

1

Agenda

2

Draft Minutes July 22, 2021

3

Rezoning Case RZ-21-02

4

Communications

5

6

7

8

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: Thursday, August 26, 2021
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

This meeting is being held electronically in accord with Virginia Code Section 15.2-1413. The meeting is accessible by:

If you would like to participate in the meeting via Zoom –

<https://zoom.us/j/5053851421?pwd=V2pjSHFneFRUUE2bjNqQnR3emZoUT09>

Meeting ID: 505 385 1421

Password: 200726

One tap mobile

+19294362866,,5053851421#,,1#,200726# US (New York)

+13017158592,,5053851421#,,1#,200726# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

During the public comment period you may raise your hand using the Zoom controls on your screen or press *9 on your phone. Visit the Zoom Help Center for more information. If you would like to view the meeting in real time use this link:

<https://www.youtube.com/c/princegeorgevirginia>

Public comments may be made in person during any meeting. You may also submit any public comments on our website at

https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_form.php.

Any public comments received via Zoom, in person or by the website form up until the public comment section is closed by the Chairman of the Planning Commission on August 26, 2021 shall be entered into the meeting minutes.

CALL TO ORDER - Chairman Brown

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

PUBLIC COMMENTS - Chairman Brown

ADOPTION OF AGENDA [1] - Chairman Brown

ORDER OF BUSINESS - Chairman Brown

A-1. Approval of Meeting Minutes – July 22, 2021[2]

PUBLIC HEARING - Chairman Brown

P-1. REZONING RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to “Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors”, pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0. [3] - **Tim Graves, Planner**

COMMUNICATIONS [4] - Staff

- A. CIP Committee
- B. Actions of the Board of Zoning Appeals
- C. Actions of the Board of Supervisors

ADJOURNMENT - Chairman Brown

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

July 22, 2021

County Administration Building, Board Room, Third Floor
6602 Courts Drive, Prince George, Virginia 23875

This meeting was held electronically in accord with Virginia Code Section 15.2-1413. The meeting was accessible by:

Zoom: <https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>
Meeting ID: 505 385 1421
Password: 200726

One tap mobile

+19294362866,,91749744760#,,1#,106239# US (New York)
+13017158592,,91749744760#,,1#,106239# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, July 22, 2021 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Floyd Brown, Sr., Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present (via phone from 10409 Old Stage Road)
Mr. Bresko	Present
Mr. Joyner	Present
Mr. Easter	Present
Mr. Brown	Present
Mr. Brockwell	Absent

Also present: Julie C. Walton, Director, Cliff Young, Director of IT, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Simmons provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Easter led in the Pledge of Allegiance to the United States flag.

PUBLIC COMMENT PERIOD. At 6:34 p.m., Mr. Brown opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on only topics that were not on the agenda. Citizens were asked to limit their comments to three (3) minutes.

With no one present or on Zoom indicating they wished to speak, the Public Comment Period was closed at 6:34 p.m.

ADOPTION OF MEETING AGENDA. Mr. Brown asked the Commissioners for a motion to approve the meeting Agenda for the July 22, 2021 Planning Commission. Mr. Bresko made a motion to approve the meeting Agenda and Mr. Joyner seconded the motion.

Roll Call:

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter

Opposed: (0)

Absent: (1) Brockwell

OLD BUSINESS.

A-1. APPROVAL OF THE MEETING MINUTES. Mr. Brown asked the Commissioners to review the June 24, 2021 Minutes of the Planning Commission for approval. Mr. Simmons noted one correction and proceeded with a motion to approve the June 24, 2021 Minutes as noted and Mr. Joyner seconded the motion.

Roll Call:

In favor: (6) Simmons, Brown, Joyner, Bresko, Easter, Elder

Abstain: (0)

Absent: (1) Brockwell

NEW BUSINESS.

P-1. PUBLIC HEARING; SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential uses.

Mr. Graves started this presentation with some background information:

- Applicant has a current business license for an online sales business based out of the home (Home occupation – Home office)

Mr. Graves reviewed the applicant's goals:

- Use an existing detached garage (30'x47') for the business
- Online sales of novelty prank products

- No customer visits
- Limited UPS or FedEx services
- Approximately 80-90 percent of the garage to be dedicated for business
- No employees or signage

The Planning Division, along with the review team, reviewed the request and submitted the following comments:

- Planning & Zoning
 - The use is permitted as requested
 - No expected change to the outward appearance of home
 - Primary use of property to remain single-family residential
 - Compatible with the Comprehensive Plan
- Virginia Department of Health
 - Sewage and well evaluation information to be submitted to VDH for review
- Virginia Department of Transportation
 - Existing entrance appears to meet VDOT's requirements

Mr. Graves highlighted the recommended conditions staff provided, noting the full list of recommended conditions were provided in the Staff Report.

- Highlights:
 - No customer visits
 - No permanent signage
 - No employees
- All Recommended Conditions:
 1. This Special Exception request to be granted to Jere Amidei, Jr. for a Home Occupation within an Accessory Building on Tax Map 250(18)00-003-A, for the purpose of operating an online sales business within an existing 30' x 47' accessory building on the property.
 2. Sewage disposal and well requirements shall be evaluated by an AOSE/OSE or PE for this commercial use. The evaluation information shall be supplied to the Health Department for review.
 3. There shall be no employees on the property other than those who permanently live in the house on the property.
 4. There shall be no customer visits to the property.
 5. There shall be no permanent signage on the property for the use.
 6. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
 7. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Staff recommends approval, subject to recommended conditions.

The basis of the recommendation of approval:

- No negative feedback from adjacent property owners
- No change expected to outward appearance of single-family dwelling

Mr. Graves introduced the applicants, Jere and Nicole Amidei, to the Commissioners and stated that the applicant and his wife were present on Zoom due to recent illness.

Mr. Amidei briefly described his online business as the selling of novelty items. The business started in 2012 out of his previous home and grew into a rental space. They are requesting to have a home occupation business in a detached garage. The home-based business would allow them to avoid the extra expense of a storage unit for their inventory.

Mr. Brown indicated that the Commissioners, at the Work Session, asked for clarification of the some of the products they are selling. Mr. Amidei gave numerous examples of his novelty items.

Mr. Simmons asked Mr. Amidei for examples of the websites they are currently selling their products. Mr. Amidei stated they are currently selling on eBay, Walmart, Amazon and the company's own website.

Mr. Simmons referenced the application statement declaring that customers would not be allowed to pick up merchandise at their home. Mr. Amidei confirmed that all purchases would be shipped directly to the customer and no customers would be permitted to pick up orders, including any local sales.

Mr. Joyner asked if a local customer wanted to pick up their order, would they be able to. Mr. Amidei explained he did not want customers knowing where he and his family lived. Therefore, all orders must be shipped.

Mr. Simmons inquired about the names of the distributors being use. Mr. Amidei stated he has numerous vendors and all products are purchased in the United States.

Mr. Brown asked the Commissioners if they had any additional questions for the applicant or staff.

Mr. Simmons asked for clarification on the name indicated on the receipt attached to the application – "Jereco Global, LLC". Mr. Graves directed the question to Mr. Amidei. He replied that he is the owner and sole proprietor of Jereco Global, LLC. The business paid for the Special Exception – Home Occupation request. Mr. Simmons asked if the special exception would be granted to Jereco Global, LLC or to Mr. Amidei. Mr. Graves confirmed, if the case is approved by the BOS, it would be granted to Mr. Amidei, not the business.

At 6:55 p.m., Mr. Brown opened the Public Hearing to anyone who wished to speak for or against SE-21-03. Citizens were asked to limit their comments to three (3) minutes.

With no one coming forward and no one on Zoom indicating they wished to speak, the Public Hearing closed at 6:56 p.m.

Mr. Brown asked the Commissioners if they had any additional questions or comments. Mr. Brown asked for a motion to be presented.

Mr. Bresko made a motion to forward request SE-21-03 to the Board of Supervisors with the Planning Commission's recommendation for approval, subject to the recommended conditions in the Staff Report. This motion was seconded by Mr. Easter.

Roll Call:

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter

Opposed: (0)

Absent: (1) Brockwell

PLANNER'S COMMUNICATION TO THE COMMISSION. Mr. Graves presented to the Commissioners the following updates:

1. Actions of the Board of Zoning Appeals
 - a. The July 26th meeting has a Special Exception to the BZA for the keeping of up to seven (7) dogs on a property less an one (1) acre in size
 - b. Scheduled training session in reference to the Chesapeake Bay Act will be presented by DEQ on July 26th
2. Actions of the Board of Supervisors (BOS)
 - a. July 13th approved the Clark's Special Exception request to permit an Assembly Hall and a Cottage industry home occupation

ADJOURNMENT. At 7:05 p.m., Mr. Brown asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mr. Easter made a motion to adjourn and Mr. Simmons seconded the motion. Roll was called on the motion.

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter

Absent: (1) Brockwell

REZONING AMENDMENT REQUEST – RZ-21-02
PLANNING COMMISSION STAFF REPORT – AUGUST 26, 2021

RESUME

APPLICANT:

Mark Mueller (Mueller Builders, LLC)

PROPERTY OWNER:

C&C Packaging Systems LLC, c/o Landen Strapping Corp.

REQUEST:

The applicants would like to change the permitted use of the property and allow outside storage/operations. In order to accomplish these objectives, they are requesting an amendment of the approved conditions of zoning case ZM-95-001.

STAFF RECOMMENDATION:

Staff recommends Approval, subject to recommended conditions.

STAFF REPORT CONTENTS / ATTACHMENTS:

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors Approval
4. Staff Report
5. Copy of Application with attachment
6. Copy of Approved Zoning Map Ordinance ZM-95-001
7. APO letter, map, list, newspaper ad
8. Powerpoint Presentation

Sample Motions

Sample APPROVAL Motion:

I move to forward request RZ-21-02 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation are:

(EXAMPLES):

- It is compatible with the Comprehensive Plan and current surrounding uses and zoning districts
- It is expected to benefit the general welfare of the community
- The expected off-site impacts appear to be adequately addressed by the conditions
- Other _____

(OPTIONAL): I would recommend approval if the following items are addressed / conditions are added:

Sample DENIAL Motion:

I move to forward request _____ to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request _____ until _____.

(DATE)

DRAFT Ordinance

REZONING CASE AMENDMENT RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to “Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors”, pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Application identified as RZ-21-02 is granted as an amendment to the official zoning map with the following conditions:

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 known as Tax Map 240(13)00-002-0 will be developed according to the following conditions voluntarily agreed to by the Applicant, which shall replace the conditions of ZM-95-001 that applied to the Property prior to adoption of this ordinance.

1. All business operations shall be conducted inside the building.
2. The use of the property shall be limited to 90-492(5): “Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors”, including a contractor’s office and the fabrication of metal roofing materials.
3. Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.
4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Tax Map Numbers 24-(13)-1, 2 and 3.

Adopted on _____, 2021 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing August 26, 2021

RZ-21-02 – Amend conditions of case ZM-95-001

Applicant: Mark Mueller (Mueller Builders LLC)

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicants would like to change the permitted use of the property and allow outside storage/operations. In order to accomplish these objectives, they are requesting an amendment of the approved conditions of zoning case ZM-95-001.

II. Property

Address: 5050 Prince George Drive

Tax Map: 240(13)00-002-0

Site Size: 3.74 acres

Legal Owner: C&C Packaging Systems LLC, c/o Landen Strapping Corp.

RE Taxes Paid?: Yes for 2021

Zoning District: M-2

Current Use: Industrial

Comp Plan Land Use: Industrial / Residential / Commercial

Planning Area: Prince George Planning Area

Previous Zoning Cases: ZM-95-001

Figure 1: Aerial view of request area



III. Meeting Information

Planning Commission Public Hearing: August 26, 2021

IV. Background

- In 1990, ZM-90-006 rezoned the property from A-1 General Agricultural to M-2 General Industrial, with conditions limiting operations to inside the building and limiting the use of the property to repair and sale of parts for overhead joists.
- In 1995, ZM-95-001 changed the conditions to allow the operations conducted by Landen Strapping Corp., i.e. “repair and sale of strapping machines, parts, and supplies”. The full conditions are attached to this staff report.
- In 2021, Landen Strapping Corp., which has relocated away from the property, is seeking to sell the building to a general contractor, however the purchaser would not be able to begin operations because the zoning conditions limit the use of the property to only one specific use and do not permit exterior storage/operations.

V. Applicant Proposal

The applicant and potential purchaser, Mueller Builders LLC, is requesting to modify the zoning conditions on the property to allow its planned use of the property (a general contractor office and the fabrication of metal roofing materials), and to allow limited outside storage/operations. The applicant provided a letter which is included with the application materials in this report.

VI. Exhibits

Exhibit 1 – Sketch showing location of existing fencing for outdoor storage area



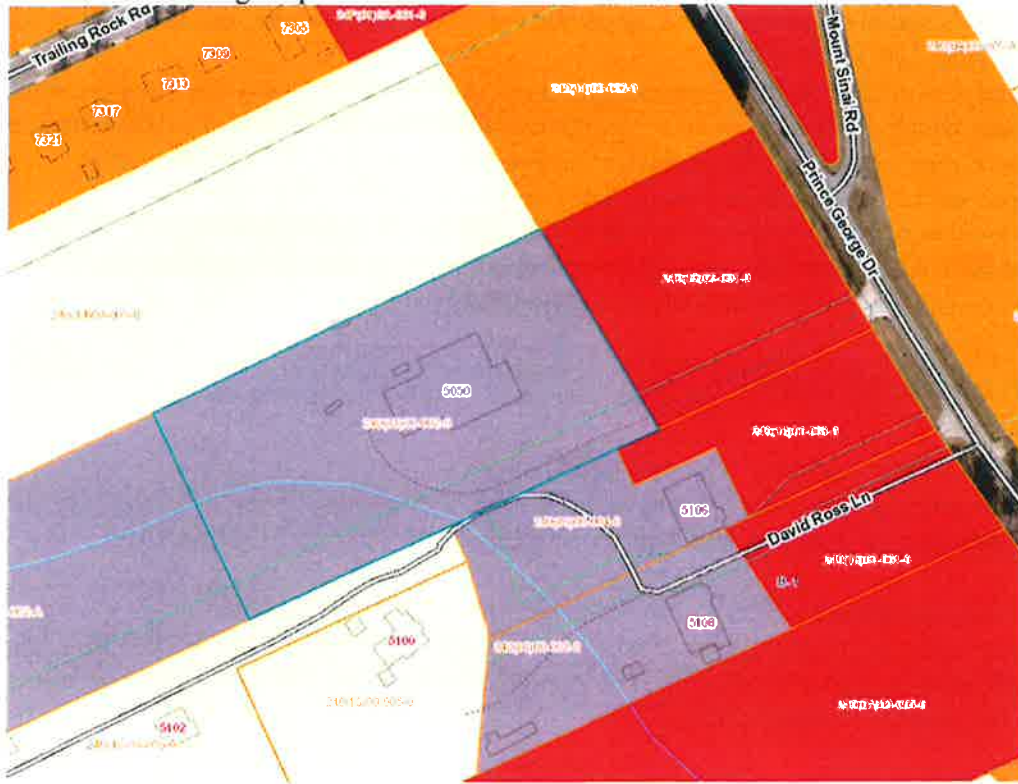
Exhibit 2 – View of front/side of building upon entering the property



Exhibit 2 – View at rear of property showing the existing fencing to be screened



Exhibit 4 – Zoning Map



VII. Planning and Zoning Review Comments

1. The uses described by the applicants in the letter attached with the application and in prior conversations would fall under the following use which is permitted by right within the M-2 zoning district:
“Contractors’ equipment storage yard or plant or rental of equipment commonly used by contractors.”
2. This request is not expected to result in any significant increase of traffic over the existing permitted M-2 use from ZM-95-001.
3. If this request is approved, it would permit outside storage on the property which must be screened prior to use.
4. The applicant has proposed screening and fencing for outside storage. Staff has recommended a modified condition for screening based on the applicant’s request and based on the ordinance provisions of Section 90-494 - Requirements for permitted uses in the M-2 zoning district, and certain sections of Article XVIII pertaining to buffering and screening standards.
5. Current land uses on adjacent properties:
 - a. North: Vacant
 - b. South: Single-family residential and Industrial
 - c. East: Vacant
 - d. West: Vacant
6. Other zoning approvals required:
 - a. A site plan is required prior to any combination of building addition or land disturbance exceeding 2,500 square feet. The applicant has stated that a small expansion of the office area is planned in the interior of the building.
 - b. Professional business zoning approval is required prior to beginning operations.
7. The original zoning case (ZM-90-006) affected adjacent Tax Map parcels 240(13)00-001-0 and 240(13)00-003-0 in addition to the request property Tax Map 240(13)00-003-0. The conditions were

worded accordingly for multiple tax parcels. Staff has prepared recommended conditions that accommodate the applicant's stated objectives, are compatible with the County Code, and are specific to the request property Tax Map 240(13)00-002-0.

8. If this request is approved, it would not change the zoning district of the property, only the one permitted use. Any future operations which differ from this use would need to return to the Board for consideration.
9. The comprehensive plan Future Land Use Map indicates this property is suitable for Industrial uses, while the surrounding properties are suitable for Industrial, Commercial and Residential Uses.
10. In consideration of the low intensity the proposed industrial use, and in consideration of the mix of different future planned land uses in this area, the request presented by the applicant is appropriate for this property and can be considered compatible with the comprehensive plan.

VIII. Supplemental Staff Review Comments

Building Inspections Division - Dean Simmons, Building Official

Please note all structures built on this property not meeting Section 108.2 Exemptions for application for permit will be required to be permitted and meet all provisions of the Virginia USBC and the Virginia SFPC.

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

VDOT has reviewed the proposed proffer amendments associated with the submitted zoning application. The proposed proffer amendments do not appear to effect the site access or VDOT requirements for site access. VDOT has no objection to the proposed zoning action.

Police Department / Sheriff's Department - Chris Douglas

When the metal roofing fabrication activities begin, please ensure there are no violations of the County Noise Ordinance.

The departments below reviewed this request and had no comments.

Economic Development – Stacey English, *Economic Development Specialist*

Utilities Department - Frank Haltom, *Director of Engineering and Utilities*

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

Fire & EMS Department – Shawn Jones

Environmental Division - Angela Blount, *Environmental Program Coordinator*

Commissioner of Revenue – Linda Howard, *Deputy License Inspector*

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

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran a legal ad ran 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

Approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's requested use appears to be compatible with current and future surrounding land uses.
2. No negative feedback has been received from adjacent property owners and community.

3. Staff has recommended the below conditions to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Recommended Conditions

The below conditions show Staff's recommended changes to the conditions of the ZM-95-001 based on the applicant's proposed amendments. The resulting draft conditions are included in the draft ordinance.

1. All business operations shall be conducted inside the building.
2. ~~Operation to be repair and sale of strapping machines, parts, and supplies.~~ The use of the property shall be limited to 90-492(5): "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", including a contractor's office and the fabrication of metal roofing materials.
3. ~~No exterior storage.~~ Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.
4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. ~~Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use. [This condition removed because ZM-95-001 applies to other tax parcels but the present request RZ-21-02 does not apply to those parcels. This condition remains effective for the remaining lots under ZM-95-001.]~~
5. 6. Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Tax Map Numbers 24-(13)-1, 2 and 3.



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-21-02

DATE SUBMITTED:

RECEIVED
JUL 09 2021
MS

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST: To Amend the 1995 zoning conditions approved on 2-28-1995 as
zm.95-001 by the Prince George Board of Supervisors by changing conditions 2 and 3,
(attached Applicant statement)

REQUEST PROPERTY ADDRESS / LOCATION:

5050 Prince George Drive

REQUEST TAX MAP(S): (List all)

240 (13) 00-002-0

SF-13040, 1115-2, 4B-42

AFFECTED
ACREAGE:

3.74

ENTIRE PARCEL?:
(Y / N)

yes

CURRENT
ZONING:

M-2

PROPOSED
ZONING:

M-2

REQUIRED ATTACHMENTS: (Check if Attached; * = Required)

☒ APPLICANT STATEMENT* (Specify goals, details, etc.)

☐ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ CONCEPTUAL SITE PLAN*

(Show any planned improvements; Use GIS or Engineer Drawing)

☐ COMMUNITY MEETING SUMMARY

☐ SURVEY OR LEGAL DESCRIPTION OF REZONING
REQUEST AREA (If different than recorded lot)

☐ ADDITIONAL ATTACHMENTS:

NAME(S):

C & C Packaging Systems LLC

c/o London Strapping Corp

MAILING ADDRESS (Incl. City, State, Zip)

P.O. Box 129

E-MAIL:

PHONE:

804 400-3168

NAME(S) (If different than owner):

Mark Mueller

RELATION TO OWNER:

Purchaser of Property

MAILING ADDRESS: (Incl. City, State, Zip)

4001 West Hundred Road, Chester, VA 23831

E-MAIL:

mark@muellebuildersllc.com

PHONE:

804 586-3654

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:

Owner

APPLICANT 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:

Carl Carden, Jr.

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

August 17, 2021

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

17th

day of

August

20, 21

Notary Public

My Commission expires:

April 30, 2025



APPLICANT STATEMENT

Mueller Builders LLC is a 20-year-old company with over \$9,000,000 in annual sales and activity. Additionally, we employ 16-20 full time employees. We are a Class A General Contractor. We are currently located in Chesterfield County Virginia, and we are looking at the subject property located at 5050 Prince George Drive in Prince George County. The property is currently Zoned as Manufacturing for the prior tenant Landen Strapping which moved their operations to Hopewell. We wish to use it as the location for all existing operations and eventually for the fabrication of metal roofing for Mueller Builders LLC. We have a purchase agreement in place with the current owner of the property but need to assure that our proposed use will be acceptable to the county. The existing zoning was approved on 2-28-1995 as ZM-95-001. The approved zoning fits our operation well with the minor exception of two modifications to existing proffered conditions. These are as follow:

2. Operation to include the eventual Fabrication of Metal Roofing materials.

3. No Exterior storage of materials beyond the existing fence enclosure which will be screened and maintained before we begin use of that area. Exterior storage noted above does not include company vehicles or utility trailers or motorized equipment which will be allowed.

We would love to be able to upfit this property in September and October and move our Operation to Prince George in the last quarter of 2021. We look forward to becoming corporate citizens of Prince George County.

INVOICE (INV-00000113)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Mark Mueller
Mueller Builders
4001 West Hundred Road
Chester, VA 23831



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000113	07/09/2021	07/09/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-21-0001	PGC Rezonings	\$1,050.00
5050 Prince George Dr Prince George, VA 23875		SUB TOTAL \$1,050.00

REMITTANCE INFORMATION

Prince George County, VA
2160 Satellite Blvd NW
Suite 300
Duluth, GA 30097

TOTAL \$1,050.00

Board of Supervisors
County of Prince George
Prince George, Virginia

Zoning Map Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Board of Supervisors Meeting Room at Prince George Courthouse on the 28th day of February, 1995:

<u>Present:</u>	<u>Vote</u>
Marion B. Williams, Chairman	Yea
Lawrence L. Coleman, Vice-Chairman	Yea
Samuel L. Bland	Yea
John H. Minor	Yea
Henry D. Parker, Jr.	Yea

On motion of Mr. Coleman, which carried unanimously, the following Zoning Map ordinance amendment was adopted:

WHEREAS Landen Strapping Corporation, applicant, did on January 31, 1995, make application identified as PC 95-01, to the Board of Supervisors of the County of Prince George, Virginia to modify the zoning conditions contained in ZM-90-6 in which conditions were proffered during the rezoning of Assessor's Parcel No. 24-(A)-3B, now identified as Assessor's Parcels Nos. 24-(13)-1, 2, and 3; Bland District; and

WHEREAS Landen Strapping Corporation is requesting that item No. 2 be changed to read as follows: "2. Operation to be repair and sale of strapping machines, parts, and supplies"; and

WHEREAS this parcel is zoned M-2, General Industrial and is located at 5050 Prince George Drive; and

WHEREAS the notice and hearing requirements of Section 15.1-431 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 grant or to deny the

request for which application is made by Landen Strapping Corporation;

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 Prince George County Planning Commission held a joint public hearing with the Board of Supervisors on February 28, 1995, and after careful review, has recommended that the Board of Supervisors approve this request; and

WHEREAS the Board of Supervisors has considered carefully the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Prince George this 28th day of February, 1995, that the conditions contained in ZM-90-6 be changed to read as follows:

1. All business operations shall be conducted inside the building.
2. Operation to be repair and sale of strapping machines, parts, and supplies.
3. No exterior storage.
4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use.
6. Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Assessor's Parcels Nos. 24-(13)-1, 2, and 3.

A Copy Teste:


John G. Kines, Jr.
County Administrator



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 13, 2021

PLANNING COMMISSION - 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 Planning Commission will hold a public hearing on **Thursday, August 26, 2021 beginning at 6:30 pm** in the Board Room, located 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:

REZONING RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

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 hearing in person or electronically by Zoom.

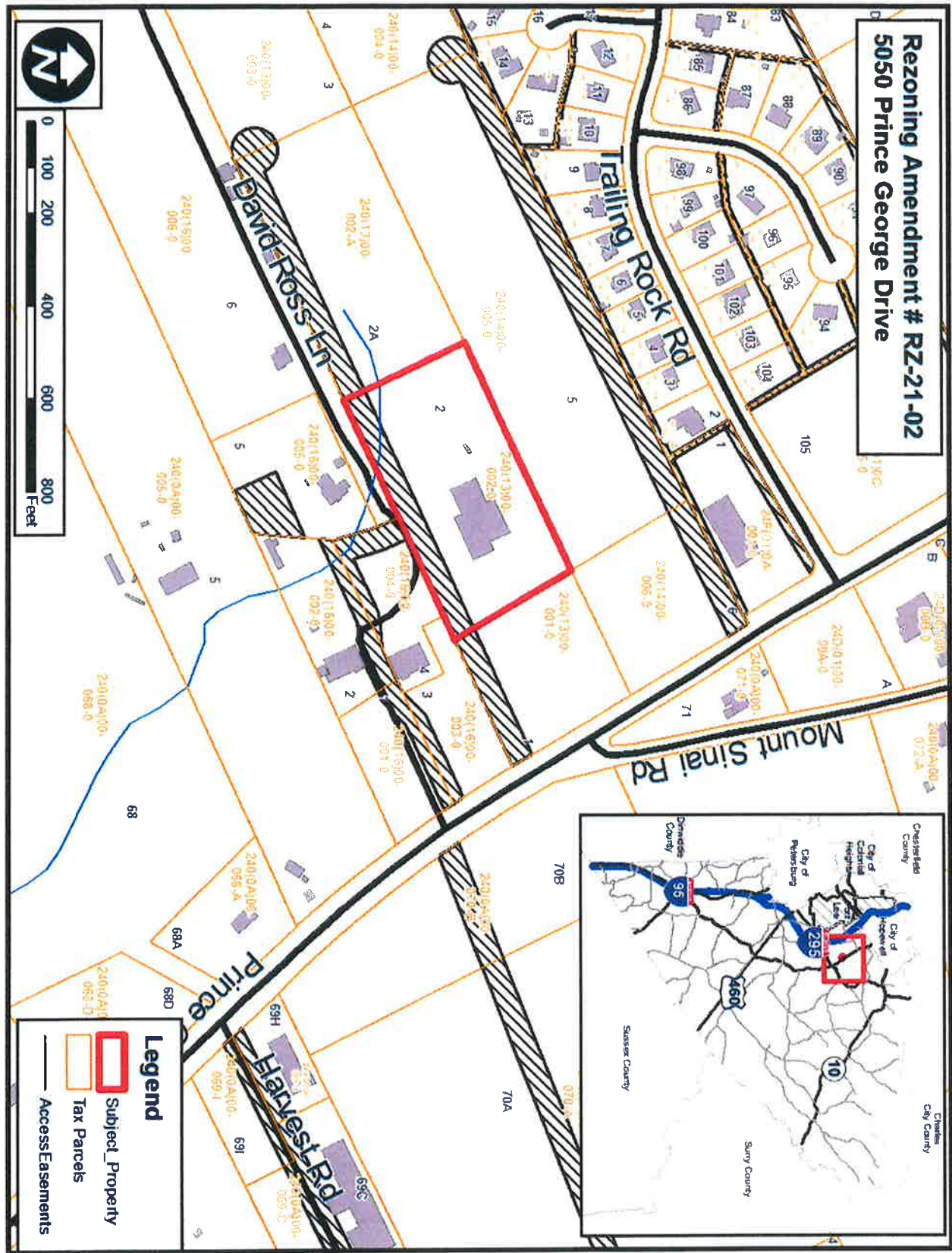
The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. August 26, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov>.

You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov 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 blue ink that reads "Tim Graves".

Tim Graves
Planner



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875

Phone: 804.722.8659 - Fax: 804.722.0702

www.princegeorgecountyva.gov

BATTLE LISA E & EATON KENNETH L
118 PINECLIFFE DR
COLONIAL HEIGHTS, VA 23834

BFRAC LLC
2648 W 50TH ST
CHICAGO, IL 60632

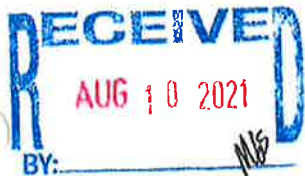
WEST HOPEWELL PRESBYTERIAN CH
TRS
2602 WISE ST
HOPEWELL, VA 23860

MALONE KAREN R
5102 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

C & C PACKAGING SYSTEMS LLC C/O
LANDEN STRAPPING CORP
PO BOX 129
HOPEWELL, VA 23860

SKYCASS MARKETING LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

Tammy Rose
5100 Prince George Drive
Prince George, VA 23875



Legal Notices

PUBLIC NOTICE COUNTY OF PRINCE GEORGE

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

The Prince George County Planning Commission will hold public hearings on Thursday, August 26, 2021 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-21-04: Request of Angela and Donald Pruett pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of a dog grooming salon business. The request property is approximately 1.414 acres in size, located at 7707 Laurel Spring Road and is identified as Tax Map 350(0A)00-028-B. The Comprehensive Plan indicates the property is suitable for residential uses.

REZONING RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

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

The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. August 26, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorge-countyva.gov>.

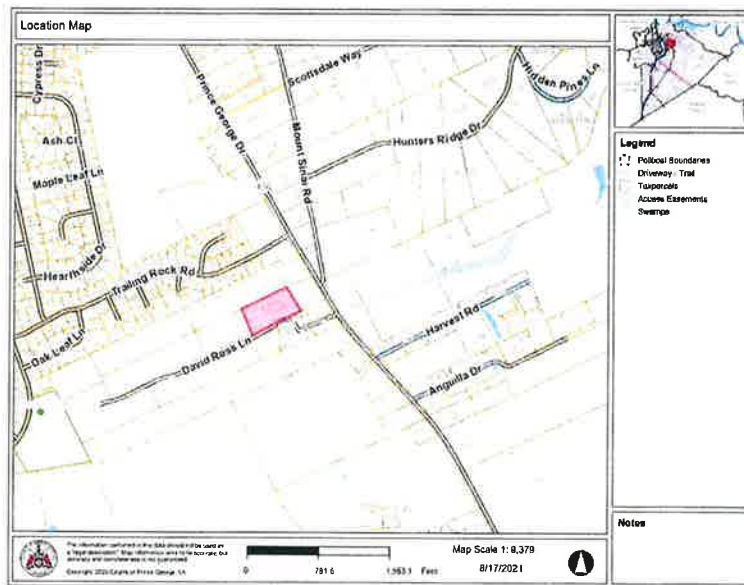
Tim Graves
Planner
(804) 722-8678

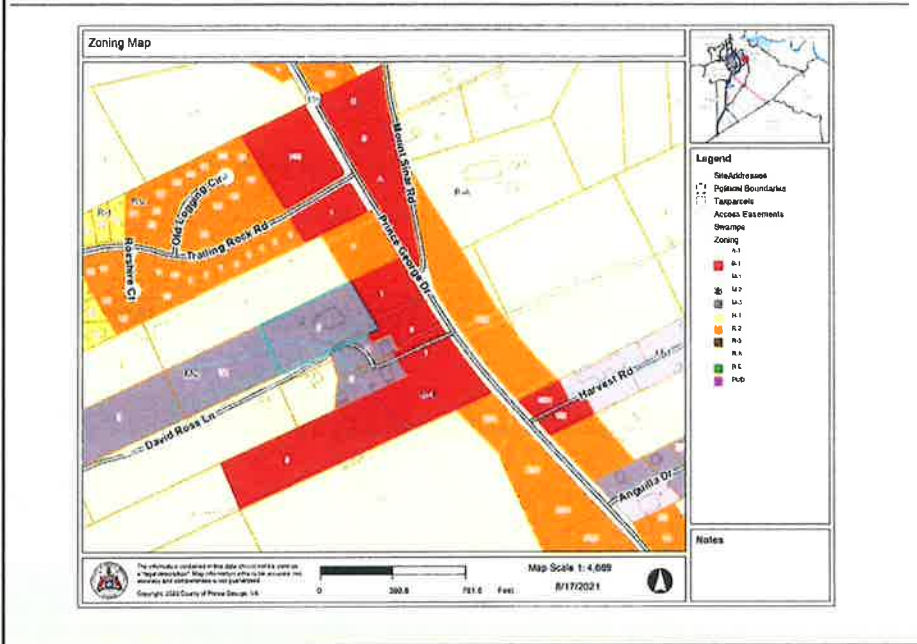
REZONING RZ-21-02:

Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

RZ-21-02 | [Mueller Builders LLC]

Planning Commission Meeting
August 26, 2021





Background

1990

- Subject property (incl. adjacent lots) rezoned from A-1 to M-2 (ZM-90-006)

1995

- Zoning conditions changed, including change of use (ZM-95-001)

2021

- Landen Strapping Corp. wants to sell to a new user for a different land use

Request Summary

Applicants' Goals:

- Operate a general contractor office
- Fabrication of metal roofing materials
- Outside storage of materials and equipment

Applicants' Request:

- Amend zoning conditions to permit the desired activities (primarily affects conditions #2 and #3)

Planning & Zoning Staff Review Comments

- Appropriate permitted use =
"Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors."
- No change of zoning district, only change of use. Future owners or occupants may need to return to the PC and BOS
- Outside storage should be behind fences or otherwise suitably screened
- Compatible with the comprehensive plan and the surrounding area based on this specific proposed use, with conditions

Other Staff Review Comments

VDOT

- Proposed amendments do not appear to affect site access or VDOT requirements for site access



Recommended Conditions

Changed Conditions Only:

~~2. Operation to be repair and sale of strapping machines, parts, and supplies.~~ The use of the property shall be limited to 90-492(5): "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", including a contractor's office and the fabrication of metal roofing materials.

~~3. No exterior storage.~~ Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.

~~5. Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use. [Removed because this request (RZ-21-02) does not apply to Lots 1 and 3 which are separate tax parcels/lots.]~~

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

Staff Recommendation

Approval, subject to the recommended conditions

Basis:

- The requested use appears to be compatible with the current and future planned surrounding uses
- Modified conditions recommended
- No negative feedback from community

Questions?

See Staff Report for Sample Motions



Julie Walton

From: Betsy Drewry
Sent: Tuesday, August 10, 2021 1:12 PM
To: DG-Department Heads; rrhodes@pgs.k12.va.us; Monique Barnes
Cc: Percy Ashcraft; Lisa Pennycuff; Lori Robertson; Chris Talmage
Subject: Capital Improvement Project Process FY2023-2032
Attachments: CIP Instruction Memo FY23.pdf; CIP Project Request Form FY23 UPD.pdf; CIP Evaluation Criteria Form FY23.pdf; CIP Costs Form FY23.xlsx; CIP Listing FY2022.xls

Importance: High

Good Afternoon Department Heads, Constitutional Officers & School Personnel:

Please see the attached instruction memo and attachments to make requests for **NEW** capital improvement projects and to provide updates to costs and status for existing CIP projects. We will not engage in a formal CIP Committee ranking process for FY23-FY32, but it is important to update our CIP listing for the upcoming FY23-FY32 10-year cycle.

Please complete for all new capital projects, the 3 forms referenced in the instruction memo, and return completed forms to Lori Robertson by e-mail no later than 5:00 PM THURSDAY, SEPTEMBER 23rd. Please also provide updated costs or statuses of projects on the existing CIP Excel listing (CIP Listing FY2022.xls) [appropriate Department Contact is shown in Column G] and return that to Lori by September 23 also.

Attached are 5 items:

Instruction Memo (PDF - [CIP Instruction Memo FY23.pdf](#))
NEW PROJECT FORM # 1 - Project Request Form (Fillable PDF - [CIP Project Request Form FY23 UPD.pdf](#))
NEW PROJECT FORM # 2 - Project Evaluation Criteria (Fillable PDF - [CIP Evaluation Criteria Form FY23.pdf](#))
NEW PROJECT FORM # 3 - Project Cost Form (Excel - [CIP Costs Form FY23.xlsx](#))
COST / STATUS UPDATE OF CIP PROJECT ON EXISTING CIP LIST - (Excel - [CIP Listing FY2022.xls](#)) - **UPDATE EXISTING PROJECT COST OR STATE WHETHER TO "REMOVE" PROJECTS FROM THE EXISTING CIP LIST ON THIS FORM**

You may be contacted to present your newly submitted or updated projects to County Administration and / or the Board of Supervisors, so please prepare submissions and provide related materials with that in mind.

Please let me know if you have any questions.

Thank you and have a good afternoon!

Betsy

Betsy Drewry

Deputy County Administrator, Finance
Prince George County
P O Box 68
Prince George, VA 23875
804-722-8710



COUNTY OF PRINCE GEORGE
Finance Department
P.O. Box 68
Prince George, VA 23875
Phone (804) 722-8710 Fax (804) 732-1966

Betsy Drewry
Deputy County Administrator,
Finance

August 10, 2021

To: All Department Heads, School Administrators and Potential Capital Project Managers

From: Betsy Drewry, Deputy County Administrator, Finance *BDrewry*

Re: FY2023 Capital Improvement Process – **Abbreviated Process**

This memo is being distributed to seek input for preparation of an updated 10-year Capital Improvement Plan listing for fiscal years 2023-2032. Through this submission, department heads and school administration are being given an opportunity to 1) submit new capital projects; and 2) to update pricing and status on existing projects via this request. An updated listing is being prepared to ensure that our leaders are aware of all capital project needs and can evaluate Prince George County's capital needs for the next five to ten years. *The CIP Committee will not meet to rank projects for 2023-2032.* Although, the Capital Improvements Committee will not meet during this cycle, it is important for County Administration to communicate capital needs to the Board of Supervisors.

*****IMPORTANT REMINDERS*****

- **INCLUDE ALL REASONABLE REQUESTS!!** We sometimes hear that projects aren't submitted because "it won't be funded anyway." If the Board of Supervisors and County Administration aren't aware of all our capital needs, they will not get addressed.
- **Costs form-** This form is to help you accurately estimate the costs of your project. If you haven't already, please contact vendors, architects, consultants, or whoever is experienced in the area of your project to make sure your estimates are reasonable. PLEASE do your research! After a budget is approved for a project it is very difficult to make adjustments. Don't leave components blank or list as TBD – provide an estimate for all components (A&E; site improvements; land acquisition; furniture, fixtures and equipment; etc.)
- **Revenue Forecast** – When submitting the CIP request, please include a recommendation on how to pay for the project. Research grant opportunities ahead of time.
- **Ten year focus** – If you have a project that is potentially 5-10 years out, please submit it as well.

Examples of completed capital projects resulting from requests submitted through the annual CIP process are:

- New Walton Elementary School (ongoing)
- Public Safety Radio System Replacement (ongoing)
- Route 10 Fire Station (Station 7) construction - 2019
- Courthouse lower level renovation – 2019
- County Administration Entry Upgrades – 2019
- Carson Fire Department Relocation Project –2016-2017
- Prince George High School & L. L. Beazley Elementary Roofing projects - 2016

What is included in the CIP?

The CIP will cover, in detail, capital projects identified for the **next ten** years. Therefore, this CIP will include all projects that will be under construction, completed, or in the planning phase (needing funds for A&E, for example) between July 1, 2022 and June 30, 2032 (FY2023-FY2032). Projects that are known to be on the horizon beyond June 30, 2022 should also be submitted.

For our Capital Improvement Plan, capital projects will be defined as:

- a) Construction and/or acquisition of new assets, including buildings, land, vehicles, equipment, or hardware/software where the costs of construction or acquisition (including incidental costs) **meet or exceed \$50,000** for a specific project and the useful life of the asset exceeds one year.
- b) Upgrades or additions to existing buildings, equipment, or other assets that increase the value or greatly extend the estimated useful life of the asset where the costs of the upgrade or addition exceed **\$50,000**.
- c) Remodeling or repair of existing assets where the costs of the remodel or repair will exceed **\$100,000**.

If in doubt about whether or not a specific item or project is considered a capital project, please contact the Finance Director.

If I have a new capital project, what do I do?



Complete the following **three forms** to submit a new capital project for possible inclusion in the CIP.

- **Project Request Form** - includes general information about your project, its justification, and funding sources available to finance the project; [CIP Project Request Form FY23 UPD.pdf](#)
- **Evaluation Criteria Form** - contains questions that will help Administration and the Board understand the urgency and timeline of the project; [CIP Evaluation Criteria Form FY23.pdf](#)
- **Cost Spreadsheet** - shows costs of the project, by type and by year they will be incurred and to identify revenue sources. [CIP Costs Form FY23.xlsx](#)

If I need to update the COST or STATUS of a capital project already on the list, what do I do?



You are also being asked to re-affirm the pricing estimates on existing / previously submitted CIP requests. A summary of all projects, as ranked by the CIP committee in 2020, is attached (**CIP Listing FY2022.xls; Excel File**). A department contact has been added to the list. **If the project cost needs to be updated, please enter the updated amount in the Column Marked "2021 Pricing / Status Update."** **If this project should be removed, please enter REMOVE in the 2021 Pricing / Status Update Column.**

For assistance, please contact the Finance Director. For information about what is currently included in the CIP, refer to the County's adopted FY 2021-2022 budget on the County Finance website at https://www.princegeorgecountyva.gov/departments/finance_department/docs_and_reports.php (link; pages 213-281 are CIP related). This listing is based on the CIP ranking from the FY 2020-2021 process. The process was not engaged in for FY 2021-2022.

All requests need to be completed and returned electronically by email to the County Finance Department, specifically Lori Robertson (lrobertson@princegeorgecountyva.gov) no later than Thursday, September 23, 2021. Thank you for your participation in this important process. If you have any questions or need assistance with the CIP process, please don't hesitate to call.

Cc: Percy Ashcraft, County Administrator
Lisa Pennycuff, Superintendent of Schools