

MEETING RESULTS
Planning Commission
County of Prince George, Virginia
Business Meeting: March 23, 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: Bresko, Anderson, Elder, Canepa, Brockwell, Simmons**

Commissioners absent: Joyner

Staff present: Julie Walton, Dan Whitten, Tim Graves, Andre Greene, Missy Greaves-Smith

INVOCATION – Mr. Bresko provided the invocation

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – Ms. Anderson led the pledge

ADOPTION OF AGENDA – Adopted 6-0

PUBLIC COMMENTS

The Public Comment period is open to anyone who wishes to speak to the Commissioners on any items not being heard as Public Hearing items this evening. Please state your name and address, and you will have three (3) minutes to speak.

No public comments

COMMISSIONERS' COMMENTS – Ms. Elder asked the Commissioners to pick up their own meeting packets rather than have Staff deliver them and for the Commissioners to notify staff if they needed delivery for a particular month. Mr. Graves stated that staff will notify the Commissioners when packets are ready for pickup.

ORDER OF BUSINESS

- A-1. Adoption of Work Session Meeting Minutes – February 21, 2023 – Adopted 6-0**
- A-2. Adoption of Business Meeting Minutes – February 23, 2023 – Adopted 5-0, Mr. Simmons abstained**
- A-3. VACATION OF PLAT S-23-01: Request of Ethel R. Krenicky for Vacation of plat before sale of lot therein, pursuant to Section 70-802. The plat which is requested to be vacated was recorded in the Circuit Court Clerk's office in Instrument # 2200001939. The property is 73.436 acres in size, located on South Crater Road, and is currently identified as Tax Map # 510(0A)00-070-0. Vacating the plat will restore five (5) tax parcels to the boundaries that existed before the plat was recorded. **Julie Walton presented the Staff Report. The Commission forwarded the request to the BOS with a recommendation for approval by a 6-0 vote.****

PUBLIC HEARINGS

- P-1. REZONING AMENDMENT RZ-22-06:** Request of James R. Jones Builder, Inc. to amend the proffered conditions of Rezoning Case ZM-03-004 relating to buffer requirements, minimum house size, and number of building permits permitted per year. The subject property, zoned Residential Estate (R-E) District, comprises approximately 128 acres with frontage on Bull Hill Road and Courthouse Road, and is identified as Tax Map 340(0A)00-020-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Julie Walton presented the Staff Report. There were some public comments, primarily questions which were answered by the applicant and staff. The Commission forwarded the request to the BOS with a recommendation for approval by a 6-0 vote.**
- P-2. COMPREHENSIVE PLAN AMENDMENT CPA-23-01:** Request of Erica Craft and Pamela Craft to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Residential” to “Commercial”, in order to support a companion rezoning request for the same property. The companion request is identified as Rezoning RZ-23-01, which is scheduled for public hearing immediately following this request. The subject property, approximately 2 acres in size, is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. **Tim Graves presented the Staff Report. There were no public comments. The Commission forwarded the request to the BOS with a recommendation for approval by a 6-0 vote.**
- P-3. REZONING RZ-23-01:** Request of Erica Craft and Pamela Craft to rezone approximately 2 acres from Residential Agricultural (R-A) to General Commercial (B-1). The applicants plan to operate a bakery on the property. The subject property is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses; however, the applicants have requested to change the Future Land Use designation to Commercial. **Tim Graves presented the Staff Report. There were no public comments. The Commission forwarded the request to the BOS with a recommendation for approval by a 6-0 vote.**
- P-4. SPECIAL EXCEPTION SE-23-01:** Request of Nicole Shenjobi & Daphne Moore to permit an adult daycare facility within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an adult daycare facility to open and provide services on the property. The subject property is approximately 1.15 acres in size, located at 4821 Prince George Drive, and is identified as Tax Map 24D(01)00-00B-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses. **Tim Graves presented the Staff Report. There were no public comments. The 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 – **One variance case scheduled for March BZA meeting. One special exception case scheduled for April BZA meeting.**
- C-2.** Actions of the Board of Supervisors

A. BOS Recap – No cases were heard at February 28 or March 14 BOS meetings. At the March 14 meeting, the County Administrator proposed an annual budget for the Board’s consideration. The proposed budget requests funding for a Planning Director position, Comprehensive Plan update, and Ordinances update.

C-3. Upcoming Cases for April 2023 – 7 cases currently scheduled for April:

- **Three cases relating to a mini storage facility**
- **a special exception for a warehouse on Wagner Way**
- **a request for waiver of subdivision requirement to build a sidewalk**
- **a rezoning for a distribution center on Rives Road**
- **Special Exception for new County convenience center**

C-4. Other

A. Commendations for Floyd M. Brown Sr. and Irma Brown scheduled for March 28 BOS

B. VDOT Report tentatively scheduled for April Work Session – Now scheduled for May Work Session

Ms. Elder asked the Commissioners to call or email staff by noon the day of a meeting to confirm if they cannot attend a meeting.

Mr. Simmons announced that he was resigning from the Planning Commission effective immediately due to family medical reasons.

Mr. Bresko announced that “Farm Day” is being held at his house on April 18 for local second graders.

ADJOURNMENT – 7:52 p.m.