

## **MINUTES - WORK SESSION**

Planning Commission of Prince George County, Virginia

**Monday, November 14, 2022 at 5:30 p.m.**

County Administration Bldg., Board Room (Third Floor)  
6602 Courts Drive, Prince George, Virginia

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### **CALL TO ORDER – 5:30 p.m.**

Roll Call – **Commissioners Present: Simmons, Elder, Bresko, Anderson**  
**Commissioners Absent: Joyner, Brockwell, Brown**  
**Staff Present: Julie Walton, Tim Graves**

### **AGENDA REVIEW FOR OCTOBER 27 BUSINESS MEETING - Tim Graves**

#### **CASE REVIEW**

- T-1. SPECIAL EXCEPTION SE-22-07:** Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Tim Graves reviewed Staff's recommended conditions which were revised based on feedback from the public and the applicant during the Public Hearing on October 27. Staff also discussed a letter that was sent to the Commission by Beverly Rogers for the Jordan on the James Homeowners Association, dated 11-17-22. The letter included additional requested changes to the conditions. The Chairman allowed the applicant team to speak to discuss certain conditions recommended by staff that they still did not agree with.**
- P-1. SPECIAL EXCEPTION SE-22-11:** Request of Jason and Amelia Ruffin to permit a Family day care home (large) within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to provide child care services for up to 10 children at a time as a home occupation within an existing single-family dwelling. The subject property is approximately 0.368 acres in size, located at 4481 Branchester Parkway, and is identified as Tax Map 13H(04)0I-011-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Tim Graves reviewed the staff report and answered questions from the Commission.**
- P-2. ORDINANCE AMENDMENT OA-22-03:** Ordinance to amend “The Code of the County of Prince George, Virginia”, 2005, as amended, by amending §§ 90-52, 90-53.1, 90-102, 90-

103.1, 90-152, 90-153.1, 90-202, 90-203.1, 90-242, 90-243.1, 90-292, 90-293.1 and 90-985 to clarify the uses in the Agricultural and certain Residential zoning districts to allow by-right private animal boarding places on parcels of more than one acre and to allow by special exception from the Board of Zoning Appeals private animal boarding places on parcels of one acre or less in size. **Julie Walton reviewed the staff report and answered questions from the Commission.**

**P-3. ORDINANCE AMENDMENT OA-22-04:** Ordinance to amend “The Code of the County of Prince George, Virginia”, 2005, as amended, by enacting § 90-707 and amending §§ 90-708, 90-709, 90-711, 90-712, 90-715, 90-717, 90-718, 90-719, 90-721, 90-723, 90-726, 90-727, 90-729, 90-730, and 90-731 to make changes to the Floodplain Ordinance to reflect certain changes in the Virginia Department of Conservation and Recreation Model Ordinance for Localities. **Julie Walton reviewed the staff report and answered questions from the Commission.**

**COMMUNICATIONS** – None (reserved for the Public Hearing on November 17)

**ADJOURNMENT** – 6:55 p.m. (Motion by Elder, Second by Simmons, Vote 4-0)