

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, July 24, 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 5:31 p.m.

Roll Call – **Tim Graves**

Commissioners Present: Canepa, Waymack, Joyner, Elder, Bresko, Anderson

Commissioners Absent: Brockwell

Staff Present: Robert Baldwin, Andre Greene, Tim Graves

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

CASE REVIEW

- P-1. REZONING RZ-23-02:** Request 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 indicates the property is planned for “Commercial” land uses. – **[4] Tim Graves reviewed the Staff Report.**
- P-2. SPECIAL EXCEPTION SE-23-03:** Request 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 indicates the property is planned for “Commercial” land uses. – **[5] Tim Graves reviewed the Staff Report.**
- P-3. REZONING RZ-23-05:** Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses. – **[6] Andre Greene reviewed the Staff Report.**
- P-4. SPECIAL EXCEPTION SE-23-06:** 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 proposed facility would treat patients on a voluntary basis for substance abuse

and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses. – [7] **Tim Graves reviewed the Staff Report.**

- P-5. REZONING RZ-23-08:** Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land uses. – [8] **Andre Greene reviewed the Staff Report. The attorney for the Applicant answered a question.**

COMMUNICATIONS – None

ADJOURNMENT – At 6:40 p.m., Madam Chair Elder asked for a Motion to Adjourn. Mr. Bresko made the motion, seconded by Ms. Canepa. The vote was 6-0 with Mr. Brockwell absent.