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PLANNING COMMISSION

V. Clarence Joyner, Jr, Chairman
James A. Easter, Vice-Chairman
Alex W. Bresko, Jr.
R. Steven Brockwell
Floyd M. Brown
Imogene S. Elder
Joseph E. Simmons

**PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 27, 2017
6:30 p.m.**

- I. Call to Order **Chairman Joyner**
- II. Roll Call **All Present**
- III. Invocation **Mrs. Elder**
- IV. Pledge of Allegiance to the U.S. Flag **Mr. Brockwell**
- V. Approval of Meeting Minutes – March 23, 2017 **Approved 6-0 as presented
Mr. Brockwell - Abstained**
- VI. Citizen Comment Period **No public comments were provided**
- VII. Old Business:

SPECIAL EXCEPTION SE-17-01 Request of True2Life Taxidermy, LLC pursuant to § 90-243 (5) to permit a home professional and trade office to operate a taxidermy shop in an attached garage located at 5555 Courthouse Road and Tax Map 23B(01)00-002-B in an R-2, Limited Residential District and the Comprehensive Plan calls for residential use. **(Public Hearing was closed on March 23, 2017)**

RECOMMENDED APPROVAL 7-0 with conditions onto May 23rd Board Meeting

VIII. New Business:

SPECIAL EXCEPTION SE-17-03 Request of Ambrusta Development LLC pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-0 in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for both commercial and village center land uses.

Two (2) adjacent property owners spoke during the Public Hearing and they had potential concerns with noise and how close the outdoor events will be to them.

The applicants met with them after the Public Hearing to explain their business use as an assembly hall and that additional site screening is being installed now.

RECOMMENDED APPROVAL 7-0 with conditions onto May 23rd Board Meeting

IX. Communications

a. Actions of the Board of Zoning Appeals

April 24, 2017 Regular BZA Meeting was cancelled with no docket items. All BZA Members received by mail the BZA Payment Changes paperwork.

b. Actions of the Board of Supervisors

The Solar Zoning Ordinance Amendment was approved 5-0 by the Board of Supervisors at their April 25th Meeting with no changes to the ordinance.

c. General Comments to the Commission **May 25th Planning Commission Cases**

NEV Solar has filed a Special Exception for a utility-scale solar energy facility on the McQueen-Spain subject properties on Rives Road at I-295.

Don and Debbie Vtipil have filed a Special Exception for an assembly hall use on the Vtipil Farm located on State Route 156 near Branchester Lakes.

X. Adjournment **7:05 p.m.**

The next regularly scheduled meeting will be **Thursday, May 25, 2017**