

WORK SESSION MINUTES

Planning Commission of Prince George County, Virginia

Monday, September 19, 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko called the meeting to order at 5:30 p.m.

Roll Call – **Commissioners present: Simmons, Elder, Bresko, Anderson**
Commissioners absent: Joyner, Brown, Brockwell
Staff present: Julie Walton, Andre Greene, Tim Graves

AGENDA REVIEW FOR SEPTEMBER 22 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- A-3. SUBDIVISION WAIVER SW-22-02:** Request of Charles Sutton for a minor subdivision exception as set out in § 82-31 and § 82-351 and authorized under § 70-208, to permit a minor subdivision creating one additional lot of no less than five acres without connecting to public water and sewer systems, from a parcel located within the Prince George Planning Area and R-A zoning district, and with the remainder tract meeting applicable zoning requirements. The subject property is known as Tax Map 530(01)00-00A-0 and is located at 6214 Thweatt Drive. **Tim Graves reviewed the staff report and answered questions.**
- P-1. SPECIAL EXCEPTION SE-22-09:** Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses. **Andre Greene reviewed the staff report and answered questions. The applicant attended and answered questions.**
- P-2. REZONING RZ-21-05:** Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map

indicates the property is planned for Industrial development. **Andre Greene reviewed the staff report and answered questions. Applicant representative(s) attended.**

- P-3. REZONING RZ-22-01:** Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development. **Julie Walton reviewed the staff report and answered questions. Applicant representatives attended.**

COMMUNICATIONS (None)

ADJOURNMENT – Chairman Bresko asked for a motion to adjourn. Motion by Elder, Second by Simmons, Vote 4-0. Meeting adjourned at 6:42 p.m.