

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, October 23, 2023 at 5:30 p.m.

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

CALL TO ORDER – Madam Chair Elder called the meeting to order at 5:29 p.m.

Roll Call – Madison Sobczak called roll:

**Commissioners Present: Canepa, Brockwell, Waymack, Anderson (Arrived at 5:34 pm),
Bresko, Elder, Joyner**

Commissioners Absent: N/A

Staff Present: Robert Baldwin, Tim Graves, Madison Sobczak

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

CASE REVIEW

- P-1. SPECIAL EXCEPTION SE-23-07:** Request to permit a commercial child care center within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(28). The subject property is approximately 0.58 acres in size, located at 5844 Allin Road, and is identified as Tax Map # 230(26)00-004-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses. – **[4] Tim Graves reviewed the Applicant’s request to defer the public hearing.**
- P-2. SPECIAL EXCEPTION SE-23-08:** Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an addiction treatment facility to open in existing buildings. The subject property is approximately 6.56 acres in size, located at 16905 Parkdale Road, and is identified as Tax Map # 580(05)00-004-B. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. – **[4] Tim Graves reviewed the Staff Report.**
- P-3. COMPREHENSIVE PLAN AMENDMENT CPA-23-04:** Request to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Commercial” to “Commercial / Industrial”. If the request is approved, the Comprehensive Plan would support industrial or commercial zoning districts and uses on the property. The subject property, approximately 44.235 acres in size, is identified by Tax Map #s 340(0A)00-007-D and 340(0A)00-007-E and is located at the end of Wagner Way. An additional portion of the property is located in the City of Petersburg. – **[4] Tim Graves reviewed the Staff Report. The Commission allowed the applicant, Andy Condlin, to speak and answer questions about the request. The Commission also heard from Barbara Nelson from the Port of VA.**

P-4. SUBSTANTIAL ACCORD SA-23-01: Determination by the Prince George County Planning Commission on whether or not the large-scale solar facility proposed by RWE Clean Energy in Special Exception Application # SE-23-09 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential or Agricultural uses, and the County's adopted Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. The visually buffered development area for the facility is proposed to total +/- 506 acres and the total area of the parcels involved is +/- 1,270 acres. The property is identified by Tax Map #s 440(0A)00-071-0, 440(0A)00-072-0, 530(01)00-00B-0, 530(0A)00-001-0, 450(0A)00-028-0, 530(0A)00-046-0, and 530(0A)00-045-A, and is located near the intersection of Pumphouse Road and Thweatt Drive. – **[4] Tim Graves reviewed the Staff Report.**

COMMUNICATIONS – N/A

ADJOURNMENT – At 6:38 p.m., Madam Chair Elder asked for a Motion to Adjourn. Mrs. Canepa made the motion, seconded by Mr. Brockwell. The vote was 7-0.