

# Issue Analysis Form

**Date:** September 16, 2022

**Item:** Rezoning Request (RZ-22-01)

**Applicant:** Andrew M. Condlin – Roth Jackson

**Owner:** SL Well Station Road LLC

**Lead Department:** Community Development

**Contact Person:** Andre M. Greene, Planner II



## Description and Current Status

This request is to conditionally rezone 880.4 acres from I-2 General Industrial to M-2 General Industrial in order to market the property for leasing of the existing facilities and to commence development of the remaining acreage for build-to-suit and speculative opportunities.

Staff has recommended **APPROVAL** of this request to the Planning Commission, subject to several proffered conditions contained in the draft ordinance. The Planning Commission will meet on Thursday, September 22, 2022 to consider the request and their recommendation will be provided at the Board of Supervisors on Tuesday, September 27, 2022.

Staff has attached the draft ordinance for the Board's consideration. This is the same draft ordinance that the Planning Commission will consider on September 22, 2022. Staff is requesting a motion to **APPROVE** the ordinance.

### Sample Motion:

*"I move that the Board approve the Rezoning Request (RZ-22-01) of Andrew Condlin on behalf SL Well Station Road LLC. The property is located at 8800 Wells Station Road and further identified as Tax Parcel 340(0A)00-134-0 subject to recommended conditions."*

## Government Path

**Does this require IDA action?**

☐ Yes ☒ No

**Does this require BZA action?**

☐ Yes ☒ No

**Does this require Planning Commission action?**

☒ Yes

**Does this require Board of Supervisors action?**

☒ Yes

**Does this require a Public Hearing?**

☒ Yes ☐ No

**If so, before what date?**

N/A

The Planning Commission will consider the request on September 22, 2022.

Public Hearing on Sept. 27, 2022

## Fiscal and Economic Impact Statement

If approved, the proposed use would generate tax revenue and new job creation from prospective industrial development.

### County Impact

The rezoning would allow for the use an existing vacant industrial building and would increase the inventory of marketable industrial sites.

### Notes

**Attached:** Draft Ordinance; Staff report; Application and attachments; Copy of M-2 permitted uses; Copy of previous I-2 rezoning case; Public notice: APO letter, map, list, newspaper ad; PowerPoint presentation.

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 \_\_\_\_ day of \_\_\_\_, 2022:

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Present:

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

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Vote:

**REZONING RZ-22-01:** Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-01 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 340(0A)00-134-0, consisting of approximately 880 acres, as delineated in recorded Instrument # 220001922, is hereby rezoned from I-2 General Industrial District, as stipulated in the Prince George County Zoning Ordinance adopted December 27, 2007, to M-2 General Industrial District, as stipulated the current adopted zoning ordinance; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant:

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.

2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
3. The following uses will not be permitted upon the Property:
  - (1) Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.
  - (2) Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.
  - (3) Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.
  - (4) Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.
  - (5) Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.
  - (6) Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.
  - (7) Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.
  - (8) Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.
4. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

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Adopted on \_\_\_\_\_, 2022 and becoming effective immediately.



## BOARD OF SUPERVISORS STAFF REPORT

Public Hearing September 27, 2022

**RZ-22-01**– 8800 Wells Station Road Rezoning

**Applicant:** Andrew M. Condlin – Roth Jackson Gibbons Condlin

**Owner:** SL Well Station Road LLC

**Case Manager:** Andre Greene - (804)722-8678

### I. Request

This request is to conditionally rezone 880.4 acres from I-2 General Industrial to M-2 General Industrial in order to market the property for leasing of the existing facilities and to commence development of the remaining acreage for build-to-suit and speculative opportunities.

### II. Property

**Address:** 8800 Wells Station Road

**Tax Map:** 340(0A)00-134-0

**Site Size:** 880.4 Acres

**Legal Owner:** SL Wells Station Rd, LLC

**RE Taxes Paid?:** Yes

**Zoning District:** I-2, General Industrial

**Current Use:** Industrial, mostly vacant wooded site

**Comp Plan Land Use:** Industrial

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:** ZM-08-004

### III. Meeting Information

Planning Commission Public Hearing: September 22, 2022

Board of Supervisors Public Hearing: September 27, 2022

### IV. Background

SL Well Station purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center. The Property was previously owned by Rolls-Royce Crosspointe LLC and contains the manufacturing facility and accessory uses previously used by Rolls-Royce for the production of gas turbine engines. The Rolls-Royce facility recently closed.

### V. Applicant Proposal & Rationale

The applicant wishes to rezone 880.4 acres of land located at 8800 Wells Road from I-2, General Industrial to M-2, General Industrial in order to market the property to lease the existing facilities and to commence developing the remaining acreage for build to suit and speculative opportunities. The rezoning request includes a conceptual plan and a voluntarily submitted proffer statement.

The applicant is requesting a zoning change from I-2 to M-2 because the I-2 zoning district no longer exists as a zoning district within the County's current Zoning Ordinance and because the conditions of the zoning case further limit the development potential of the property for new industrial users. The proffered conditions that applied to the property when it was rezoned to accommodate Rolls-Royce and the production of gas turbine engine are no longer applicable since the company has ceased operation on the property.

The applicant desires to rezone the former site of the Rolls-Royce facility to M-2, which is a zoning district that does exist in the current Zoning Ordinance, and to provide a set of proffered conditions that are up-to-



date and on-trend with current market conditions. This rezoning would enable the applicant to more effectively market the property for leasing and other development opportunities.

## VI. Exhibits

Exhibit 1: Aerial view of request area



Exhibit 2: Zoning Map (Light blue color = I-2 zoning)

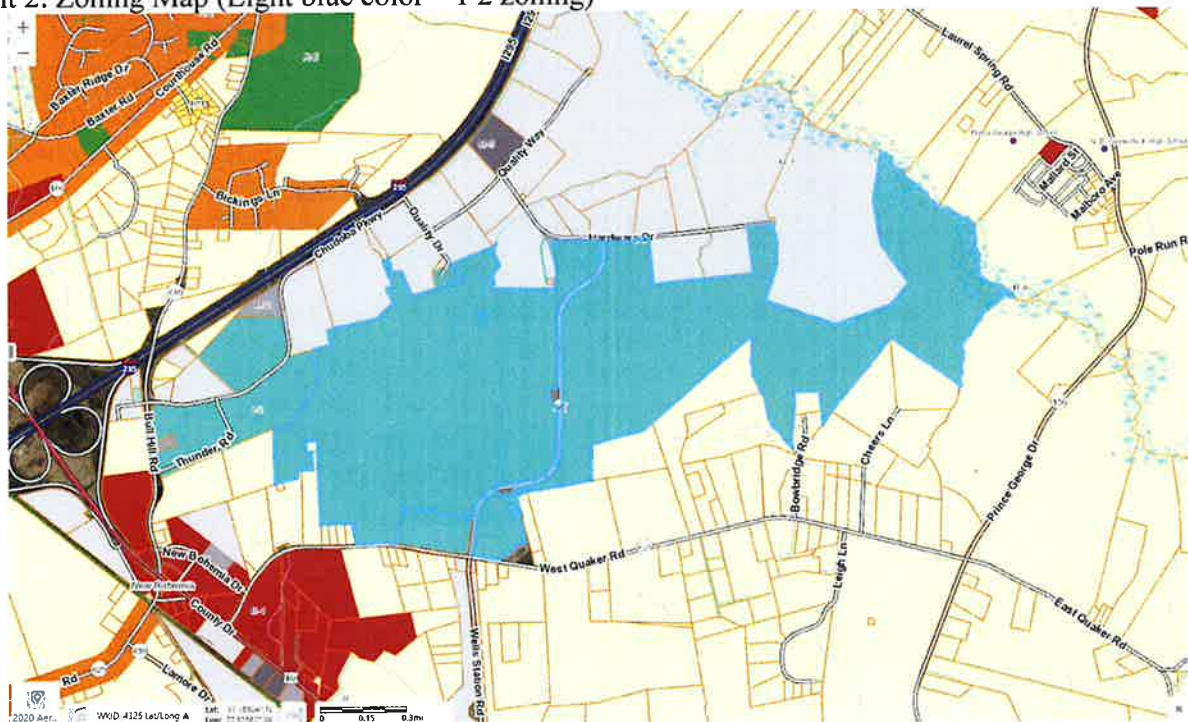




Exhibit 3: Future Land Use Map (Purple color = Industrial)

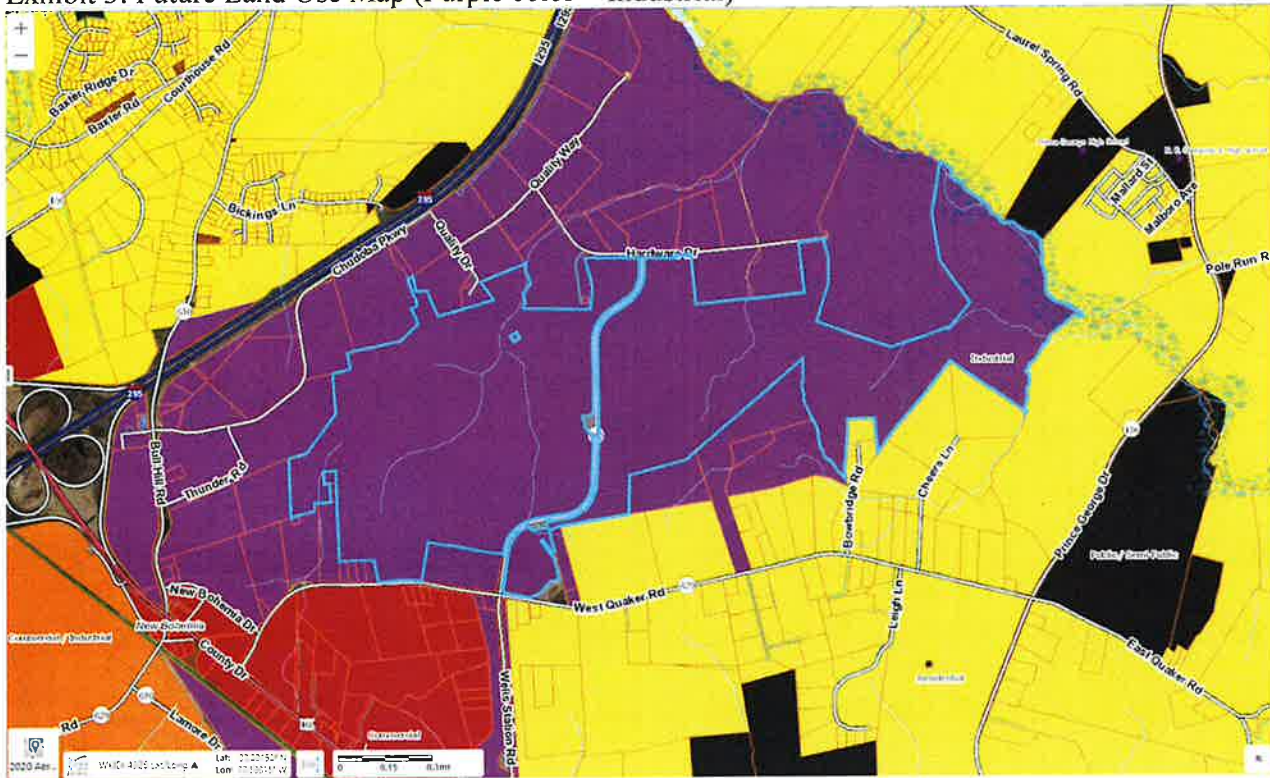
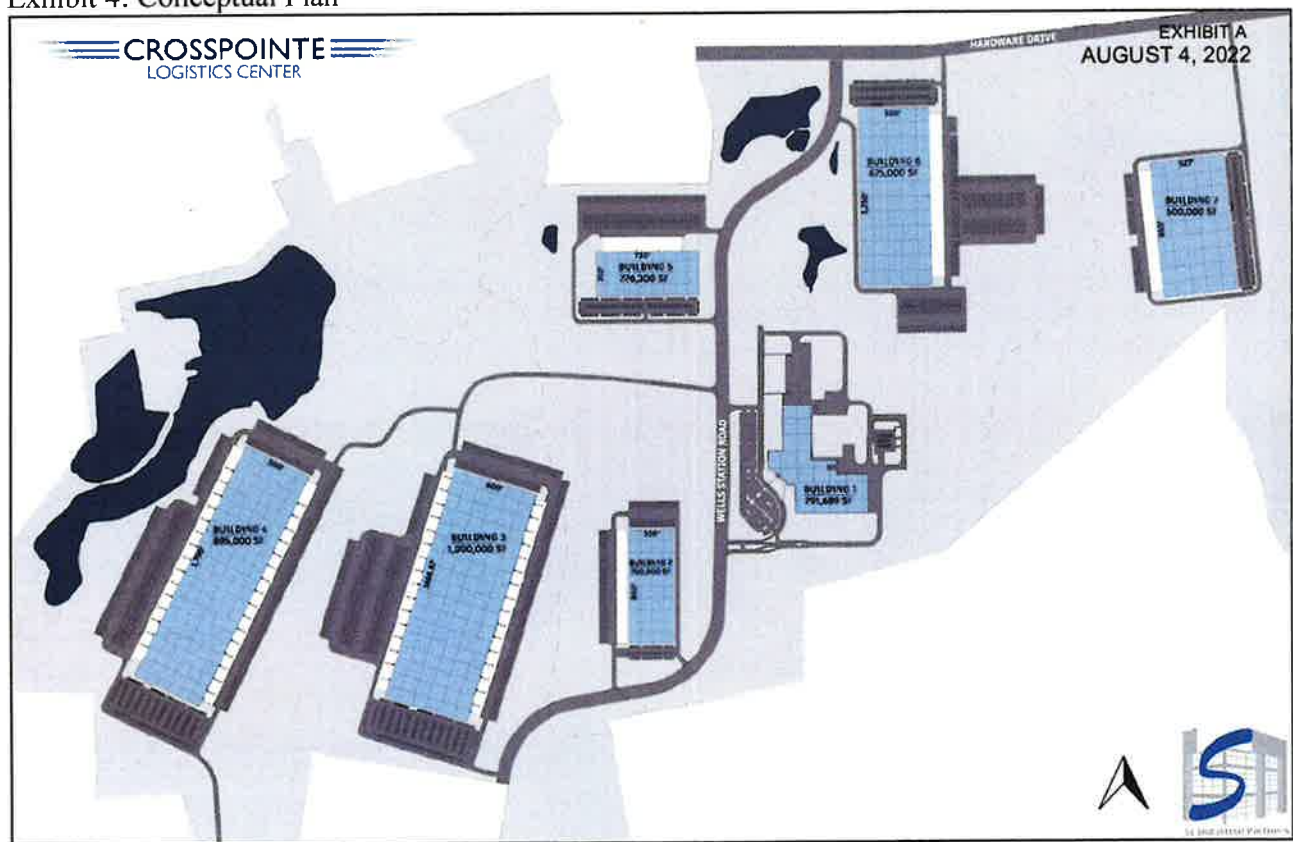


Exhibit 4: Conceptual Plan



## VII. Planning and Zoning Review Comments

1. Rezoning Case ZM-08-004 rezoned the property to I-2, General Industrial with proffered conditions that were specifically designed for Rolls-Royce and suppliers for the production of gas turbine engines.
2. The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility) as well as the remaining land that remains undeveloped at this time.
3. Two parcels that were part of the original Rolls-Royce property are not part of this request and will remain zoned I-2:
  - a. 340(24)00-001-0 – 70 +/- acres sold to Service Center Metals with a facility under development
  - b. 340(0A)00-016-0 – 36 +/- acres retained by Rolls-Royce Crosspointe LLC
4. The owner has submitted a subdivision plat to divide the subject property into two parcels, with the former Rolls-Royce facility on its own parcel. Approval of the plat will follow after the BOS considers this request.
5. The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area (See Exhibit 3).

## VIII. Supplemental Staff Review Comments

**Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer**

1. VDOT can support the amended proffer included in the 9-1-22 email from Andy Conklin.

**Utilities Department – Rachael A. Lumpkin, Utility Project Engineer**

1. The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
2. The only available capacity for the property is at the existing building where connection fees have been paid. There is currently no additional capacity for new buildings proposed on the property.

**Economic Development – Stacey English, Economic Development**

1. This property is located in the Enterprise Zone.
2. Comments will be reserved for site plan submission.

The departments below reviewed this request and had no comments.

**Environmental Division - Angela Blount, Environmental Program Coordinator**

**Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator**

**Fire & EMS Department – Shawn Jones**

**Building Inspections Division – Charles Harrison III, Building Official**

**Virginia Department of Health - Alice Weathers, Environmental Health Specialist**

**PG Police Department – Harold Shreves**

The departments below received this request and did not provide any comments.

**PG Sheriff's Department - Chris Douglas**

## IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.



## **X. Staff Recommendation – Planning Commission Recommendation**

Approval, subject to Staff's recommended conditions (based on the proffered conditions executed 9-6-22).

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from I-2, General Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The rezoning will serve to remove the I-2 designation from the subject property, which is an improvement because I-2 is not a zoning classification in the current Zoning Ordinance. Also, the proffers tied to the former Rolls-Royce operation at this location will be removed.
4. There are no major concerns from other County departments.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports, with minor changes to number all conditions and reference the current zoning ordinance.


The Planning Commission will meet on September 22, 2022 to consider the request and their recommendation will be presented to the Board of Supervisors on September 27, 2022.

## **XI. Recommended/Proffered Conditions**

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.
2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
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  - (3) Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.
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- (5) Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.
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4. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

**RECEIVED**  
AUG - 8 2022  
BY:

	<h2 style="text-align: center;">REZONING APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning &amp; Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678   <a href="http://www.princegeorgecountyva.gov">www.princegeorgecountyva.gov</a></p>		OFFICE USE ONLY	
			APPLICATION #: <b>RZ-22-01</b> DATE SUBMITTED: <b>RECEIVED AUG 05 2022</b>	
<b>APPLICANT FILL-IN ALL BLANKS</b>				
<b>REQUEST DETAILS</b>	<b>REQUEST:</b>			
	Rezoning the property from I-2 to M-2			
	<b>REQUEST PROPERTY ADDRESS / LOCATION:</b>			
	8800 Wells Station Road between West Quaker Road and Hardware Drive			
	<b>REQUEST TAX MAP(S): (List all)</b>	<b>AFFECTED ACREAGE:</b>	<b>ENTIRE PARCEL?: (Y / N)</b>	<b>CURRENT ZONING:</b>
340(OA)00-134-0	880.4 acres	Yes	I-2	M-2
<b>LEGAL OWNER</b>	<b>REQUIRED ATTACHMENTS:</b> (Check if Attached; * = Required)			
	<input checked="" type="checkbox"/> <b>APPLICANT STATEMENT*</b> (Specify goals, details, etc.)		<input checked="" type="checkbox"/> <b>SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA</b> (If different than recorded lot)	
	<input checked="" type="checkbox"/> <b>PROPOSED CONDITIONS / PROFFER STATEMENT</b>		<input type="checkbox"/> <b>ADDITIONAL ATTACHMENTS:</b>	
	<input checked="" type="checkbox"/> <b>CONCEPTUAL SITE PLAN*</b> (Show any planned improvements; Use GIS or Engineer Drawing)			
	<input type="checkbox"/> <b>COMMUNITY MEETING SUMMARY</b>			
<b>APPLICANT CONTACT</b>	<b>NAME(S):</b>			
	SL Well Station Road LLC			
	<b>MAILING ADDRESS</b> (Incl. City, State, Zip)			
	195 Morristown Road Basking Ridge NJ 07920			
	<b>E-MAIL:</b>	<b>PHONE:</b>		
holdensabato@silvermangroup.com	973-765-0100 X 4083			
<b>APPLICANT CONTACT</b>	<b>NAME(S)</b> (If different than owner):			
	Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC			
	<b>RELATION TO OWNER:</b>			
	Attorney			
	<b>MAILING ADDRESS:</b> (Incl. City, State, Zip)			
1519 Summit Avenue, Suite 102 Richmond Virginia 23230				
<b>E-MAIL:</b>	<b>PHONE:</b>			
acondlin@rothjackson.com	804-977-3373			
<b>OFFICE USE ONLY (Completed at time of application)</b>				
<b>COMMENTS:</b> <i>Rezoning Fee is Waived - Economic Development Project</i>				
<b>PAYMENT</b>	<b>FEE DUE:</b>	<b>FEE PAID:</b>	<b>PAYMENT TYPE:</b>	
	Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	<i>Waived</i>	CHECK / CASH / CREDIT / DEBIT	
<b>CHECK # / TRANSACTION #:</b>	<b>DATE RECEIVED:</b>	<b>RECEIVED BY:</b>		
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		



**OWNER AFFIDAVIT**

The undersigned Property Owner(s) or 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.

NAME: Andrew M. Conklin by Power of Attorney  
for SL Well Station Road LLC

NAME: \_\_\_\_\_

SIGNED: [Signature]

SIGNED: \_\_\_\_\_

DATE: 8/5/22

DATE: \_\_\_\_\_

**NOTARIZATION:**

STATE OF VIRGINIA

COUNTY OF: Richmond

Subscribed and sworn before me this 5<sup>th</sup> day of August, 2022.

[Signature]  
Notary Public

My Commission expires: 11/30, 2025



Tracy Gibrall Craddock  
Commonwealth of Virginia  
Notary Public  
Commission No. 7714399  
My Commission Expires 11/30/2025

AFFIDAVIT

SL Well Station Road, LLC  
8800 Wells Station Road  
APPLICANT STATEMENT  
August 4, 2022

SL Wells Station Road, LLC (the "Applicant") recently purchased approximately 880 acres of real property with an address of 8800 Wells Station Road within the Crosspointe Logistics Center (the "Property") located in the County of Prince George, Virginia (the "County"). The Property was previously owned in fee by Rolls-Royce Crosspointe, LLC, which contained the manufacturing facility and accessory uses for Rolls Royce. That facility has since closed.

The Applicant is a wholly owned subsidiary of SL Industrial Partners, which owns and manages over 25 million square feet of industrial product throughout the United States. The Applicant is actively marketing the Property to lease the existing facilities located on the Property and will begin developing the remaining acreage for build to suit and speculative opportunities. The Property is currently zoned I-2, which is no longer an existing zoning district within the County's existing Zoning Ordinance. Further, the proffered conditions applicable to the Property include specific provisions related to the Rolls Royce company and its facilities, that are no longer applicable.

The Applicant would like to rezone the Property to an M-2 District, which currently exists in the Code, and provide for proffered conditions that are more up to date with current market conditions that will enable the Applicant to more effectively market the property for leasing and further development. This is an opportunity for the County to provide economic development and job growth opportunities in an area that is appropriate given the surrounding zoning, uses, and existing conditions.

The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance adopted December 27, 2007, a copy of which is attached and made part of this request.

**The following development limitation is applicable to the Property:**

Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of site plan approval.

**The following uses will not be permitted upon the Property:**

**Correctional Facility:** A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.

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**Meat Packing and Related Industries:** The processing of meat products and by-products directly from live animals or offal from dead animals.

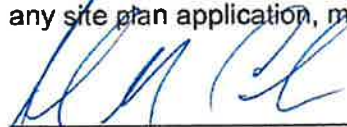
**Sawmill:** The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.

**Scrap and Salvage Service:** A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.



**The following development standards shall be applicable to the Property:**

A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.



Andrew M. Condlin, with power of attorney and on behalf of SL Well Station Road LLC


COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

The foregoing was acknowledged before me the 6<sup>th</sup> day of September 2022 by Andrew M. Condlin, with power of attorney for and on behalf of SL Well Station Road LLC.

My commission expires: 11/30/2025



  
Notary Public  
Notary Reg No. 7714399

[Notary Stamp]

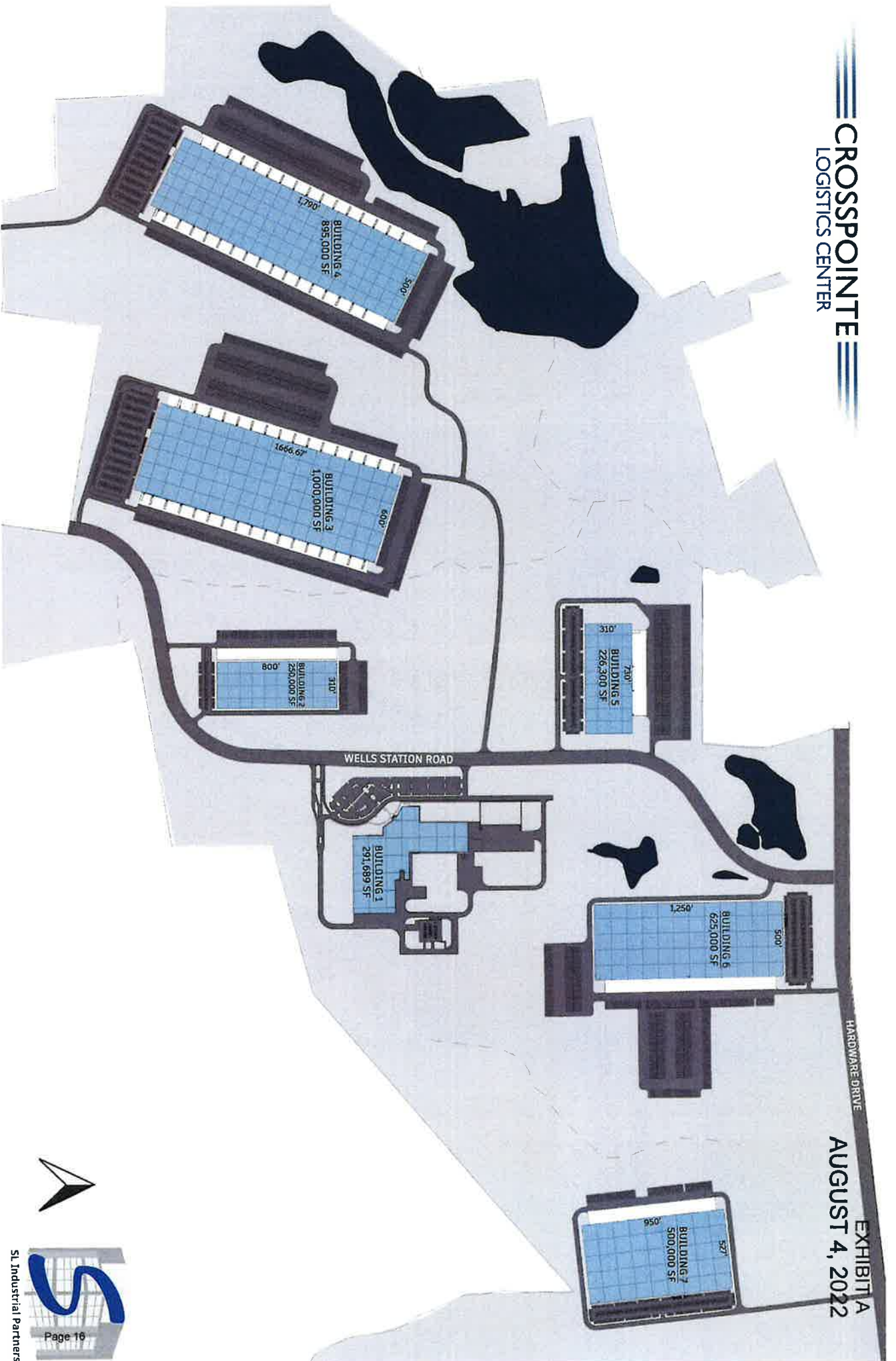
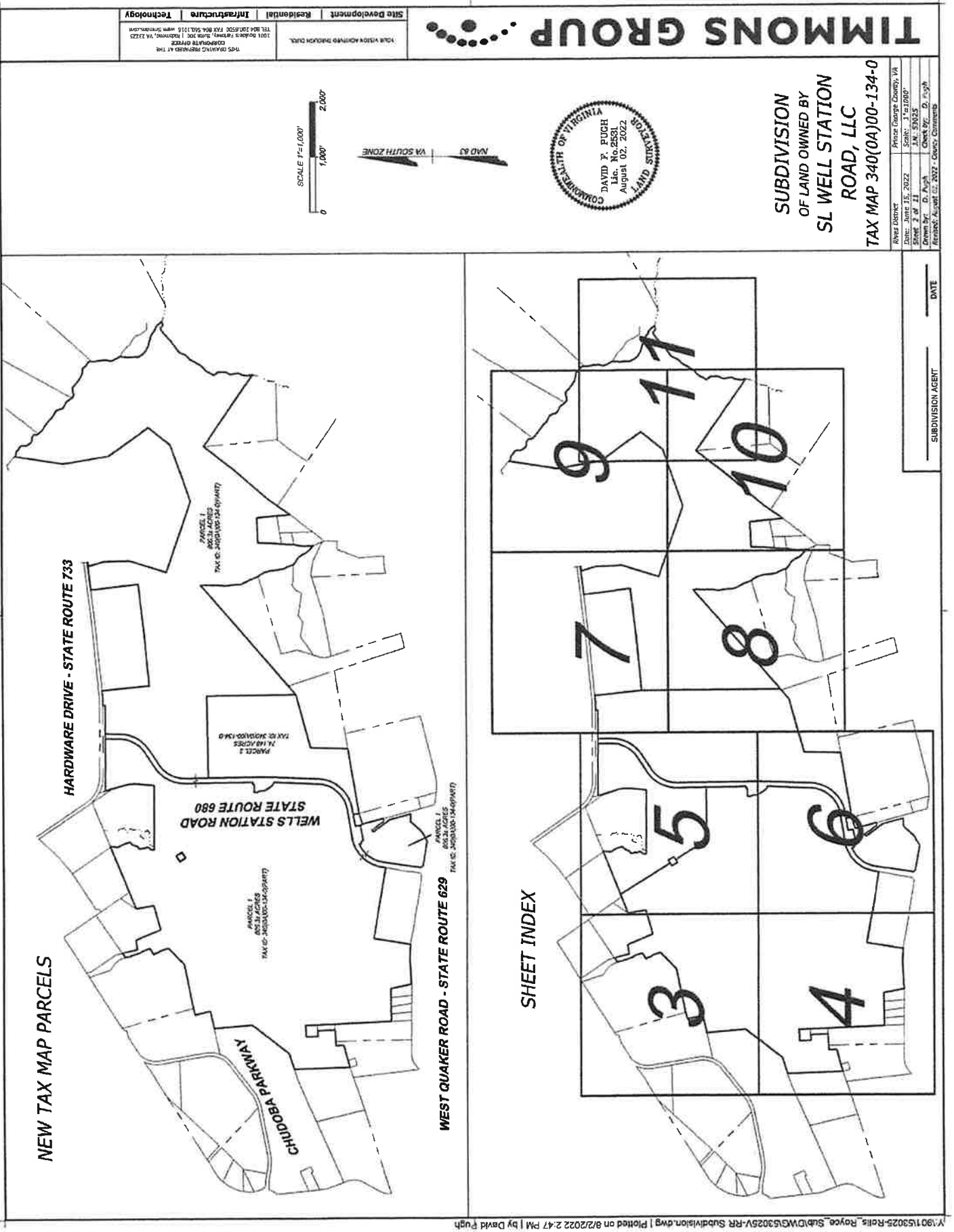


EXHIBIT A  
AUGUST 4, 2022



Y:\3015\3025-Rolls\_Royce\_Subdiv\W5153025V-RR Subdivision.dwg | Plotted on 8/2/2022 2:47 PM | by David Pugh



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## **Sec. 90-492. Permitted uses.**

In the M-2 general industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- (11) Public utilities.
- (12) Conservation areas.
- (13) Game preserves.
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- (17) Concrete products or central mixing and proportioning plants.
- (18) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (19) Vehicle impound facility.
- (20) All M-1 permitted uses.

(Code 1988, § 17-232; Ord. No. O-09-11, 11-12-2009; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-14-16, § 1, 7-22-2014; Ord. No. O-20-18, § 4, 8-11-2020; Ord. No. O-20-26, § 1, 12-16-2020)

**COPY OF PREVIOUS ZONING CASE**

ZM-08-004

**Board of Supervisors  
County of Prince George, Virginia**

**Zoning Map Amendment**

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 28<sup>th</sup> day of October, 2008.

**Present:**

**Vote:**

Henry D. Parker, Jr., Chairman  
Jerry J. Skalsky, Vice Chairman  
Alan R. Carmichael  
G. Reid Foster, Jr.  
William A. Robertson, Jr.

Aye  
Aye  
Aye  
Absent  
Aye

**P-1**

On motion of Mr. Robertson, seconded by Mr. Skalsky, which carried a unanimous vote, the following Resolution was adopted:

**REZONING MAP AMENDMENT – REQUEST OF ROLLS-ROYCE NORTH AMERICA (USA) HOLDINGS CO. (CONTRACT PURCHASER) TO CONDITIONALLY REZONE ONE THOUSAND AND THIRTY-FIVE (1,035) ± ACRES FROM I-1, LIMITED INDUSTRIAL DISTRICT TO I-2, GENERAL INDUSTRIAL DISTRICT. THE SUBJECT PARCELS ARE LOCATED IN CROSSPOINTE CENTRE, AND IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 340(0A)00-028-0, 340(0A)00-015-0, 340(0A)00-016-0, 340(0A)00-029-0, 340(0A)00-134-0, 340(03)00-001-0, 340(0A)00-142-0, 340(0A)00-143-0, 340(0A)00-141-A, 350(0A)00-001-0, 350(01)00-002-0, 350(01)00-001-0, 340(0A)00-032-0, 340(0A)00-033-0 AND 340(0A)00-014-D, IN THE RIVES DISTRICT.**

The applicant, Rolls-Royce North America (USA) Holdings Co. (Contract Purchaser) is requesting to conditionally rezone one thousand and thirty-five (1,035) ± acres from I-1, Limited Industrial District to I-2, General Industrial District. The applicant's intent is to create a mixed use, industrial park. Currently, I-1, Limited Industrial District does not allow the permitted uses or the uses permitted by Special Exception. The I-2, General Industrial District allows the permitted uses and uses permitted by Special Exception under Sections 90-328.4 (A) and 90-328.4 (B) of the Zoning Ordinance.

WHEREAS, Rolls-Royce North America (USA) Holdings Co. (Contract Purchaser), did on September 25, 2008 make application identified as RZ 08-11, to the

Board of Supervisors of the County of Prince George, Virginia to conditionally rezone one thousand and thirty-five (1,035) ± acres from I-1, Limited Industrial District to I-2, General Industrial District; and

WHEREAS, the Board of Supervisors has given due consideration to all of the factors set forth in Section 90-2 of "The Code of the County of Prince George, Virginia"; and

WHEREAS, the notice and hearing requirements of Sections 15.2-2204 and 15.2-2285 of The Code of Virginia (1950, as amended) have been observed; and

WHEREAS, the Board of Supervisors finds that it is empowered by the County Code to approve the rezoning request for which application is made; and

WHEREAS, the Board of Supervisors has given due consideration to the interests of the surrounding area and to the interests of the general public; and

WHEREAS, the Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the requested conditional re-zoning; and

The Prince George County Planning Commission held a public hearing on October 23, 2008 concerning this request.

WHEREAS, the Board of Supervisors has duly reviewed the recommendation of the Planning Commission and is of the opinion that approval of this request is in the interests of public necessity, convenience, and good zoning practices;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 28<sup>th</sup> day of October, 2008 hereby amends the Official Map of the County of Prince George as follows:

Rezone Assessor's Parcel Numbers 340(0A)00-028-0, 340(0A)00-015-0, 340(0A)00-016-0, 340(0A)00-029-0, 340(0A)00-134-0, 340(03)00-001-0, 340(0A)00-142-0, 340(0A)00-143-0, 340(0A)00-141-A, 350(0A)00-001-0, 350(01)00-002-0, 350(01)00-001-0, 340(0A)00-032-0, 340(0A)00-033-0 and 340(0A)00-014-D, consisting of one thousand and thirty-five (1,035) ± from I-1, Limited Industrial District to I-2, General Industrial District with the following conditions:

The use of the property shall be substantially in according with the Conceptual Master Plan prepared by Timmons Group dated September 2, 2008 and shall be subject to, unless otherwise excluded by this document, the uses permitted in the I-2 (General Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance adopted December 27, 2007, a copy of which is attached and made part of this request.



**The following land uses shall be permitted within the development:**

**Assembly:** assembly and packaging of gas turbine engine power plants from previously manufactured components. Minor machining activity may be involved to facilitate the assembly process. Component staging, kitting (grouping of components into a kit) and some level of warehousing will be a sub-function of the assembly process.

**Business Support Services:** Establishments engaged in the sale, rental or repair of office equipment, supplies, materials, or the provisions of services used by Rolls-Royce and suppliers located on the Property.

**Casting:** Production of gas turbine components using precision-molding techniques e.g. lost wax process or permanent mold process (intended for supplier collocations).

**Component Manufacture:** Component manufacture will include precision machining activities such as grinding, turning, milling, drilling, finishing and other various metal shaping activities. Primary process inputs include previously processed materials such as metal alloy forgings, castings, bar stock, as well as previously machined components. Additional process steps may include heat treatment, surface preening, welding (i.e. linear friction and inertia) or coating. Component manufacturing may include the use of composite materials.

**Corporate Activities and Administration:** General office space that supports the overall business, including customer facing business units and supporting functions, e.g. to include, but not limited to, sales, marketing, finance, legal, communications, and IT. These offices may also house certain employee support services, e.g. medical services and food service, which may be a combination of fast food restaurant and table service with non-disposable containers.

**Engine Repair and Overhaul:** Engine disassembly, evaluation, inspection, refurbishment, replacement, and reassembly. Disassembly and assembly activities will contain a subset of activities described under "Assembly." Refurbishment activity will contain a subset of activities described under "Component Manufacture." Included with this use is appropriate ancillary storage for inducted or repaired engines or other components related to Rolls-Royce businesses.

**Engine Testing:** Operating the engine in a test bed environment to insure the integrity of the performance specifications of the engine for quality and regulatory compliance. Jet fuel is a required input for the testing process necessitating the presence of a fuel farm on site. The test bed facility is designed to control the external effects of the process, such as noise and vibration.

**Forging:** Production of gas turbine components through the process by which metal is heated and is shaped by plastic deformation by suitably applying compressive force (intended for supplier collocation).

**Intermodal Facility/Railway Facility:** A facility for the transfer of materials from one mode of transportation to another to facilitate import/export of materials to and from the site in an organized manner. This facility shall be a terminal linked to the existing Norfolk Southern line via an industrial park spur.

**Laboratories and Research Facilities:** Development of advanced manufacturing technologies that deliver step change, low cost, high intensity components via stable and capable processes. These facilities will be operated jointly with research-based universities and industry partners under the Commonwealth Center for Advanced Manufacturing (CCAM).

**Limited Recycling Activity:** A facility used for the collection and storage of recyclable materials and byproducts to support exclusively Rolls-Royce and supplier activities at Crosspointe.

**Warehousing:** A facility for the short term receipt, storage, subassembly, categorization and distribution of component subassemblies and group parts, which includes both third party and internal logistics.

**The following land uses shall be permitted with a Special Exception:**

**Day Care Center:** A Day Care Facility that will be available to employees of Rolls-Royce and its on-site suppliers and may be made available to the public on a space available basis. The center will be designed to support up to 100 children. Approximately two acres will be set aside for this use. Adequate logistical space to accommodate drop-off and collection of children will be incorporated into the design.

**Fuel Farm:** A facility providing short-term storage and usage of jet fuel for the exclusive use of Rolls-Royce to support the testing of gas turbine engine products, with a maximum capacity of 115,000 gallons. Extensive safeguards will be implemented and are outlined in Section VI, 'Impact Considerations.'

**The following uses and accessory uses will be utilized by the employees of Rolls-Royce, its suppliers, partners and industrial park neighbors located at Crosspointe Centre, and their guests:**

**Food Service Cafeterias/Coffee Shops:** An establishment engaged in the preparation and sale of food, beverages and desserts which may be a combination of a fast food restaurant in disposable containers and table service in non-disposable containers internally located within a corporate or administrative office space building.

**Indoor Sports and Recreation:** Predominantly participant uses conducted within an enclosed building. Typical uses include but are not limited to walking and jogging trails, fitness centers, and gymnasium building containing basketball, racquetball, volleyball and tennis courts, indoor track and swimming pools.

**Internal Power Generator:** A land based gas turbine power plant that generates electricity in a combined heat and power setting that may also facilitate the production of steam and hot water for site usage on the Property.

**Outdoor Sports and Recreation:** Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include but are not limited to swimming pools, volleyball, tennis and racquetball courts.

**Corporate Training and Conference Center:** A training and conference center containing corporate meeting rooms and state of the art facilities, which will include corporate lodging units available for rental or lease to transient guests capable of accommodating persons for short (less than 30 days) or long term (more than 30 days) stays on the Property. Services provided may include periodic maid services, onsite guest laundry and dry cleaning services, food service banquet facilities and indoor recreation uses such as but not limited to a fitness spa center and swimming pool. **Note:** The Corporate Training and Conference Center building(s) height shall be forty-five (45) feet or less within the I-2 Zoning District.

**The following uses will not be permitted within the development:**

**Correction Facility:** A public or privately operated use providing housing and care for individuals legally confined and designed to isolate those individuals from a surrounding community.

**Industry, Heavy:** An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity. **NOTE: Chemical Manufacturing and Explosives shall not be permitted. A Fuel Farm has been requested as a Special Exception and shall be permitted as a use on the Property.**

**Landfill, Construction Debris:** The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.

**Landfill, Rubble:** The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.

**Landfill, Sanitary:** The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.

**Meat Packing and Related Industries:** The processing of meat products and by-products directly from live animals or offal from dead animals.

**Sawmill:** The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.

**Scrap and Salvage Service:** A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

**The following development standards shall be applicable:**

All development standards as required by Article V of the County of Prince George Zoning Ordinance adopted December 27, 2008 shall be met.

A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of the site plan application, must approve a landscape plan.

The Engine Testing Facility must be designed to operate well within the 75 dbA requirement of Section 54-23 – NOISE of the Code of Prince George, Virginia, as adopted November 16, 2004.

The Fuel Farm must comply with all federal, state and local environmental laws and regulations, including the Environmental Protection Agency's Spill Prevention, Control and Countermeasures (SPCC) regulation, which requires professional engineering certification of the facility, as well as regular inspections.

Rolls-Royce in its operation of the fuel farms must utilize the following safeguards: Tanks will sit within a leak proof concrete bath that is sized to contain 110% of all liquid from tanks should leakage occur; Automatic detection and alarms should a tank leak or exceed its capacity; Special procedures to inspect and remove rainwater gathered within the concrete bath; Emergency Response Plans to ensure that both Rolls-Royce and local fire and EMS are prepared to respond to any incident.

Lighting will comply with Section 90-540.2 of the Zoning Ordinance, as adopted December 27, 2007. A lighting plan must be submitted as part of site plan approval for any development within Crosspointe Centre. Each plan must show location of all proposed lighting, type of lighting, fixture heads, height of lighting and the foot-candle produced by the lighting. The Director of Planning, prior to site plan approval, must approve the lighting plan.

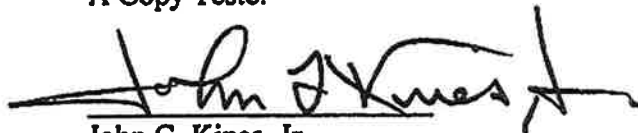
Rolls-Royce must provide onsite 24-hour security for its facilities.

Rolls-Royce must coordinate with local Emergency, Fire and Law Enforcement Agencies to insure that there are agreed security, emergency and disaster plans in place for Rolls-Royce facilities.

Rolls-Royce will provide a comprehensive signage plan to be approved by the Director of Planning for all developments within the Crosspointe Centre.

Developments within Crosspointe Centre may be required to submit a Traffic Impact Analysis (TIA) to the County of Prince George, for review by the Virginia Department of Transportation, as part of the site plan approval process, if deemed necessary by the County to address traffic impacts of the development. A TIA shall not be required for the 310 acres already analyzed in a study prepared by Timmons Group for the County of Prince George, dated July 15, 2008.

A Copy Teste:



John G. Kines, Jr.  
County Administrator





## County of Prince George, Virginia

*"A global community where families thrive and businesses prosper"*  
Zoning Confirmation Letter

September 16, 2022

### BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, September 27, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING RZ-22-01:** Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. 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 4:30 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>.

You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto:planning@princegeorgecountyva.gov) with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

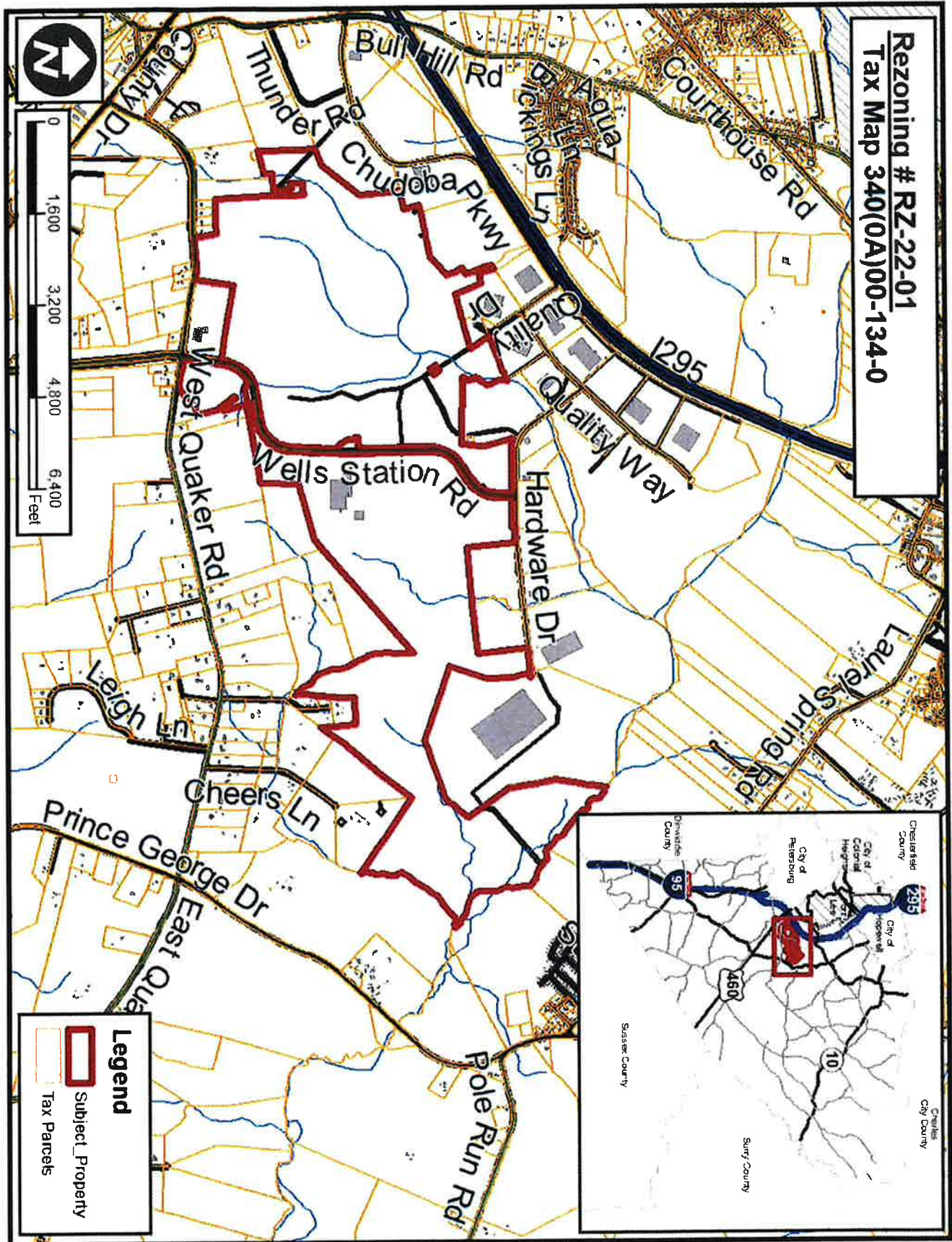
Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene  
Planner II

P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875  
Phone: 804.722.8659 - Fax: 804.722.0702  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

**Rezoning # RZ-22-01**  
**Tax Map 340(OA)00-134-0**



**Legend**

- Subject Property
- Tax Parcels

P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875  
 Phone: 804.722.8659 - Fax: 804.722.0702  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

BAJANA GREGORIO J & JERRI  
5296 W QUAKER RD  
DISPUTANTA, VA 23842

BAUCOM BILLY J & KATHERINE  
6010 W QUAKER RD  
DISPUTANTA, NJ 23842

BLACKBURN E H & PATRICIA ANN  
5809 W QUAKER RD  
DISPUTANTA, VA 23842

BRADLEY TROY D  
5280 W QUAKER RD  
DISPUTANTA, VA 23842

BROWN ASSOCIATES PRINCE GEORGE  
LLC  
26 MAIN ST  
ALBANY, NY 12204

CABANISS W KAY  
8695 CHEERS LN  
DISPUTANTA, VA 23842

CAROLINA CONTAINER LLC  
1 PATRIOT PLACE  
FOXBOROUGH, MA 02035

CEMETERY ON JOHN F VINSH  
PROPERTY  
6820 ANCHOR WAY  
SARASOTA, FL 34231

COX AMY L & JACK K JR  
9000 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

DUBOVSKY ELIZABETH V LIFE ESTATE  
5901 W QUAKER RD  
DISPUTANTA, VA 23842

GREENRICH LLC ATTN JEFFREY GREEN  
8737 WILSHIRE BLVD  
BEVERLY HILLS, CA 90211

GRIMM TIMOTHY L  
8705 BOWBRIDGE RD  
DISPUTANTA, VA 23842

HOLLINGSWORTH G P  
TWO CENTRE PLAZA  
CLINTON, TN 37716

KORKOS KALI  
5304 W QUAKER RD  
DISPUTANTA, VA 23842

LEWIS BARRY M & VERA B  
8800 BOWBRIDGE RD  
DISPUTANTA, VA 23842

NOLAND PROPERTIES INC  
3131 S DIXIE DR STE 220  
DAYTON, OH 45439-2223

NUNNALLY JACK MILTON SR & BERYL A  
7621 LAUREL SPRING RD  
PRINCE GEORGE, VA 23875

PERDUE FOODS INC  
PO BOX 1537  
SALISBURY, MD 21802-1537

PETIK ANDREW M  
7501 LAUREL SPRING RD  
PRINCE GEORGE, VA 23875

PRIODE KENNETH L & BARBARA V  
6524 W QUAKER RD  
DISPUTANTA, VA 23842

RADFORD R D & BILLIE  
8716 BOWBRIDGE RD  
DISPUTANTA, VA 23842

RAINES MARVIN M III  
5515 W QUAKER RD  
DISPUTANTA, VA 23842

REEVES TIMMY W & SHEILA B  
8860 CHEERS LN  
DISPUTANTA, VA 23842

ROACH LEONARD N SR & FLORENCE B  
934 W HIGH ST  
PETERSBURG, VA 23803

ROACH THOMAS & CLARA A C/O  
LEONARD ROACH SR  
934 W HIGH ST  
PETERSBURG, VA 23803

ROSLYN FARM CORPORATION  
PO BOX 727  
COLONIAL HEIGHTS, VA 23834

RP-SCM PROPERTIES LLC  
800 E CANAL ST STE 1900  
RICHMOND, VA 23219

SCHOOL BOARD OF PR GEO COUNTY  
PO BOX 400  
PRINCE GEORGE, VA 23875

SHODON  
PO BOX 50  
GWYNN, VA 23066

SI VIRGINIA LLC  
1 ROCKY TOP LN  
CLINTON, TN 37716

SKALSKY BRENDA S  
6405 W QUAKER RD  
DISPUTANTA, VA 23842

SKALSKY BRYAN C  
2520 S ANDOVER ST  
WEST HAVEN, UT 84401

SKALSKY CHARLES F & JOANN V  
6002 COUNTY DR  
DISPUTANTA, VA 23842

SL WELL STATION ROAD LLC C/O THE  
SILVERMAN GROUP  
195 MORRISTOWN RD  
BASKING RIDGE, NJ 07920

SLOAN RODNEY E & ELIZABETH J  
5801 W QUAKER RD  
DISPUTANTA, VA 23842

SPAIN JOYCE V & VINSH JEAN F  
3701 RIVES RD  
SOUTH PRINCE GEORGE, VA 23805

THOMAS JAMES A  
5411 W QUAKER RD  
DISPUTANTA, VA 23842

THOMAS LEVON & CELESTINE D  
5501 W QUAKER RD  
DISPUTANTA, VA 23842

TIBBEDEAUX MARK W & DEBORAH E  
5303 W QUAKER RD  
DISPUTANTA, FL 23842

U S BANK TRUST NA TR C/O HUDSON  
HOMES MANAGEMENT LLC  
3701 REGENT BLVD STE 200  
IRVING, TX 75063

UNIVERSITY OF VIRGINIA FOUNDATION  
PO BOX 400218  
CHARLOTTESVILLE, VA 22904

VINSH DAVID M & MARY E R  
6820 ANCHOR WAY  
SARASOTA, FL 34231

VINSH JEAN F  
4204 WOODSTOCK RD  
DISPUTANTA, VA 23842

VINSH JOSEPH J JR & MARY B TRUSTEES  
VINSH FAMILY REVOCABLE TRUST  
6512 W QUAKER RD  
DISPUTANTA, VA 23842

VIRGINIA GATEWAY LOGISTICS  
2195 EASTVIEW PKWY STE 100  
CONYERS, GA 30013

VSP ATTN PAUL F MALGEE  
8140 QUALITY DR  
PRINCE GEORGE, VA 23875-3006

WALLERMAN LLC  
6104 HARDWARE DR  
PRINCE GEORGE, VA 23875

WOODRUFF SHANE L  
5288 W QUAKER RD  
DISPUTANTA, VA 23842



**PUBLIC NOTICE  
COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested parties regarding the following public meeting:

**The Prince George Board of Supervisors will hold public hearings on Tuesday, September 27, 2022 beginning at 7:30 p.m. concerning the following requests:**

**SPECIAL EXCEPTION SE-22-08:** Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) "Cottage industry home occupation on a parcel of five acres or more in area.". The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

**REZONING RZ-22-01:** Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the parcel to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

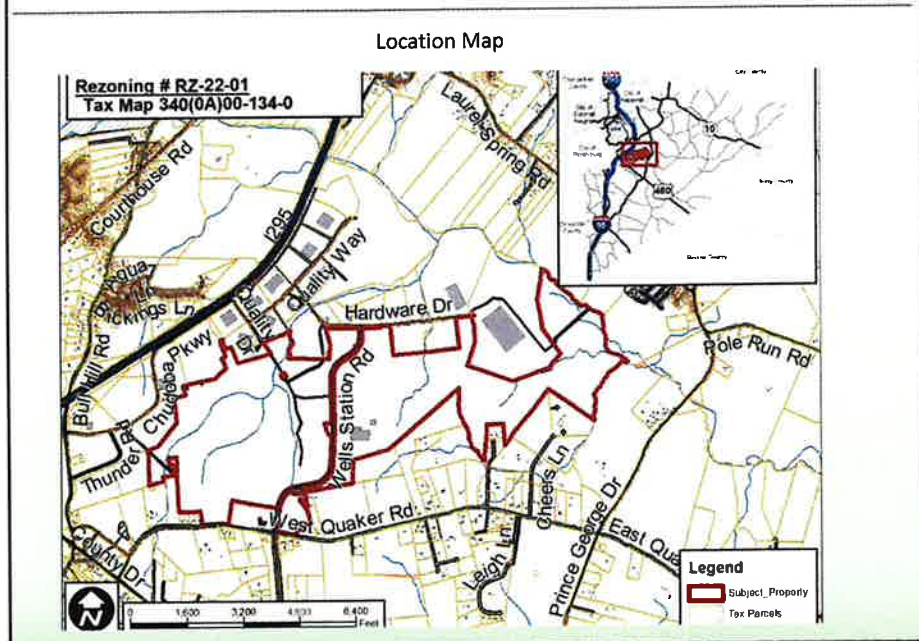
The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed 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 [www.princegeorgecountyva.gov/live\\_stream/](http://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 [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov).

Jeffrey D. Stoke  
County Administrator

## REZONING APPLICATION RZ-22-01:

Request of SL Well Station to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0.

### RZ-22-01 | Wells Station Road



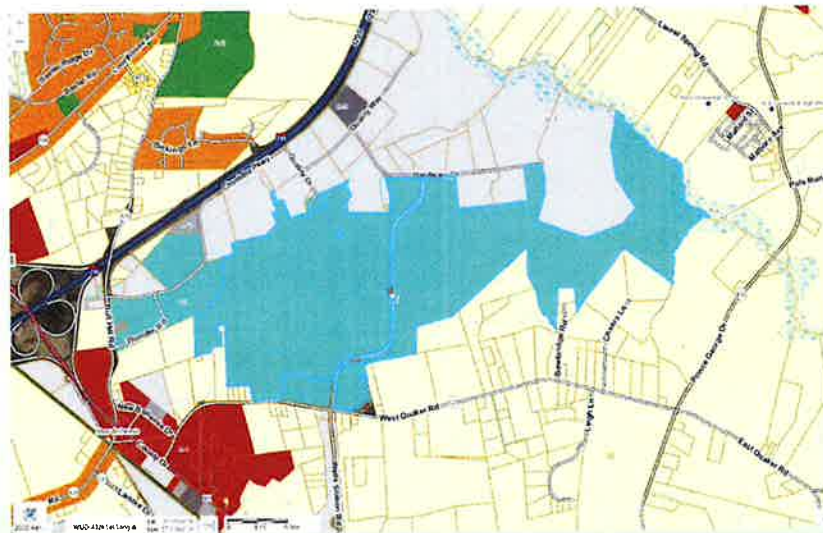
**SE-22-01 | Wells Station Road**

Aerial View



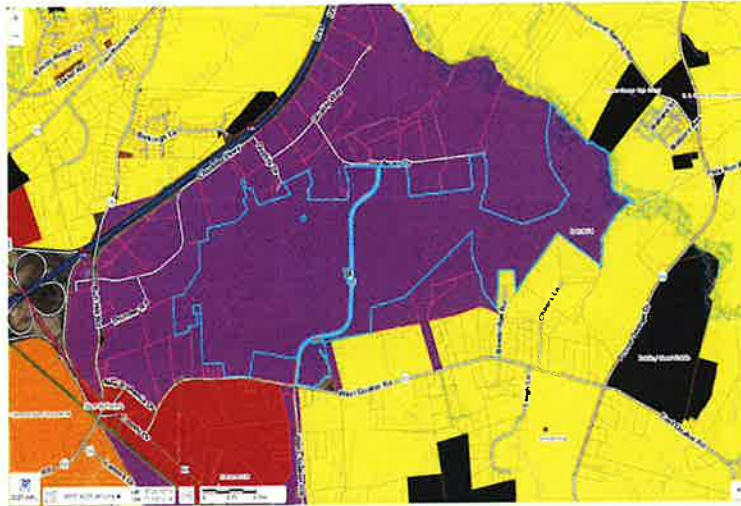
**RZ-22-01 Wells Station Road**

Zoning Map



## RZ-22-01 Wells Station Road

Future Land Use Map



## SE-22-01 | Wells Station Road

### Background

SL Well Station purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center. The Property was previously owned by Rolls-Royce Crosspointe LLC and contains the manufacturing facility and accessory uses previously used by Rolls-Royce for the production of gas turbine engines. The Rolls-Royce facility recently closed.



## Request Summary

The applicant wishes to rezone 880.4 acres of land located at 8800 Wells Road from I-2, General Industrial to M-2, General Industrial in order to market the property to lease the existing facilities and to commence developing the remaining acreage for build to suit and speculative opportunities. The rezoning request includes a conceptual plan and a voluntarily submitted proffer statement.

The applicant is requesting a zoning change from I-2 to M-2 because the I-2 zoning district no longer exists as a zoning district within the County's current Zoning Ordinance and because the conditions of the zoning case further limit the development potential of the property for new industrial users. The proffered conditions that applied to the property when it was rezoned to accommodate Roll Royce and the production of gas turbine engine are no longer applicable since the company has ceased operation on the property.

The applicant desires to rezone the former site of the Rolls-Royce facility to M-2, which is a zoning district that does exist in the current Zoning Ordinance, and to provide a set of proffered conditions that are up-to-date and on-trend with current market conditions. This rezoning would enable the applicant to more effectively market the property for leasing and other development opportunities

Site layout / Conceptual Plan



## Planning & Zoning Staff Review Comments

1. Rezoning Case ZM-08-004 rezoned the property to I-2, General Industrial with proffered conditions that were specifically designed for Rolls-Royce and suppliers for the production of gas turbine engines.
2. The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility) as well as the remaining land that remains undeveloped at this time.
3. Two parcels that were part of the original Rolls-Royce property are not part of this request and will remain zoned I-2:
  - 340(24)00-001-0 – 70 +/- acres sold to Service Center Metals with a facility under development.
  - 340(0A)00-016-0 – 36 +/- acres retained by Rolls-Royce Crosspointe LLC.
4. The owner has submitted a subdivision plat to divide the subject property into two parcels, with the former Rolls-Royce facility on its own parcel. Approval of the plat will follow after the BOS considers this request.
5. The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area.

## Other Staff Review Comments

**Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer**

VDOT can support the amended proffer included in the 9-1-22 email from Andy Condlin.

**Utilities Department – Rachael A. Lumpkin, Utility Project Engineer**

The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.

The only available capacity for the property is at the existing building where connection fees have been paid. There is currently no additional capacity for new buildings proposed on the property.

**Economic Development – Stacey English, Economic Development**

This property is located in the Enterprise Zone.  
Comments will be reserved for site plan submission.

## Recommendation

Staff recommendation is for APPROVAL subject to the applicant's proffered conditions. The Planning Commission will meet on September 22, 2022 to consider the request and their recommendation will be conveyed to the Board at during the public hearing on September 27, 2022. and recommended APPROVAL subject to the recommended conditions.

## Rationale for Approval

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from I-2, General Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The rezoning will serve to remove the I-2 designation from the subject property, which is an improvement because I-2 is not a zoning classification in the current Zoning Ordinance. Also, the proffers tied to the former Rolls-Royce operation at this location will be removed.
4. There are no major concerns from other County departments.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports, with minor changes to number all conditions and reference the current zoning ordinance

## Proffered Conditions

### Highlights:

- The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
- The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.
- The following uses will not be permitted upon the Property: Correctional Facility; Industry, Heavy; Landfill Construction Debris; Landfill, Rubble, Landfill Sanitary; Meat Packing Related Industries; Sawmill; Scrap and Salvage Service

*(Full list of recommended conditions in the Staff Report / Draft Ordinance)*

## Questions?

*See Staff Report for Sample Motions*

