

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, August 22, 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – 5:30p.m. by Chairman Bresko

Roll Call –

Present: Simmons, Elder, Bresko, Joyner (arrived at 5:39), Anderson

Absent: Brown, Brockwell

Staff Present: Julie Walton, Tim Graves

AGENDA REVIEW FOR AUGUST 25 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-1. SPECIAL EXCEPTION – SE-22-06:** Request of Charles Skalsky, pursuant to §90-103(21) of the Zoning Ordinance to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District. The subject property is approximately 23.4 acres in size, located on West Quaker Road (SR 629) and is identified by Tax Maps 340(0A) 00-136-0, 137-0, 139-0, and 108-0. The Prince George County Comprehensive Plan Future Land Use Map indicates that the property is planned for Residential uses. **Julie Walton filled in for Andre Greene to review the staff report and case materials and answered several questions from the Commission.**
- P-2. SPECIAL EXCEPTION SE-22-07:** Request of Ihab Atallah, potential buyer of property currently owned by Jordon 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 the staff report and case materials and answered questions. Staff and the Commission also discussed an email received from the Jordan on the James HOA which requested a postponement of the case to allow them more time to understand the request. Staff and the Commission discussed whether this was a valid reason to delay the case, with a general consensus that it was not. As a followup, Mr. Graves promised to double check that all required letters were sent to adjacent property owners.**

P-3. SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) “Cottage industry home occupation on a parcel of five acres or more in area.”. The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. **Tim Graves filled in for Andre Greene to review the staff report and case materials and answer questions from the Commission.**

COMMUNICATIONS - None

ADJOURNMENT – 6:24 p.m. (motion by Joyner, second by Anderson, vote 5-0)