

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, October 26, 2023 beginning at 6:30 p.m. concerning the following requests:

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.

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.

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.

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.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances and other materials related to the above named requests may be reviewed or obtained in the Planning & Zoning Office, located within the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can

be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION

Publish: 10/12/23 and 10/19/23