

AGENDA – BUSINESS MEETING

Planning Commission of Prince George County, Virginia

Thursday, October 27, 2022 at 6:30 p.m.

County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Chairman Bresko

PUBLIC COMMENTS - Chairman Bresko

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.

ORDER OF BUSINESS

A-1. Adoption of the Work Session Minutes – September 19, 2022 **[2] Chairman Bresko**

A-2. Adoption of Meeting Minutes – September 22, 2022 **[3] Chairman Bresko**

PUBLIC HEARINGS

P-1. SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **[4] Tim Graves**

P-2. SPECIAL EXCEPTION SE-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The

Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses. [5] **Tim Graves**

- P-3. COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property. [6] **Andre Greene**
- P-4. REZONING RZ-22-03:** Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial". [7] **Andre Greene**

COMMUNICATIONS –Tim Graves, Planner

- A.** Actions of the Board of Zoning Appeals
- B.** Actions of the Board of Supervisors [8]
 - a. BOS Recap
- C.** Upcoming Cases for November 2022 [9]
 - a. RZ-22-02 Harvest Road Rezoning (Tentative)
 - b. SW-22-03 Ross Subdivision Waiver
 - c. SE-22-11 Ruffin Home Day Care
 - d. OA-22-04 Floodplain Ordinance Update
 - e. OA-22-05 Ordinance Amendment for Day Support Facilities (Tentative)

ADJOURNMENT – Chairman Bresko