

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

Business Meeting
6:30 p.m.

CALL TO ORDER – 6:31 p.m.

Roll Call –

Commissioners Present: Elder, Canepa (via phone), Bresko, Joyner, Brockwell, Anderson (arrived at 6:32 p.m.)

Commissioners Absent: Waymack

Staff Present: Julie Walton, Andre Greene, Tim Graves, Missy Greaves-Smith

INVOCATION – Ms. Elder provided the invocation

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

ADOPTION OF AGENDA – The agenda was revised by a 6-0 vote to consider the Convenience Center (SE-23-04) as the first public hearing item.

The revised agenda was adopted by a 6-0 vote.

Ms. Elder announced that request # SE-23-02 (Lingerfelt Development, LLC) was deferred by the applicant until the next Planning Commission meeting.

PUBLIC COMMENTS – None

COMMISSIONERS' COMMENTS – None

ORDER OF BUSINESS

A-1. Introduction of New Planning Commissioner – Brian Waymack – Mr. Waymack could not attend tonight's meeting and will be introduced at the next scheduled meeting.

A-2. Adoption of Work Session Meeting Minutes – March 20, 2023 – Adopted 5-0 with Mr. Joyner abstaining

A-3. Adoption of Business Meeting Minutes – March 23, 2023 – Adopted 5-0 with Mr. Joyner abstaining

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. - Tim Graves provided the staff report. The Commission approved the request by a 6-0 vote.

PUBLIC HEARINGS

- ~~P-6.~~ **P-1.** **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. - **Tim Graves presented the staff report. Dean Simmons, Director of General Services for Prince George County, spoke as the Applicant. There were public comments. The Commission forwarded the request to the BOS with a recommendation for denial for reasons provided, by a 6-0 vote.**
- ~~P-4.~~ **P-2.** **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. - **Tim Graves presented the staff report. Tim Stewart spoke as the Applicant. There were public comments. The Commission forwarded the request to the BOS with a recommendation for denial for reasons provided, by a 5-1 vote, with Mr. Brockwell dissenting.**
- ~~P-2.~~ **P-3.** **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”. - **After the Commission recommended denial on the Comprehensive Plan request # CPA-23-02, Staff asked the Commission to postpone the public hearing for this item and SE-23-03 until the June Planning Commission meeting. The Commission approved the postponement of both items by a 6-0 vote.**
- ~~P-3.~~ **P-4.** **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”. – **This item was postponed along with RZ-23-02 until the June Planning Commission meeting.**

~~P-4.~~ **P-5. 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(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses. – **Prior to the meeting, the applicant requested to defer this public hearing item to the next Planning Commission meeting, therefore the item was not discussed and no public hearing was held.**

~~P-5.~~ **P-6. 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(0A)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. - **Andre Greene presented the staff report. There were public comments. The Planning Commission forwarded the request to the BOS with a recommendation for approval by a 6-0 vote.**

COMMUNICATIONS – Tim Graves provided the Communications:

- C-1. Actions of the Board of Zoning Appeals**
The BZA approved SE-BZA-23-01 regarding a private dog boarding place for 5 dogs for private use by the property owner on a residential property.
There will not be a BZA meeting for May 2023.

- C-2. Actions of the Board of Supervisors**
 - A. BOS Recap(s)**
The BOS approved RZ-22-05 at the March 28 meeting and recognized Floyd Brown Sr. and Erma Brown for their service to the County.
The BOS appointed Brian Waymack to the Planning Commission at the April 11 Meeting to serve the interim term for Joe Simmons who resigned at the previous Planning Commissioner meeting.

The BOS approved RZ-22-06, CPA-23-01, RZ-23-01, SE-23-01 at the April 25 meeting.

C-3. Upcoming Cases for May 2023

One new rezoning case is scheduled.

Special Exception # SE-23-02 (Lingerfelt Development, LLC) public hearing is scheduled after deferral by the Applicant (and will be re-advertised).

ADJOURNMENT – 8:37 p.m.