

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, March 20, 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 5:30 p.m.

Roll Call – **Commissioners Present: Elder, Bresko, Anderson, Canepa (Mr. Brockwell arrived at 5:33 p.m.)**

Commissioners Absent: Joyner, Simmons

Staff Present: Julie Walton, Tim Graves

AGENDA REVIEW FOR MARCH 23 BUSINESS MEETING - Tim Graves reviewed the agenda for Thursday's Business Meeting.

CASE REVIEW

- A-3. VACATION OF PLAT S-23-01:** Request of Ethel R. Krenicky for Vacation of plat before sale of lot therein, pursuant to Section 70-802. The plat which is requested to be vacated was recorded in the Circuit Court Clerk's office in Instrument # 2200001939. The property is 73.436 acres in size, located on South Crater Road, and is currently identified as Tax Map # 510(0A)00-070-0. Vacating the plat will restore five (5) tax parcels to the boundaries that existed before the plat was recorded. **Julie Walton reviewed the staff report and answered clarification questions from the Commission.**
- P-1. REZONING AMENDMENT RZ-22-06:** Request of James R. Jones Builder, Inc. to amend the proffered conditions of Rezoning Case ZM-03-004 relating to buffer requirements, minimum house size, and number of building permits permitted per year. The subject property, zoned Residential Estate (R-E) District, comprises approximately 128 acres with frontage on Bull Hill Road and Courthouse Road, and is identified as Tax Map 340(0A)00-020-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Julie Walton reviewed the staff report and answered clarification questions from the Commission.**
- P-2. COMPREHENSIVE PLAN AMENDMENT CPA-23-01:** Request of Erica Craft and Pamela Craft to amend the Comprehensive Plan Future Land Use Map designation for a specific property from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The companion request is identified as Rezoning RZ-23-01, which is scheduled for public hearing immediately following this request. The subject property, approximately 2 acres in size, is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**

- P-3. REZONING RZ-23-01:** Request of Erica Craft and Pamela Craft to rezone approximately 2 acres from Residential Agricultural (R-A) to General Commercial (B-1). The applicants plan to operate a bakery on the property. The subject property is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses; however, the applicants have requested to change the Future Land Use designation to Commercial. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**
- P-4. SPECIAL EXCEPTION SE-23-01:** Request of Nicole Shenjobi & Daphne Moore to permit an adult daycare facility within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an adult daycare facility to open and provide services on the property. The subject property is approximately 1.15 acres in size, located at 4821 Prince George Drive, and is identified as Tax Map 24D(01)00-00B-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**

COMMUNICATIONS – Julie Walton discussed date options for a VDOT official to provide an update at a future Planning Commission Work Session.

ADJOURNMENT – Madam Chair Elder asked for a motion to adjourn the meeting. Mr. Brockwell made a motion, seconded by Mr. Bresko, and the motion passed by a 5-0 vote to adjourn the meeting at 6:25 p.m.