

# Issue Analysis Form



**Date:** September 13, 2022

**Item:** Ordinance for a one-time waiver of Code Sections 82-311 (A) and 82-591 to allow private water and wastewater facilities on Tax Parcel 340(06)00-001-A.

**Lead Department(s):** Engineering & Utilities

**Contact Person(s):** Frank Haltom, Director

## Description and Current Status

Sheetz, Inc. intends to develop a commercial convenience store with gas and commercial diesel fueling at the northwestern corner of West Quaker Road and County Drive (Rt. 460), on tax parcel 340(06)00-001-A.

Prince George currently has insufficient water and wastewater capacity to serve this project. In order to secure financing for the project, among other requirements Sheetz, Inc. must identify a reliable source of potable water and domestic wastewater treatment. The County is taking steps to provide additional water and wastewater capacity to the area. However, it will take 24 to 36 months to complete the necessary improvements to serve this part of the county.

Until the public water and wastewater improvements are complete, the applicant requests a waiver of the ordinance to allow them to install private water and wastewater facilities to serve the property.

The approval of an ordinance after the public hearing is required for a one-time waiver to County Code Section 82-311(a) and 82-591.

Sample Motion: I move that the Board approve an Ordinance for a one-time waiver of Code Sections 82-311(a) and 82-591 to allow the use of private water and wastewater facilities to serve tax parcel 340(06)00-001-A. until the completion of the necessary public water and wastewater improvements to serve the property.

## Government Path

- |  |   |  |
|--|---|--|
| Does this require IDA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does this require BZA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does This require Planning Commission Action?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Does this require a public hearing?            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

If so, before what date?

## Fiscal Impact Statement

None. The utility connection fees will be paid at the time of connection to the public utilities.

### **County Impact**

Waiver will allow the County to receive the benefits of the business operations in lieu of delaying the business due to inadequate water and wastewater capacities.

### **Notes**

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 13<sup>th</sup> day of September, 2022:

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Present:

Vote:

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

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ORDINANCE FOR A ONE-TIME WAIVER OF CODE SECTION 82-311(A) AND 82-591 OF "THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA" TO ALLOW THE USE OF PRIVATE WATER AND WASTEWATER FACILITIES.

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That a one-time waiver of Code Sections 82-311(A) and 82-591 of the "Code of the County of Prince George, Virginia, 2005, as amended" to allow the use of private water and wastewater facilities to serve tax parcel 340(06)00-001-A until the completion of the necessary public water and wastewater improvements to serve the property.
- (2) That this ordinance shall be effective immediately upon adoption.

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Adopted on September 13, 2022 and becoming effective immediately.

**NOTICE OF PUBLIC HEARING  
COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested persons that the Prince George Board of Supervisors will hold a public hearing on September 13, 2022 beginning at 7:30 p.m. in the Board of Supervisors Meeting Room, Third Floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, (located at the intersection of Laurel Springs Road and Courts Drive in the County Government Complex) pursuant to § 15.2-1427, Code of Virginia (1950), as amended, to consider:

One-time waiver of Code Sections 82-311(A) and 82-591 of “The Code of the County of Prince George, Virginia,” 2005, as amended to allow installation of private water and wastewater facilities to serve tax parcel 340(06)00-001-A until public water and wastewater improvements are complete to allow connection to the public facilities.

A copy of the waiver is available for review in the County Administrator’s Office (Tel. 722-8600), Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, Monday through Friday from 8:30 a.m. until 5:00 p.m. All interested persons shall be given an opportunity to be heard.

Jeffrey D. Stoke  
County Administrator

## Ad Preview

### PUBLIC NOTICE COUNTY OF PRINCE GEORGE

Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold a public hearing on Tuesday, September 13, 2022 beginning at 7:30 p.m. concerning the following request:

**SPECIAL EXCEPTION - SE-22-06:** Request of Charles Skalsky, pursuant to §90-103(21) of the Zoning Ordinance to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District. The area to be impacted is approximately 23.4 acres in size, located on West Quaker Road (SR 629) and is identified by Tax Maps 340(bA)00-136-0, 137-0, 139-0, and 108-0. The Prince George County Comprehensive Plan Future Land Use Map indicates that the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday-Friday. A live video stream will be available at [https://www.princegeorgecountyva.gov/live\\_stream/](https://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 5:00 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>.

Jeffrey D. Stoke  
County Administrator  
9/1, 8/2022 7697004