



**Prince George County  
Industrial Development Authority  
County of Prince George, Virginia**

**MINUTES OF SPECIAL MEETING**

April 6, 2022 – 2:00 p.m.  
1<sup>st</sup> Floor Lobby, Administration Building  
6602 Courts Drive,  
Prince George, Virginia 23875

**MEETING CONVENED**

A Special meeting of the Prince George County Industrial Development Authority was called to order at 2:05 p.m. on April 6, 2022, in the main parking lot of Administration Building, 6602 Courts Drive, Prince George, Virginia, by Chair, Mr. Darryl Cheek.

**ATTENDANCE**

The following members responded to Roll Call:

Dr. Lillian K. Boyd	Present
Mr. Darryl Cheek	Present
Mr. Richard L. Henshaw, Jr.	Absent
Mr. Sterling M Hunt, Sr.	Present
Mr. Yousef Jabri	Absent
Mrs. G. LaVern Jackson	Present
Mr. Pete Washington	Present

Also present was Mrs. Stacey English, Interim Director, Economic Development, Prince George County, Virginia.

**PROOF OF NOTICE OF MEETING**

Notice of the scheduled meeting was e-mailed to the media on March 29, 2022.

**ADOPTION OF MEETING AGENDA**

A copy of the meeting Agenda (Attachment "A"), was presented to all members present. No action or vote of the Board was required as only one item was listed.

**PUBLIC COMMENT**

Chair Cheek noted no one from the general public made themselves known for comment or to join the tour at 2:06 p.m.

**UNFINISHED BUSINESS**

**a. Site Tours**

Mrs. English lead the members on a tour of industrial and business sites in the County (see list as Attachment "B"). No action or vote of the members was required.

Upon return to the Administration parking lot, Chair Cheek asked if there were any additional questions or business of the Board to be discussed; with nothing presented, he asked for a motion that the meeting be adjourned.

**ADJOURNMENT**

Mr. Washington moved, seconded by Mr. Hunt, that the meeting be adjourned at 3:36 p.m.

On vote:

In favor: (5) Boyd, Cheek, Hunt, Jackson, Washington  
Opposed: (0)  
Abstain: (0)  
Absent: (2) Henshaw, Jabri



## AGENDA

Prince George County Industrial Development Authority  
County of Prince George, Virginia  
Special Meeting

April 6, 2022 – 2:00 p.m.  
Lobby, 1st Floor Administration Building  
6602 Courts Drive, Prince George County, Virginia

- I. Call to Order
- II. Roll Call
- III. Proof of Notice of Meeting
- IV. Approval of Agenda
- V. Public Comment
- VI. Unfinished Business
  - a. Site tours
- VII. Adjournment

Remaining 2022 Meeting schedule:

Wednesday: May 18, 2022  
July 20, 2022  
September 21, 2022  
November 16, 2022

## IDA Site Tour – April 6, 2022

- \*Diamond Park** – Wagner Road at Route 460  
50 acres      B-1 zoning      Pollard & Bagby      Under contract, lite industrial
- Harrison Property** – 12010 S Crater Road Petersburg, VA 23805  
5.38 acres      B-1 zoning      Mr. Al Harrison      Looking for end-users
- Holland Property / The Bowl** – 3201 Rives Road Prince George, VA 23875  
203 acres      R-A zoning      Roslyn Farms      Looking for end-users, Petersburg utilities
- NS Prince George Property (EZ)** – 9901 Lamore Drive Petersburg, VA 23875  
233 acres      M-1 zoning      Norfolk Southern      Looking for end-users, rail access
- Horne Property** – 9600 Lamore Drive Petersburg, VA 23805  
103 acres      R-A zoning      Mr. Horne      Looking for end-users
- New Bohemia Business Park** – 4601 County Drive Disputanta, VA 23842  
32 acres      B-1 & M-1 zoning      Pollard & Bagby      Looking for end-users
- ANCOS Building** – 4817 County Drive Disputanta, VA 23842  
66,000 SF with 7.88 acres      M-1 zoning      JLL      Looking for end-users
- \*Former Rolls Royce Building (EZ)** – 8800 Wells Station Road Prince George, VA 23875  
291,689      M2 zoning      SL Industrial Partners      Looking for end-users
- \*Rolls Royce Pad Sites (EZ)** – 8800 Wells Station Road Prince George, VA 23875  
1,000 acres      M2 zoning      SL Industrial Partners      Looking for end-users
- Hardware Drive Property (EZ)** – 340(0A)00-146-0, 350(0A)00-001-0, 340 (0A)00-146-A  
44 acres      M-1 zoning      Prince George County      Looking for end users
- Hollingsworth VP-163 (EZ)** – 340(22)00-010-0  
650,000 SF, 157 acres      M-1 zoning      Hollingsworth Companies      Under construction
- Hollingsworth VP-145 (EZ)** – 6162 Quality Way  
194,000 SF, 20 acres      M-1 zoning      Hollingsworth Companies      Interested Party
- Hollingsworth VP-153 (EZ)** – 6013 Hardware Drive  
130,000 SF, 30 acres      M-1 zoning      Hollingsworth Companies      Next to be built
- \*\*Chudoba Parkway (Enterprise Zone)** – 340(0A)00-028-B  
40 acres      M1 zoning      Roslyn Farms      Landmark Industrial  
speculative warehouses
- MB Chudoba (EZ)** – 4740 Chudoba Parkway Prince George, VA 23875  
32,500 SF w/ room to expand      M-1 zoning      Mark Bric/Commonwealth  
Commercial      Occupied, but looking for a new owner

**Crossings Office Park** – 4401 Crossings Boulevard Prince George, VA 23875  
 Suite 4433 – 5,300 SF      B-1 zoning      NAI Dominion  
 Suite 4425 – 2,455 SF      B-1 zoning      NAI Dominion  
 Combined Suites 4433 & 4425 – 7,755 SF      B-1 zoning      NAI Dominion

**Branchester Commercial** – 6609 Middle Road Prince George, VA 23875  
 42 acres      B-1 zoning      Liberty University      No plans

## Other Properties Available

**Dozier Park** – 5200 County Drive Disputanta, VA 23842  
 29.5 acres      B-1 zoning      Mr. Nathaniel Dozier      Looking for end-users

**Heath Property** – 9000 Prince George Drive Disputanta, VA 23842  
 141 acres      R-A zoning      Its His Land LLC      Owner unresponsive

**Waterside Drive** – Waterside Drive (3 parcels)  
 33 acres      B-1 and M-2 zoning      Roslyn Farms      Looking for end-users

**Riverdale Property** – 1712 Riverdale Avenue Prince George, VA 23875  
 4.6 acres      B-1 zoning      Parr & Abernathy      Looking for end-users

**Skalsky 156/460 Property** – 6918 County Drive Disputanta, VA 23842  
 154.8 acres      R-A zoning      Skalsky      Not pad ready

**Sluka Tract** – 11500 Prince George Drive Disputanta, VA 23842  
 88 acres      R-A zoning      Mr. Lilley      Not pad ready, rail access, willing to sell

**Virginia Utilities Site** – 0 Fine Street Prince George, VA 23875  
 33 acres      B-1 zoning      Mr. Lilley      Not pad ready, willing to sell

\*Dependent on utilities

\*\*Private utility system approved by BOS

**Commercial Properties**

**Industrial Properties**

**Either Commercial or Industrial**

## Virginia Business Ready Sites

The Virginia Business Ready Sites Program (VBRSP) is a discretionary program to promote development and characterization of sites to enhance the Commonwealth's infrastructure and promote its competitive business environment. The program's goal is to identify, assess, and improve the readiness of potential industrial sites, which must contain a minimum of 100 contiguous, developable acres.

VBRSP ranks properties into 5 tier levels, Tier 1 being the lowest and Tier 5 being that the land is shovel ready for a project. Tier 1 means that a site has been found and that the property owner is agreeable to market the site. Tier 2 means that a preliminary site evaluation has been conducted, the site has a competitive sales price, and the property is aligned for industrial/commercial use in the Comp plan. Tier 3 means that the site is zoned for industrial/commercial use, due diligence has been completed, infrastructure has been evaluated, master planning and preliminary engineering has been conducted, and a timeline and cost proposal has been given for infrastructure development. Tier 4 means that site issues have been resolved from the due diligence phase, infrastructure is designed and can be delivered within 12 months, and permit issues have been identified and quantified. Tier 5 means that the site has been pad graded, infrastructure is complete and in place, and the property is shovel-ready for a disturbance permit.

The following sites in Prince George County have been characterized based on the VBRSP:

1. Chudoba Industrial Park – Tier 2
2. Crosspointe Centre Pad Sites – Tier 2
3. Hardware Drive Property – Tier 2
4. Heath Property – Tier 1
5. Holland/The Bowl Property – Tier 1 – many improvements have been made since last characterized
6. Horne Site – Tier 1
7. Norfolk Southern PG Property – Tier 2
8. Skalsky 156/460 – Tier 1
9. Sluka Site – Tier 2

## Utility Information

Each project listed has received Board's authorization to begin design activities. Further Board action is required to fund and award the construction activities. Please note each of the timelines provided for construction assumes the supply chain issues are resolved by the time the contract is awarded. These include:

### Short Term Projects:

#### Water

1. New 1 million gallon water storage tank and booster station along Temple Avenue – This project will abandon our existing booster station, which currently limits the County's water supply, and build a new facility closer to the Temple Avenue Bridge to allow the County to receive its full allocation of water supply from the Appomattox River Water Authority (ARWA). Along with Project 2 below, this will add 1.2- 1.5 MGD to the County. Efforts for land acquisition is underway. The RFP for engineering design services was advertised in January with bids due 2/9. Anticipate construction to be completed Dec 2024.
2. 24" water line under the Appomattox River - In conjunction with the new tank and booster station along Temple Ave, the County plans to construct a 24" water line under the Appomattox River. The current water supply into the County is reduced to an 16" water line before it gets to the bridge. Increasing the size to 24" will allow additional capacity to be conveyed into the County to assure the full allocation from ARWA is received once the new tank and booster station is constructed. Anticipate construction to be completed October 2023.
3. New 1 MG water storage tank and booster station along Route 156. – This project will connect the water system to the Virginia American Water (VAW) supply that currently serves the City of Hopewell and is expected add 1.0 MGD to the County. Conversations with VAW are just beginning to determine if they can in fact supply the County water at this location. Efforts for land acquisition is underway. The RFP for engineering design services was also advertised in January with bids due 2/9. Anticipate construction to be completed October 2024.

#### Wastewater

4. Realignment of 8" force main that serves SPS 21 and SPS 24 – The Southpoint Business Park's wastewater is collected at 2 SPS that pumps into a common force main. This force main currently discharges into a gravity sewer along Route 460 that is near its full capacity. This project will reroute the force main so that it discharges directly to a SPS, which will provide an additional 107,000 GPD of wastewater conveyance capacity to the Park. Project awarded for design in Dec 2021. Anticipate construction to be completed October 2023.

### Long Term Projects:

#### Water

1. New 4.0 MGD water treatment plant – The County's long-term plan is to construct a new plant along the Appomattox River to provide 4 MGD (expandable to 8 MGD) to meet the future water needs of the County. Permit Application submitted in April 2019. Anticipate receiving permit in Spring/Summer of 2022. Engineering design effort will require Board authorization.

#### Wastewater

2. New 3.0 MGD Sewage Pumping Station and Force Main. This project will construct a new SPS & FM to convey 3 MGD (expandable to 6 MGD) to serve the future wastewater needs of Southpoint Business Park and the County. Preliminary engineering report is complete. RFP for engineering design services to be advertised in Feb 2022. Anticipate 4 years to design and construct.