

BUSINESS MEETING RESULTS
Planning Commission
County of Prince George, Virginia
Business Meeting: July 27, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER – 6:30 p.m.

Roll Call –

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

Commissioners Absent: Brockwell, Joyner

**Staff Present: Robert Baldwin, Andre Greene, Tim Graves, Missy Greaves-Smith,
Andrea Erard**

INVOCATION – Mrs. Elder provided the invocation

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – Mr. Waymack led the pledge

ADOPTION OF AGENDA [1] – Adopted 5-0

PUBLIC COMMENTS – None

**COMMISSIONERS' COMMENTS – Mrs. Elder congratulated Ms. Erard on becoming
County Attorney**

ORDER OF BUSINESS

A-1. Welcome new Planning Director Robert Baldwin

A-2. Adoption of Work Session Meeting Minutes – June 20, 2023 [2] – **Adopted 4-0 (Ms. Anderson abstained)**

A-3. Adoption of Business Meeting Minutes – June 22, 2023 [3] – **Adopted 4-0 (Ms. Anderson abstained)**

PUBLIC HEARINGS

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(OA)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 provided the staff report. There were no public comments during the public hearing. The Commission forwarded the request to the**

Board with a recommendation of Approval (vote 5-0), subject to the proffered conditions.

- 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 provided the staff report. There were no public comments during the public hearing. The Commission forwarded the request to the Board with a recommendation of Approval (vote 5-0), subject to the recommended conditions.**
- 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 provided the staff report. There were no public comments during the public hearing. The Commission forwarded the request to the Board with a recommendation of Approval (vote 5-0), subject to the proffered conditions.**
- 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 provided the staff report. There were no public comments during the public hearing. The Commission forwarded the request to the Board with a recommendation of Approval (vote 5-0), subject to the recommended conditions.**
- 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] **The Commission voted 5-0 to waive a section of the bylaws pertaining to receiving proffers at least 10 days prior to the public hearing. Andre Greene provided the staff report. There were no public comments during the public hearing. The Commission forwarded the request to the Board with a recommendation of Approval (vote 5-0), subject to the proffered conditions.**

COMMUNICATIONS – [9] Tim Graves provided the Communications.

C-1. Actions of the Board of Zoning Appeals – The July meeting was cancelled due to no requests. The August meeting will be cancelled due to no requests.

C-2. Actions of the Board of Supervisors

A. BOS Recap(s) – On July 11, the BOS approved the rezoning and special requests of Tonya Haley (Haley’s Honey Meadery) relating to a mead production facility with tasting room at 5108 Prince George Drive.

C-3. Upcoming Cases for August 2023 – Only one public hearing currently scheduled.

Andre Greene, Planner II, announced his retirement effective August 31.

ADJOURNMENT – 7:38 p.m.