 2008 for Independence Place apartments located behind the Jefferson Center.

He indicated that the developer has proffered as per the new requirements concerning proffers by reviewing public facility improvements at L.L. Beasley Elementary School which was selected from the list of items for improvements on the CIP projects. Mr. Miles indicated that the developer proposes to proffer \$65,568 to go towards the Public School System and Beasley Elementary specifically. He mentioned that the children in this attendance zone would attend Beasley Elementary; therefore the impact would be addressed through the cash proffer payment of \$1366.00 for each unit that will total \$65,568.00.

Mr. Miles explained that there will be utility improvements that are standard for this type of project. He mentioned that the County Engineer has been working with Timmons Group to work through the details to connect to the County's water and sewer system. Mr. Mile indicated that VDOT has reviewed the request and do not have any objections to the Rezoning request and that they believe the road system around the proposed development is adequate.

Mr. Miles indicated that Staff recommends approval of this conditional rezoning case request along with the applicant's proffers dated September 12, 2016 to permit forty-eight (48) apartment units contained in two (2) buildings along with the construction of a new clubhouse facility and associated pool on the subject property. He indicated that the Comprehensive Plan does call for commercial

uses in this area. However, the development pattern over the past 10 to 15 years in this area of the County is for multi-family residential use along the corridor and the Fort Lee area. Mr. Miles explained that this is a more urbanized area of the County therefore it is appropriate to locate the apartments near each other.

Mr. Miles asked Chairman Bresko if he could present the companion case to the Rezoning request which was the Zoning Case Amendment. Chairman Bresko told Mr. Miles to proceed with the companion zoning case request.

ZONING CASE AMENDMENT RZ-16-04 Request of BPP Jefferson Pointe LLC to amend Cases ZM-96-003 and ZM 86-7 relative to apartments and to recreational facilities. The Comprehensive Plan calls for Residential – multi-family use. The subject property is located near the intersection of Bailey’s Ridge Boulevard and Jefferson Pointe Lane and is identified as Tax Map 12D(02)00-011-0.

Mr. Miles provided an overview slide presentation that identified the subject property as it related to the surrounding community and businesses. He indicated that the subject property is located directly behind Stay-Over Storage which contains the current clubhouse, pool and tennis courts for the apartment complex. He explained that a majority of the residents do not use the tennis courts at that location therefore the developer is proposing to eliminate the tennis courts due to maintenance and lack of use.

Mr. Miles explained that in the 1996 case conditions that established the recreational facilities, the developer would delete that condition in this case and construct a new clubhouse with recreation facilities prior to occupancy of the new apartment buildings. He indicated that this would guarantee that once the developer begins to build the apartments on the back parcel the clubhouse would already be in place for the residents of the apartment complex community.

Mr. Miles indicated that the proffers for the new 24 unit apartment building were exactly the same as the rezoning case which is \$1366.00 for each unit for a total of \$32,784.00 towards public facilities for Beasley Elementary School.

Mr. Miles indicated that Staff recommends approval of this zoning case amendment request along with the applicant’s proffers dated September 12, 2016 to permit twenty-four (24) apartment units contained in one new apartment building to be built on the current apartment clubhouse / pool property location.

Mr. Joyner asked if the proffers for the schools system had to be used for Beasley Elementary School.

Mr. Miles indicated that he was correct and that the cash proffers would have to address an immediate stated need that the County has identified in the CIP process. He explained that the cash proffers cannot be used for Walton Elementary or the High School. Mr. Miles indicated that the proffers would be used in Beasley Elementary to address doors, windows, water fountains and other upgrades to the aging elementary school.

Mr. Brown asked if in the event all of the cash proffers were not used within the two (2) year window what would become of the remaining cash proffer funding.

Mr. Miles deferred to Mr. Micas to provide clarity on the proffer requirements.

Mr. Micas indicated that if the money was not used by the County within two (2) years any unused portion of the money would be returned back to the applicant.

Chairman Bresko asked when would the cash proffers be paid to the County.

Mr. Miles indicated that the cash proffer will be paid at the time the certificate of occupancy (CO) is issued for each building; approximately thirty two thousand dollars (\$32,000.00) will go towards the CIP process. He mentioned that once the CO is issued the two (2) year time frame commences for the County to use the money.

Mrs. Ann Neil Cosby, Attorney provided the Planning Commission with an in depth presentation pertaining to the master plan, new clubhouse and recreational facilities, exterior building elevations, floor plans, high end furnishings, facility entrance, landscape plan, and rental price points for the new apartments. Mrs. Cosby indicated that the new apartments will target the corporate and military personnel on Fort Lee and is consistent with the current development in this area of the County.

Mrs. Cosby explained that a study of the E-911 calls had been completed for all apartments in the area and Jefferson Pointe Apartments received the fewest 911 calls placed which was one hundred and seventy seven percent (177%) fewer 911 calls than the apartment complex with the highest number of calls.

Mr. Joyner asked if the apartments would be furnished. Mrs. Cosby indicated that the apartments would not be furnished.

Mr. Simmons asked if the apartment were handicap accessible. Mrs. Cosby indicated that the apartments will be handicap accessible to the extent required by law and the Building Code.

Mr. Simmons asked if each apartment will have an exterior entrance from a common breezeway or stairway landing.

Mr. Derrick Johnson from Timmons Group indicated that it was his understanding that there will be a central breezeway with additional apartments off from those that extends three (3) floors. He mentioned that the apartments will be similar to the apartments already there at Jefferson Pointe Apartments.

Mr. Miles indicated that County Staff will be reviewing the construction plans therefore all ADA and handicap building code requirements will be reviewed by the Building Officials office.

Chairman Bresko asked Mr. Micas if he could call the Public Hearings one after the other. Mr. Micas indicated that Chairman Bresko could open the Rezoning Case Public Hearing for the 48 unit apartments then close it; then open the Public Hearing for the 24 unit apartments and then close it.

At 8:15 p.m. Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against the Rezoning Case. He asked that persons limit their

remarks to three (3) minutes. With no one coming forward to making comments Chairman Bresko closed the Public Hearing at 8:16 p.m.

At 8:16 p.m. Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against the Zoning Case Amendment. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to making comments Chairman Bresko closed the Public Hearing at 8:17 p.m.

Upon a motion made by Mr. Brown and seconded by Mr. Easter that the Conditional Rezoning be approved along with the recommended conditions and forwarded to the Board of Supervisors with a recommendation of approval. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Easter, Elder, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

Upon a motion made by Mr. Brockwell and seconded by Mrs. Elder that the Zoning Case Amendment be approved along with the recommended conditions and forwarded to the Board of Supervisors with a recommendation of approval. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Easter, Elder, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

CONDITIONAL REZONING RZ-16-05 Request of Love's Travel Stops and Country Stores, Inc. to conditionally rezone 72.4 +/- acres from R-A, Residential – Agricultural to B-1, General Business District and 9.1 +/- acres from B-1, General Business to B-1, General Business District to permit retail stores, restaurants and service station uses. The Comprehensive Plan calls for Commercial uses. The subject properties are located in the northeast quadrant of US 460 and SR 156 and they are identified as Tax Maps 450(0A)00-023-0 & 047-0.

Mr. Miles indicated that the applicant is requesting a conditional rezoning request to B-1 General Business to allow for the development of a retail store with accessory gas and diesel fuel sales for cars, light trucks and tractor trailers. The proposed land uses are a retail convenience store, fast food restaurant with drive-thru service that has been identified as an Arby's sit down restaurant and an accessory truck service building for regular repair work on tractor trailers.

Mr. Miles presented the store front and truck service building elevations in his presentation. He mentioned that truck service building would be in the truck parking area to provide scheduled services to trucks prior to getting back on the highway. He indicated that other members of the community may also utilize this facility, but for the most part it services the existing trucks at the travel center.

Mr. Miles presented a schematic representation of the development used during the review process by County Staff and outside agencies. He indicated that it was important to note that when traveling from the west on Route 460 towards Petersburg there is an entrance to the site similar to what would be found at a rest area on interstate highways which divides passenger vehicles and tractor

trailers. He explained that the purpose for this is to keep passenger vehicles out of the tractor trailer parking area. Mr. Miles explained that a meeting was held with the Police Department and all had come to the agreement with the Love's management that at no time would passenger vehicles be parked in the truck parking and service areas.

Mr. Miles indicated that traffic travel from the Petersburg area traveling east would turn left at the traffic light on Route 460 onto Route 156 and use the proposed right turn lane into the facility. He indicated there are approximately sixty five busses that will travel south on Route 156 from the High School and Junior High School to Moore Middle School daily. He explained that the Prince George School Board Director of Operations Ron Rhodes is comfortable with the improvements that have been proposed there. He mentioned that Mr. Rhodes discussed the development with the School Board for review. Mr. Miles indicated that Davenport Engineering completed a Traffic Impact Analysis in May in order to capture the school bus traffic volume in that area prior to the schools closing.

Mr. Miles indicated that VDOT is comfortable with the proposed improvements and Traffic Impact Analysis that has been reviewed by the Richmond District.

Mr. Miles indicated that Staff recommends approval of this conditional rezoning case request along with the applicant's proffers dated August 24, 2016 that list prohibited B-1 land uses, provide for transportation right of way and turn lanes, and related road improvements, as needed, to support these land uses. He indicated that the applicants are present and can answer any additional questions. Mr. Miles pointed that the applicant has agreed with the proffered conditions the County has requested as it relates to the Zoning Ordinance to include right of way dedication, turn lanes, stormwater best practices and basin maintenance. The applicant agrees not to have billboards along Route 460 for advertisements however on site signage will be installed in order for proper traffic circulation. He indicated that the development will be required to connect to public utilities which will include extending the County water line to the site from across Route 460.

Mr. Miles explained that Bill Gleason from Love's and the engineering firm from Florida are available to answer any questions the Planning Commissioners have.

Mr. Joyner asked if the passenger vehicle traffic was taken into consideration when the TIA was conducted by the applicant.

Mr. Miles explained that all vehicular traffic was part of the TIA for concerning traffic counts. However, the focus was on bus traffic as it relates to area schools. He indicated that the TIA was provided for their review in the back of their packets. Mr. Miles indicated that the TIA demonstrated the impact at full build out and Mr. Hinson at VDOT does not have concerns with the right and left turn lanes that will service the development.

Mr. Joyner asked if there would be improvements on Route 460 up at the light.

Mr. Miles indicated that there would not be improvements at the traffic signal at the intersection.

Mrs. Elder asked if there would be separation between the development and the recreational facility next door owned by Prince George County.

Mr. Miles explained that the property in question is zoned R-A, Residential Agricultural therefore there is a buffering requirement of ten (10) feet. He indicated that the County as the adjacent property owner has worked with the applicant to ensure that the entrance to the recreational facility was discussed from a security aspect. However, the County does not have concerns. Mr. Miles explained that long term other B-1 General Business uses such as another restaurant or hotel could be located there.

Mr. Brown asked if the truck service building would be for the public use for passenger vehicle services.

Mr. Miles explained that the facility may have some capacity to service passenger vehicles as explained by Mr. Gleason during the Work Session. He indicated that Love's also assists trucks that have broken down in the area. Mr. Miles explained that outside storage at the facility is not permitted. Therefore all used tires and other service related items awaiting pickup will be screened from view from the public right of way as per the ordinance requirement. Mr. Miles indicated that other Love's facilities in the State of Virginia are very clean and organized. He explained that used tires and other core items will be disposed of on a weekly basis. Mr. Miles indicated that the Department of Environmental Quality (DEQ) does not allow for onsite storage of waste items for long periods.

Mr. Brown asked if the Stith's house would be relocated.

Mr. Miles explained that it is unclear as to what will become of the Stith's house. He mentioned that the other house on the property will be demolished and the well capped in accordance with the Department of Health requirements. He indicated that the final location of the other house was going to be at one point it was going to be used as a construction office. However, County Staff was not in favor of that and thought it would be best to clear the property for construction to include removing the house. He mentioned that the concern was that the house would end up being in a B-1, General Business zoning, which is not permitted.

Chairman Bresko asked if the facility provided services on passenger vehicles.

Mr. Miles explained that he did not think believe so however, Mr. Gleason would be able to provide answers related to service rendered by the facility.

Mr. Gleason explained that the facility would not provide services for passenger vehicles and that the facility is designed for tractor trailer light maintenance, battery and tire replacement. He indicated that the facility will have two (2) vehicles equipped to provide mobile service to tractor trailer trucks that break down in the area.

Mr. Joyner asked if a wrecking service would be provided for trucks that have broken down or that are involved in an accident. Mr. Gleason indicated that they would not and that they would utilize a local wrecker service.

Mr. Simmons asked if the citizen comments that were brought up during the community meeting had been taken into consideration concerning a family restroom in the facility and a dog walking trail on the outskirts of the property.

Mr. Gleason indicated that he had spoken to Mr. Love about the family restroom and his response was that none of the other three hundred (370) facilities had a family restroom. Therefore, there is no plan to add one. Mr. Gleason explained that the dog walking trail will be incorporated into the site plan for our guests.

Mr. Simmons asked if the land on the west side of Route 156 was going to be used to widen the road. Mr. Gleason explained that the widening is on the east side of Route 156. Mr. Simmons asked if Route 156 ends up being three (3) lanes up to the truck entrance.

Joe Wallace, Davenport Consulting indicated that as Route 156 enters into the development there will be an entry lane and a taper transition right turn lane. He explained that approximately two hundred (200) feet of Route 156 will be four (4) lane road consisting of a right hand turn lane into the site, a north bound through lane, a south bound left turn lane, and a south bound thru right turn lane.

Mr. Simmons asked if VDOT was not concerned about the stacking ability of trucks going east that will be turning left off of Route 460.

Mr. Wallace indicated that Mr. Simmons was correct and that the development will improve the flow of traffic turning left onto Route 156 by widening the road thus creating a better turning radius for vehicles.

At 8:41 p.m. Chairman Bresko opened the Public Hearing to anyone who wished to speak for or against the Rezoning Case. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to making comments Chairman Bresko closed the Public Hearing at 8:42 p.m.

Mr. Simmons indicated that he believes that this development is going to be a great asset to the community and that Mr. Miles and Mr. Gleason have both done an excellent job informing the community of the proposed development.

Upon a motion made by Mr. Brown and seconded by Mr. Simmons that the Conditional Rezoning be approved along with the recommended conditions and forwarded to the Board of Supervisors with a recommendation of approval. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Easter, Elder, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

X. COMMUNICATIONS

Mr. Miles indicated that the Board of Zoning Appeals Regular Meetings for September 26, 2016 was cancelled due to a lack of docket items. The BZA will conduct a Work Session on October 24, 2016 which a General Assembly update will be provided.

Mr. Miles indicated that the Board of Supervisor's Meeting Re-Cap Sheet was provided for the meeting on September 13, 2016 that did not include any zoning cases. However, a Solar Farms Zoning Ordinance Amendment was discussed with the Board of Supervisors and was forwarded to the Planning Commission for consideration. Mr. Miles indicated that the McQueen property located on Rives Road has been selected for a possible seventy (70) acre solar farm location.

He mentioned that a company is proposing a larger solar farm facility to be located in the Fort Powhatan area off from Route 10. Mr. Miles indicated that at the September 13, 2016 Board of Supervisors meeting the Board authorized Staff to prepare the solar farm site requirements and policies very similar to communication towers to ensure that the setbacks, landscaping and buffering requirements are met. Mr. Miles explained that the goal is to bring the draft documents before the Planning Commission. Mr. Miles explained that a solar farm would be generating power that would feed back into the power grid.

Mr. Miles explained that there will be one rezoning case scheduled for the October 27th Regular Meeting which is located on South Crater Road from B-1 to A-1 zoning. Mr. Miles explained that the property that the house is on was part of the original blanket zoning in 1965. He indicated that when the house was put up for sale as a residential dwelling the bank would not lend on the property because the property was a non-conforming structure and could not be replaced if it were damaged beyond repair.

Mr. Miles indicated that a resolution will be forwarded to the Board of Supervisors at their September 27, 2016 meeting, recommending that October be recognized as National Community Planning Month and Prince George County will celebrate it as a community to focus on the benefits of good planning.

Mr. Joyner complimented the Planning Staff for the work they had done with the cases that had been brought before the Planning Commission this evening and he thought the department should be commended for the work that went into the preparation in working on the complicated cases and made it is for us to review.

Mr. Brown mentioned that he too believes that the cases were done well by staff. He indicated that the preparation made it easy for the Planning Commissioners to provide a proper recommendation to the Board of Supervisors.

XI. ADJOURNMENT

A Motion was made by Mr. Joyner, seconded by Mr. Brown to adjourn the Planning Commission Meeting at 8:50 p.m. until Monday, October 24, 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: (7) Joyner, Brown, Elder, Easter, Simmons, Bresko, Brockwell

Opposed: (0) Absent: (0) Abstain: (0)