

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: April 27, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER – Madam Chair Elder

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Madam Chair Elder

PUBLIC COMMENTS – Madam Chair Elder

COMMISSIONERS' COMMENTS – Madam Chair Elder

ORDER OF BUSINESS – Madam Chair Elder

- A-1.** Introduction of New Planning Commissioner – Brian Waymack
- A-2.** Adoption of Work Session Meeting Minutes – March 20, 2023 **[2]**
- A-3.** Adoption of Business Meeting Minutes – March 23, 2023 **[3]**
- A-4.** **SUBDIVISION WAIVER SW-23-01:** Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road. **[4] Tim Graves**

PUBLIC HEARINGS – Madam Chair Elder

- P-1.** **COMPREHENSIVE PLAN AMENDMENT CPA-23-02:** Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. **[5] Tim Graves**

- P-2. REZONING RZ-23-02:** Request of It's His Land, LLC to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". **[6] Tim Graves**
- P-3. SPECIAL EXCEPTION SE-23-03:** Request of It's His Land, LLC to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". **[7] Tim Graves**
- P-4. SPECIAL EXCEPTION SE-23-02:** Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses. **[8] Andre Greene / Julie Walton**
- P-5. REZONING RZ-23-03:** Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial / Industrial" land uses. **[9] Andre Greene / Julie Walton**
- P-6. SPECIAL EXCEPTION SE-23-04:** Request of the County of Prince George to permit "Buildings or uses for local governmental purposes" within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would

occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses. [10] **Tim Graves**

COMMUNICATIONS – [11] Tim Graves

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 May 2023

ADJOURNMENT – Madam Chair Elder