

MINUTES
Planning Commission
County of Prince George, Virginia
Business Meeting
December 13, 2023

County Administration Building, Board Room, Third Floor
6602 Courts Drive, Prince George, Virginia 23875

CALL TO ORDER. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Wednesday, December 13, 2023, in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Ms. Anderson, Vice-Chair.

ATTENDANCE. The following members responded to Roll Call:

Tammy Anderson, Vice-Chair	Present
Stephen Brockwell	Present
Alex Bresko	Present
Clarence Joyner	Absent
Imogene Elder, Chair	Absent
Jennifer Canepa	Present
Brian Waymack	Absent

Also present: Robert Baldwin, Planning Director; Tim Graves, Planner II; Koty Gray, Planner I; Madison Sobczak, Planning Technician

INVOCATION. Mr. Bresko provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Brockwell led in the Pledge of Allegiance to the United States flag.

ADOPTION OF THE AGENDA. Ms. Anderson asked the Commissioners for a motion to approve the Agenda for the December 13, 2023, Planning Commission meeting. Mr. Bresko made a motion to approve the Agenda and Ms. Canepa seconded the motion.

Roll Call:

In favor: (4) Anderson, Bresko, Brockwell, Canepa

Opposed: (0)

Absent: (3) Joyner, Elder, Waymack,

PUBLIC COMMENT PERIOD.

At 6:32 p.m., Ms. Anderson opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as Public Hearings. Citizens were asked to limit their comments to three (3) minutes.

With no one present indicating they wished to speak, the Public Comment Period was closed at 6:32 p.m.

COMMISSIONERS' COMMENTS.

There were no Commissioners' comments.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – November 13, 2023

Ms. Anderson asked the Commissioners to review the Work Session Minutes from November 13, 2023. Ms. Canepa made a motion to approve the November 13, 2023, Work Session Minutes. The motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (3) Canepa, Brockwell, Anderson

Abstain: (1) Bresko

Absent: (3) Elder, Waymack, Joyner

A-2. Adoption of Business Meeting Minutes – November 16, 2023

Ms. Anderson asked the Commissioners to review the Minutes of the November 16, 2023, Planning Commission meeting. Mr. Brockwell made a motion to approve the November 16, 2023 Meeting Minutes as written. The motion for approval was seconded by Ms. Canepa.

Roll Call:

In favor: (4) Bresko, Canepa, Anderson, Brockwell

Opposed: (0)

Abstain: (0)

Absent: (3) Waymack, Joyner, Elder

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for "Village Center" land uses. – [4] Tim Graves

Mr. Graves presented SE-23-07 to the Commission. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Ms. Anderson opened the public comment period and asked if there was anyone in attendance that would like to speak, stating they had (3) minutes to speak. With no one wishing to speak, Ms. Anderson closed the public comment period.

Ms. Anderson asked if the Commissioners had any comments for staff, since there were none, Ms. Anderson called for a motion.

Ms. Canepa motioned to forward request SE-23-07 to the Board with a recommendation for approval, subject to the recommended conditions in the Staff Report, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Brockwell seconded the motion.

Roll Call:

In favor: (4) Canepa, Bresko, Brockwell, Anderson

Opposed: (0)

Absent: (3) Elder, Waymack, Joyner

- P-2. REZONING RZ-23-11:** Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses.
– [5] **Koty Gray**

Mr. Gray presented RZ-23-11 to the Commissioners. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Ms. Anderson opened the public comment period and asked if there was anyone in attendance that would like to speak, stating they had (3) minutes to speak. With no one wishing to speak, Ms. Anderson closed the public comment period.

Ms. Anderson asked if the Commissioners had any comments for staff, since there were none, Ms. Anderson called for a motion.

Mr. Brockwell motioned to forward request RZ-23-11 to the Board with a recommendation for approval and the reason for this recommendation is: It is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Bresko seconded the motion.

Roll Call:

In favor: (4) Anderson, Canepa, Brockwell, Bresko,

Opposed: (0)

Absent: (3) Waymack, Joyner, Elder

COMMUNICATIONS.

- C-1.** Draft 2024 Planning Commission Schedule
Needs to be adopted at the January Organizational Meeting.
- C-2.** Actions of the Board of Zoning Appeals (BZA)
- One variance request scheduled for December.
- C-3.** Actions of the Board of Supervisors (BOS)
- Meeting recap was provided to the Planning Commission.
 - Board of Supervisors upheld the Planning Commission’s determination that Bakers Pond Solar was not in Substantial Accord.
 - Mr. Joyner was reappointed to the Planning Commission for 4 more years.
- C-4.** Upcoming Planning Commission Cases for January
- There will be at least one Public Hearing at the January meeting.
- Mr. Bresko asked if Mr. Joyner’s term was the only one expiring.
Mr. Graves confirmed that was correct.

ADJOURNMENT.

At 6:48 p.m., Ms. Anderson asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn, and Ms. Canepa seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (4) Bresko, Anderson, Brockwell, Canepa

Opposed: (0)

Absent: (3) Waymack, Joyner, Elder