

Issue Analysis Form

Date: February 27, 2018

Item: Prince George County Burn Building Request

Lead Departments: Community Development and Code Compliance / Fire, EMS & Emergency Mgmt.

Contact Persons: Douglas Miles, Planning Manager and Brad Owens, Fire & EMS Director



Description and Current Status

Special Exception to permit local government uses: Class A Burn Building and/or other related local governmental purpose buildings and/or volunteer fire or rescue squad uses

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
January 25, 2018
Recommended for
Approval by 7-0 vote.

Does this require Board of Supervisors action?

Yes No
February 27, 2018

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

This project has been through the CIP Plan Review process and ranked with the proposed burn building being grant funded and future fire station in the CIP Plan.

County Impact

The proposed burn building and fire station uses will provide enhanced training and public safety coverage for this portion of the County to include industrial properties.

Notes

n/a

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 27th day of February, 2018:

Present:

Alan R. Carmichael, Chairman
Donald R. Hunter, Vice-Chairman
Floyd M. Brown, Jr.
Marlene J. Waymack
T.J. Webb

Vote:

P-1

SPECIAL EXCEPTION SE-17-07 Request of the County of Prince George for a Special Exception to construct a Class A Burn Building and/or other related local government purpose buildings and/or volunteer fire or rescue squad use under 90-392 (41) and 90-443 (2) in an M-1 Zoning District. The request property is located on the west side of Wells Station Road and south of West Quaker Road and identified as Tax Map 340(0A)00-132-0. The comprehensive plan calls for industrial uses and is the County's service entrance area to the existing industrial park land.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-07 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for local government purpose buildings and/or volunteer fire or rescue squad uses to the County of Prince George located on Tax Map 340(0A)00-132-0 and it shall run with the land.
2. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
3. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on February 27, 2018 and becoming effective immediately.

**BOARD OF SUPERVISORS
SPECIAL EXCEPTION REPORT SUMMARY**

CASE NUMBER: SE-17-07

APPLICANTS: County of Prince George, Virginia

TAX MAP: 340(0A)00-132-0

REQUEST: Special Exception to permit local government uses

EXISTING ZONING: M-1, Limited Industrial Zoning District

EXISTING USE: Vacant

PROPOSED USE: Class A Burn Building and/or other related local governmental purpose buildings and/or volunteer fire or rescue squad uses.

UTILITIES: Water and Sewer

MEETING INFORMATION:

Planning Commission: Thursday, January 25, 2018 at 6:30 p.m.
Recommended Approval 7-0 with conditions

Board of Supervisors: Tuesday, February 27, 2018 at 7:30 p.m.

ATTACHMENTS:

1. Special Exception Application
2. Staff Report and GIS Map

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-17-07 COUNTY OF PRINCE GEORGE
PUBLIC HEARING DATE: FEBRUARY 27, 2018

Request:

A Special Exception to permit a Class A Burning Building and/or other related local government purpose buildings and/or volunteer fire or rescue squad uses under 90-392 (41) and 90-443 (2) in an M-1 Zoning District.

Case Summary:

The Prince George County Fire and EMS Director is proposing a Class A Burn Building and he presented the department's proposal on September 13, 2016 to the Prince George County Board of Supervisors at the proposed location. The Director is now bringing forward a request to site the building on the subject property through the local land use approval process and it may include other local government purpose uses in the future on this County owned property.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this area as appropriate for industrial land uses and the request site is in the County's service entrance area to the existing industrial park land and it would provide for the necessary public safety and service needs in this portion of the County.

Existing and Surrounding Uses:

The subject property is zoned M-1, Limited Industrial and there is an existing zoning case condition that requires that a fifty (50) foot buffer be installed to screen future land uses from any adjoining residential or agricultural uses such as single family dwellings and farm structures.

Community Development and Code Compliance

The Inspections Division has reviewed the Special Exception request for local government purpose buildings and uses with respect to the Virginia Uniform Statewide Building Code (VUSBC). Development of the property will be required to comply with the applicable requirements of the VUSBC and VSFPC. Review of these items will be completed during the site plan review process. Construction of all new buildings will require commercial building permits and related trade permits from the Inspections Division. Structures that will be utilized for commercial purposes will be required to comply with the applicable requirements of the VUSBC. The review of these items will be completed during the building permit review process.

Virginia Department of Transportation:

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. Commercial entrances are subject to the spacing criteria contained in VDOT's Access Management Design Standards. The applicant has begun to work with the VDOT – Petersburg Residency Staff on their new site entrance requirements in conjunction with Timmons Group through the submittal of a conceptual site plan on the property.

Recommendation:

The Planning Commission and Staff recommends Approval of the proposed local government purpose buildings provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for local government purpose buildings and/or volunteer fire or rescue squad uses to the County of Prince George located on Tax Map 340(0A)00-132-0 and it shall run with the land.
2. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
3. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

February 14, 2018

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, February 27, 2018 beginning at 7:30 p.m.** in the Board Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-17-07 Request of County of Prince George for a Special Exception to construct a Class A Burn Building and/or other related local government purpose buildings and/or volunteer fire or rescue squad use under 90-392 (41) and 90-443 (2) in an M-1 Zoning District. The request property is located on the west side of Wells Station Road and south of West Quaker Road and identified as Tax Map 340(OA)00-132-0. The comprehensive plan calls for industrial uses and is the County's service entrance area to the existing industrial park land.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building or 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have attached a copy of the general location of the request site for your use.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

Attachment

**Community Development &
Code Compliance**



*Julie C. Walton, Director
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

TO: Angela Blount, Environmental Program Coordinator
Brad Owens, Fire, EMS & Emergency Mgmt. Director
Paul Hinson, VDOT – Petersburg Residency
Mike Purvis, Director of General Services
Jeff Stoke, Deputy County Administrator
Julie Walton, Community Development Director

FROM: Douglas Miles, Planning Manager **DM**

DATE: December 22, 2017

RE: **SE-17-07 Prince George Fire & EMS Burn Building**

Please find this Special Exception request by the County of Prince George to construct a Class A Burn Building on Wells Station Road located on Tax Map 340(0A)00-132-0. The site plan is accompanying this request and we would ask that you review these two (2) requests together. This land use request may include multiple County buildings for local government purposes.

Please provide your staff report comments for this new request by **Friday, January 5, 2018**. This request will be scheduled for a public hearing at the Planning Commission on Thursday, January 25, 2018. I will not be in the office from January 1st – January 6th. Please direct all questions to Brad Owens, Fire & EMS or onto Mike Purvis, General Services in my absence.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

MEMORANDUM

To: Julie Walton, Director
From: Douglas Miles, Planning Manager *DM*
Date: November 28, 2017
Subject: Prince George County Burn Building Zoning Summary

Tax Map 340(0A)00-132-0 located on Wells Station Road was rezoned from R-A to M-1 by Prince George County on September 12, 2006. There was a zoning condition that required that a fifty (50) foot vegetation buffer be placed between parcels zoned M-1, Limited Industrial and R-A, Residential Agricultural zoning and this was done in order to protect existing homes.

The M-1 District does not permit a Volunteer fire or rescue squad use by right. However, M-1 Zoning does allow for all B-1 uses to be requested by Special Exception under 90-443 (2) and B-1 permits by right the use under 90-392 (28) Volunteer fire or rescue squad. The principal use as a fire station would need to be approved prior to an accessory building use such as a burn building in support of the fire station use and the 50 foot buffer installed on the property.

There are other possible uses under B-1 zoning that could be requested by Special Exception such as 90-392 (41) Buildings or uses for federal, state, county or local government purposes or (42) Instructional and/or training facilities if the County or Board of Supervisors is not ready to approve a new fire station at this location. Let me know if you need any further information.



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance
6602 Courts Drive
Prince George, VA 23875
Planning Division (804) 722-8678
www.princegeorgecountyva.gov

OFFICE USE ONLY
APPLICATION #: SE-1707
DATE SUBMITTED: 12/20/17
ZONING ORDINANCE SECTIONS: 90-392 (28); 90-392 (41) & 90-392 (42)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

County of Prince George

ADDRESS:

6602 Courts Drive

CITY:

Prince George

STATE:

Virginia

ZIP CODE:

23875

PHONE NUMBER:

804-722-8600

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL: 340(OA)00-132-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE:

57 acres

PARTIAL PARCEL:

YES NO

SUBDIVISION:

N/A

PRESENT USE:

Vacant / proposed Volunteer fire or rescue squad / burn building / training facility / govt. building

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Industrial

PRESENT ZONING:

M-1, Light Industrial - 50' Buffer condition

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME:

Michael Purvis

ADDRESS:

P.O. Box 68

CITY:

Prince George VA

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804.722.0775

E-MAIL:

mpurvis@princegeorgecountyva.gov

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PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: *Medford J. Smith* DATE: 12/14/17
MAILING ADDRESS: P.O. Box 603
CITY/STATE/ZIP: Prince George, VA 23875
PHONE NUMBER: 804 722 0775
E-MAIL ADDRESS: mpurvis@princegeorgecountyva.gov

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: *N/A*
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE NUMBER: _____
E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

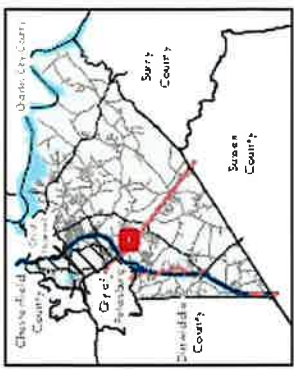
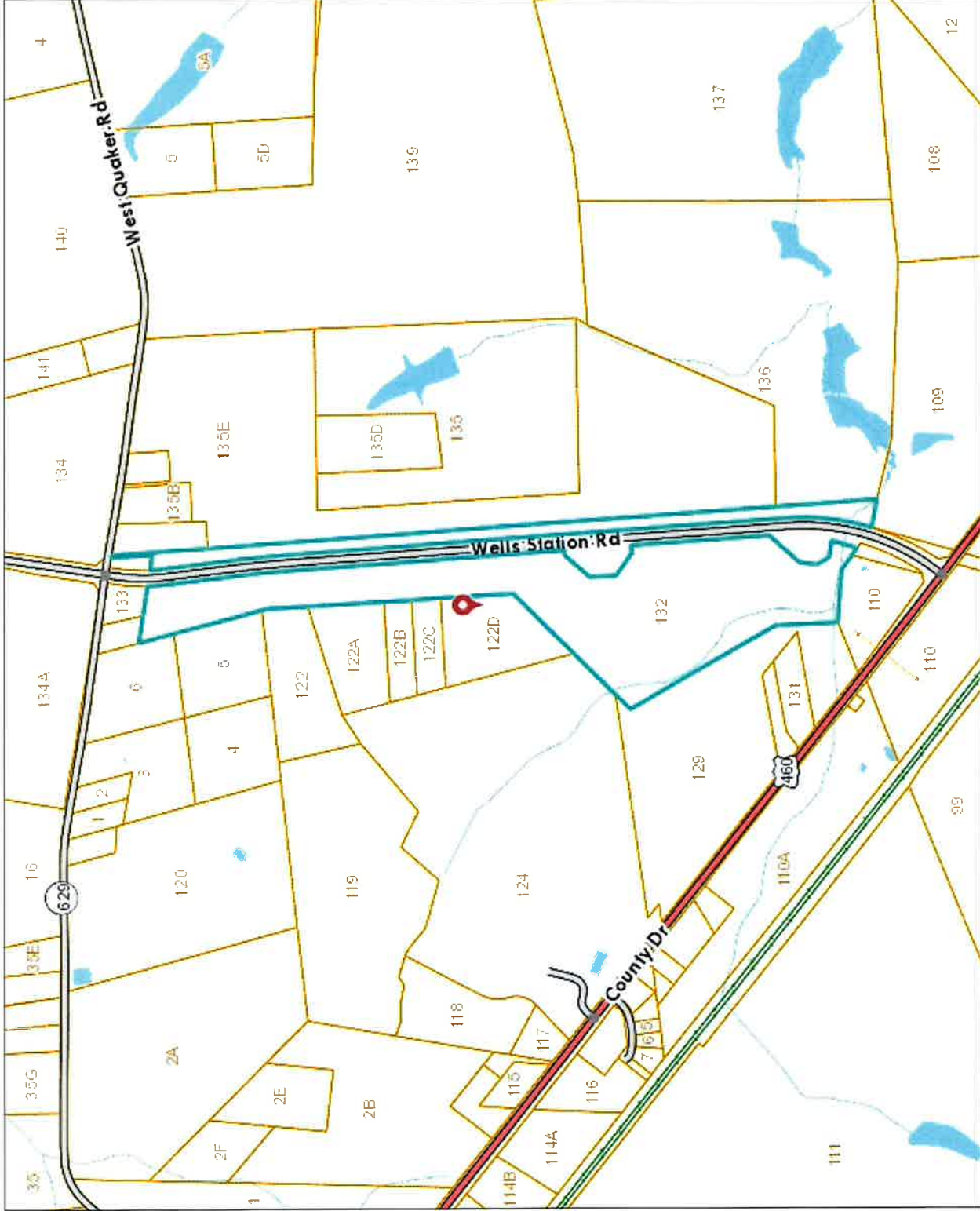
Subscribed and sworn before me this 14th day of December, 20 17.

My Commission expires: 4/30/2021, 20 21
Laura Greaves-Smith
Notary Public



AFFIDAVIT

County of Prince George



Legend

- Taxparcels

Notes



The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.
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Map Scale 1: 9,896
1/16/2018

