

MEETING RESULTS
Planning Commission
County of Prince George, Virginia
Business Meeting: October 26, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER –6:29 p.m.

Roll Call – **Commissioners present: Elder, Waymack, Joyner, Canepa, Bresko, Anderson, Brockwell**
Commissioners absent: N/A
Staff present: Robert Baldwin, Tim Graves, Madison Sobczak

INVOCATION – Ms. Waymack

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

ADOPTION OF AGENDA [1] – Adopted

PUBLIC COMMENTS

COMMISSIONERS' COMMENTS

ORDER OF BUSINESS

- A-1.** Adoption of Work Session Meeting Minutes – September 25, 2023 [2] - **Adopted**
- A-2.** Adoption of Business Meeting Minutes – September 28, 2023 [3] - **Adopted**

PUBLIC HEARINGS

- 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 0.58 acres in size, located at 5844 Allin Road, and is identified as Tax Map # 230(26)00-004-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses. [4] - **The Commission approved the applicant’s request to defer the public hearing by 7-0 vote. It is tentatively rescheduled for November 16.**
- P-2. SPECIAL EXCEPTION SE-23-08:** 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 purpose of the request is to allow an addiction treatment facility to open in existing buildings. The subject property is approximately 6.56 acres in size, located at 16905 Parkdale Road, and is identified as Tax Map # 580(05)00-004-B. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. [5] - **The Commission forwarded the request to the Board of**

Supervisors with a recommendation for Approval by a 5-2 vote. The case is scheduled for the November 28 BOS meeting.

P-3. COMPREHENSIVE PLAN AMENDMENT CPA-23-04: Request to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Commercial” to “Commercial / Industrial”. If the request is approved, the Comprehensive Plan would support industrial or commercial zoning districts and uses on the property. The subject property, approximately 44.235 acres in size, is identified by Tax Map #s 340(0A)00-007-D and 340(0A)00-007-E and is located at the end of Wagner Way. An additional portion of the property is located in the City of Petersburg. **[6] - The Commission forwarded the request to the Board of Supervisors with a recommendation for Approval by a 7-0 vote. The case is scheduled for the November 28 BOS meeting.**

P-4. SUBSTANTIAL ACCORD SA-23-01: Determination by the Prince George County Planning Commission on whether or not the large-scale solar facility proposed by RWE Clean Energy in Special Exception Application # SE-23-09 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential or Agricultural uses, and the County’s adopted Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. The visually buffered development area for the facility is proposed to total +/- 506 acres and the total area of the parcels involved is +/- 1,270 acres. The property is identified by Tax Map #s 440(0A)00-071-0, 440(0A)00-072-0, 530(01)00-00B-0, 530(0A)00-001-0, 450(0A)00-028-0, 530(0A)00-046-0, and 530(0A)00-045-A, and is located near the intersection of Pumphouse Road and Thweatt Drive. **[7] - The Planning Commission adopted a resolution determining that the proposal is NOT in Substantial Accord with the Comprehensive Plan by a 7-0 vote. The applicant has 10 days to appeal the determination to the Board of Supervisors for further consideration.**

COMMUNICATIONS – [8]

- C-1.** Actions of the Board of Zoning Appeals
- C-2.** Actions of the Board of Supervisors
 - A.** BOS Recap(s)
- C-3.** Upcoming Cases for November 2023

ADJOURNMENT – 8:31 p.m.