

**MEETING RESULTS – BUSINESS MEETING**  
Planning Commission of Prince George County, Virginia

**Thursday, March 28, 2024 at 6:30 p.m.**  
County Administration Bldg. Boardroom, Third Floor  
6602 Courts Drive, Prince George, Virginia

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**CALL TO ORDER** – The meeting was called to order at 6:30 p.m.

Roll Call – **Commissioners Present: Anderson, Bresko, Brockwell, Canepa, Elder, Waymack**

**Commissioners Absent: Joyner**

**Staff present: Robert Baldwin, Tim Graves, Koty Gray, Madison Sobczak**

**INVOCATION**

**PLEDGE OF ALLEGIANCE TO THE U.S. FLAG**

**ADOPTION OF AGENDA [1]** – Adopted

**PUBLIC COMMENTS**

The Public Comments period is open to anyone who wishes to speak to the Commissioners on only topics that are not on the Agenda this evening. Please state your name and address and you will have three (3) minutes to speak.

**COMMISSIONERS' COMMENTS**

**ORDER OF BUSINESS**

**A-1.** Adoption of Work Session Meeting Minutes – February 20, 2024 [2] – **Adopted**

**A-2.** Adoption of Business Meeting Minutes – February 22, 2024 [3] – **Adopted**

**A-3.** Adoption of Revised 2024 (to Jan. 2025) Meeting Schedule [4] – **Adopted**

**PUBLIC HEARINGS**

**P-1. REZONING RZ-24-01:** Request to conditionally rezone 8.761 acres from R-2 (Limited Residential District) to R-TH (Residential Townhouse District). The purpose of the rezoning is to develop up to 56 townhomes in Prince George County. The subject property is located west of the intersection of Monroe Ave. and Butor Rd. on the border with the City of Hopewell, and a larger portion of the overall development is proposed to be located in the City of Hopewell. The property in Prince George County consists of 4 tax parcels identified as Tax Map #s 120(01)00-002-0, 003-0, 004-0 and 005-0. The Comprehensive Plan indicates the property is planned for Residential uses. [5] **Tim Graves presented the staff report. The applicant also provided a presentation. The PC held a public hearing and recommended approval by a 5-1 vote.**

**P-2. SPECIAL EXCEPTION SE-23-11:** Request within a General Business (B-1) Zoning District to permit a private school (pre-school) for children ages 3 through 5, pursuant to Prince George County Zoning Ordinance Section 90-393(32), and to permit a child-care center (religious exempt daycare) for children ages 3 through 12, pursuant to Section 90-393(28). The subject property is located at 5258 Oaklawn

Boulevard, and is identified as Tax Map # 120(03)00-00C-0. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. **[6] Tim Graves presented the staff report. The PC held a public hearing and recommended approval by a 6-0 vote.**

**P-3. SPECIAL EXCEPTION SE-24-01:** Request within a Residential Agricultural (R-A) Zoning District to permit extraction of natural resources (borrow pit) pursuant to Prince George County Zoning Ordinance Section 90-103(21), and to permit processing of agricultural and forest products pursuant to section 90-103(11), and to permit landscaping supplies sales pursuant to Section 90-103(8). The purpose of the request is to allow designated areas of the land to be excavated and backfilled, and to mulch agricultural and forest products onsite, and to provide online sales pickup for materials stored on-site. The subject property, which is located on the southwestern quadrant of the intersection of James River Drive (SR10) and Ruffin Road, is identified as Tax Map #s 130(0A)00-074-0, 140(0A)00-003-0, and 140(0A)00-005-0. The land uses are proposed to occur in work areas totaling approximately 85 acres out of a total parcel area of approximately 238 acres. The Comprehensive Plan indicates the property is planned for Village Center and Residential land uses. **[7] Tim Graves presented the staff report. The applicant also spoke. The PC held a public hearing and recommended approval by a 6-0 vote.**

**P-4. SPECIAL EXCEPTION SE-24-02:** Request of Donald D. and Sheryl S. Deaver to permit a “furniture sales and repair shop” as a “home occupation within an accessory building” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-103(10) & 90-103(53). The subject property is approximately 8.73 acres in size, located at 15200 Lindberg Drive, Disputanta, VA 23842, and is identified as Tax Map # 510(12)00-016-0. The Comprehensive Plan indicates the property is planned for Agriculture uses. **[8] Koty Gray presented the staff report. The PC held a public hearing and recommended approval by a 6-0 vote.**

**P-5. SPECIAL EXCEPTION SE-24-03:** Request of Alyssa J. and Charles M. Johnston to permit a “reupholstery shop” as a “home occupation within an accessory building” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-103(10) & 90-103(53). The subject property is approximately 5.29 acres in size, located at 17000 Jolly Road, Disputanta, VA 23842, and is identified as Tax Map # 600(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Agriculture uses. **[9] Koty Gray presented the staff report. The PC held a public hearing and recommended approval by a 6-0 vote.**

**COMMUNICATIONS – [10] Tim Graves provided the Communications.**

- 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 April 2024
- C-4.** Comprehensive Plan Update Process

**ADJOURNMENT – Meeting was adjourned at 8:12 p.m.**