

## **MINUTES - WORK SESSION**

Planning Commission of Prince George County, Virginia

**Monday, April 24, 2023 at 5:30 p.m.**

County Administration Bldg., Kines Memorial Break Room (Second Floor)  
6602 Courts Drive, Prince George, Virginia

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**CALL TO ORDER** – Madam Chair Elder called the meeting to order at 5:33 p.m.

Roll Call – **Commissioners Present: Elder, Bresko, Anderson, Canepa**  
**Staff present: Andre Greene, Tim Graves. Julie Walton arrived at 5:55 p.m. from another meeting. Andre Greene left before 6:30 p.m. to run the BZA meeting.**

**AGENDA REVIEW FOR APRIL 27 BUSINESS MEETING** - Tim Graves reviewed the agenda.

### **CASE REVIEW**

- P-5. REZONING RZ-23-03:** Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(OA)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses. [9] **Andre Greene reviewed the staff report. The applicant attended the meeting and answered questions.**
- P-4. SPECIAL EXCEPTION SE-23-02:** Request of Lingerfelt Development, LLC, contract purchaser, to permit “Wholesale and processing” and “Warehousing with indoor storage” land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(OA)00-007-D and 340(OA)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses. [8] **Andre Greene reviewed the staff report. The applicant attended the meeting and answered questions.**
- A-4. SUBDIVISION WAIVER SW-23-01:** Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-

2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road. [4] **Tim Graves reviewed the staff report.**

- P-1. COMPREHENSIVE PLAN AMENDMENT CPA-23-02:** Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. [5] **Tim Graves reviewed the staff report.**
- P-2. REZONING RZ-23-02:** Request of It's His Land, LLC to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". [6] **Tim Graves reviewed the staff report.**
- P-3. SPECIAL EXCEPTION SE-23-03:** Request of It's His Land, LLC to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". [7] **Tim Graves reviewed the staff report.**
- P-6. SPECIAL EXCEPTION SE-23-04:** Request of the County of Prince George to permit "Buildings or uses for local governmental purposes" within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Public / Semi-Public" land uses. [10] **Tim Graves reviewed the staff report.**

**COMMUNICATIONS** – None

**ADJOURNMENT** –

Meeting adjourned at 7:30 p.m. Motion by Bresko, Second by Canepa, Vote 4-0.