



## ***County of Prince George, Virginia***

*"A global community where families thrive and businesses prosper"*

To: Mr. Clarence Joyner, Jr.  
Mr. James Easter  
Mr. Floyd Brown  
Mr. Alex Bresko, Jr.  
Mr. Joe Simmons  
Mrs. Imogene Elder  
Mr. Steve Brockwell

Percy C. Ashcraft, County Administrator  
Julie C. Walton, Department Director  
Brad Owens, Fire & EMS Director  
Michael Purvis, General Services Director  
Horace Wade, III, CFM, Planner  
Missy Smith, Office Associate II

From: Douglas Miles, CZA, Planning Manager

Date: January 19, 2018

Subject: January 25th Regular Meeting

The Planning Commission Regular Meeting will be held on Thursday, January 25, 2018 at 6:30 p.m. in the Public Meeting Room. We will not have a Work Session on Monday, January 22nd as the BZA will be conducting their BZA Organizational Meeting at 6:30. Please contact me at 722.8678 or [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov) with questions.

Douglas C. Miles, CZA  
Planning Manager  
804.722.8678  
princegeorgecountyva.gov



**PLANNING COMMISSION**

V. Clarence Joyner, Jr  
James A. Easter  
Alex W. Bresko, Jr.  
R. Steven Brockwell  
Floyd M. Brown  
Imogene S. Elder  
Joseph E. Simmons

**PLANNING COMMISSION**

**REGULAR MEETING**

**THURSDAY, JANUARY 25, 2018**

**6:30 p.m.**

- I. Call to Order
- II. Roll Call
- III. Election of Officers: Chairman and Vice Chairman
- IV. Invocation
- V. Pledge of Allegiance to the U.S. Flag
- VI. Approval of Meeting Minutes – December 21, 2017
- VII. Approval of 2018 Planning Commission Meeting Dates
- VIII. Approval of 2017 Planning Commission Annual Report
- IX. Citizen Comments Period
- X. Old Business:
- XI. New Business: Public Hearing

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

- XII. Communications
  - a. Actions of the Board of Zoning Appeals
  - b. Actions of the Board of Supervisors
  - c. General Comments to the Commission
- XIII. Adjournment

The next regularly scheduled meeting will be **Thursday, February 22, 2018**

**Planning Commission  
County of Prince George, Virginia**

Regular Meeting  
December 21, 2017 at 6:30 p.m.  
County Administration Building, Boardroom, Third Floor  
6602 Court Drive, Prince George, Virginia 23875

**I. CALL TO ORDER**

Chairman Joyner called to order the Regular Meeting of the Prince George County Planning Commission on Thursday, December 21, 2017 at 6:30 p.m. in the Boardroom of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

**II. ATTENDANCE**

The following members responded to Roll Call:

Mr. Joseph E. Simmons - Absent  
Vice Chairman James A. Easter - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Present  
Chairman V. Clarence Joyner, Jr. - Present  
Mr. Alex W. Bresko, Jr. - Present  
Mr. Floyd M. Brown - Present

Also present were: Douglas Miles, Planning Manager, Horace Wade, III, Planner, and Missy Greaves-Smith, Office Associate II.

**III. INVOCATION**

Vice-Chairman Easter gave the Invocation.

**IV. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**

Mr. Brown led in the Pledge of Allegiance to the United States Flag.

**V. APPROVAL OF MINUTES – November 16, 2017**

Chairman Joyner asked for approval of the minutes. A motion was made by Mr. Bresko and seconded by Mr. Brown and the minutes were adopted as submitted. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Easter, Joyner

Opposed: (0)

Absent: (1) Simmons

Abstain: (1) Brockwell

**VI. PUBLIC COMMENTS**

At 6:34 p.m. Chairman Joyner opened the citizen comment period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward Chairman Joyner closed the public comment period at 6:35 p.m.

**VII. OLD BUSINESS**

None

**VII. NEW BUSINESS**

Mr. Wade presented the three (3) Ordinance Amendments:

**ORDINANCE AMENDMENT OA-17-02 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING § 90-824, SITE PLAN REQUIRED.**

**ORDINANCE AMENDMENT OA-17-03 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING §§ 90-666(C), 90-667(B); 90-668(E)(5); and 90-671(A), PERTAINING TO CHESAPEAKE BAY PROTECTION.**

**ORDINANCE AMENDMENT OA-17-04 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING §§ 70-512.2(C)(29)&(30), SIZE AND INFORMATION REQUIRED ON A PRELIMINARY PLAT; 70-514.4(C)(10)(C)&(D), ENGINEERING PLAN SPECIFICATIONS AND 70-516.2(B)(3)(T)&(U), ELEMENTS OF FINAL PLATS.**

After presenting, Mr. Wade advised the board that the Planning Division Staff recommended them for approval to be in compliance with DEQ requirements.

Mr. Bresko asked for further clarification on which county properties that would be required for the septic pump out process every five years.

Mr. Wade explained that only the same properties in the county that are in the Chesapeake Bay Preservation Area will be required to comply with VDEQ and have their septic tanks pumped or inspected every five years. The county will be taking this project over from the Virginia State Health Department. Letters to the property owners will be generated by our department and then the company that performs the actual pump out service will notify the county staff after completion.

Mr. Brown asked if the Planning Commission would be provided with copies of the amended ordinances for reference in the future.

Mr. Miles stated that after the Board of Supervisors approves these ordinance amendments in February that they would be finalized by the County Attorney and recorded and posted online in July 2018. Mrs. Angela Blount, Environmental Program Coordinator in our department, will be handling the Septic Pump-Out Program for the county going forward and her prior experience with working with this same program in Surry County will be very helpful to Prince George County.

**Public Comments:**

Larry Barnett, of 3320 High Peak Lane, addressed the Commission with a question in reference to his late mother's property which is now vacant. He wanted to know if there were going to be any provisions or waivers for properties that are not in use relative to the required pump out provisions going forward.

Mr. Wade responded to Mr. Barnett by explaining to him that we would look into each case specifically and he could come by the Planning Office for his property to be reviewed by County Staff.

Chairman Joyner closed the Public Comments period with no further comments.

A motion on **ORDINANCE AMENDMENT OA-17-02** was made by Mr. Brown, for this to be forwarded onto the Board and seconded by Mr. Brockwell.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Brockwell, Joyner, Easter

Opposed: (0)

Absent: (1) Simmons

Abstain: (0)

A motion on **ORDINANCE AMENDMENT OA-17-03** was made by Mrs. Elder, for this to be forwarded onto the Board and seconded by Mr. Bresko.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Brockwell, Joyner, Easter

Opposed: (0)

Absent: (1) Simmons

Abstain: (0)

A motion on **ORDINANCE AMENDMENT OA-17-04** was made by Mr. Brown, for this to be forwarded onto the Board and seconded by Mr. Easter.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Brockwell, Joyner, Easter

Opposed: (0)

Absent: (1) Simmons

Abstain: (0)

**IX: Communications:**

a. Mr. Miles presented the Economic Development Report from 2011 to 2017.

b. Actions of the Board of Zoning Appeals:

On November 27th the BZA approved the T-Mobile tower height variance request

c. Prince George County has filed for a Special Exception on Wells Station Road for a Burn Building and a future site for a fire station. This Special Exception will come to the Planning Commission on January 25, 2018.

- d. Chairman Joyner thanked the Planning Division Staff for all their hard work in 2017 and he wished everyone a Merry Christmas and a prosperous new year.

**X. ADJOURNMENT**

A Motion was made by Mr. Bresko, seconded by Mr. Brockwell to adjourn the Planning Commission Meeting at 7:08 p.m. until Thursday, January 25, 2018 at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Joyner, Bresko, Brown, Brockwell, Elder, Easter

Opposed: (0)

Absent: (1) Simmons

Abstain: (0)



## DEPARTMENT OF COMMUNITY DEVELOPMENT AND CODE COMPLIANCE

### **2018 Planning Commission Meeting Schedule**

The Prince George County Planning Commission has scheduled the following public meeting dates in 2018. Work Sessions will be held at 6:30 p.m. on the Monday prior to the regular public meeting date in the Planning Conference Room, First Floor, as scheduled by the Planning Commission Secretary. All Planning Commission public meetings commence at 6:30 p.m., in the Board of Supervisors Meeting Room, Third Floor, of the County Administration Building, 6602 Courts Drive, Prince George, VA, 23875.

In order to schedule a pre-application appointment to be placed onto the Planning Commission Docket or for any additional information concerning a scheduled Planning Commission Case, please contact Douglas Miles, Planning Manager / Zoning Administrator at (804) 722-8678; e-mail to: [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov); or please visit [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

<b><u>Work Session Date</u></b> <b>Monday prior to the public meeting Planning Conference Room 6:30 pm</b>	<b><u>Public Meeting Date</u></b> <b>4<sup>th</sup> Thursday of each month</b>
JANUARY 22, 2018	JANUARY 25, 2018
FEBRUARY 20, 2018*	FEBRUARY 22, 2018
MARCH 19, 2018	MARCH 22, 2018
APRIL 23, 2018	APRIL 26, 2018
MAY 21, 2018	MAY 24, 2018
JUNE 25, 2018	JUNE 28, 2018
JULY 23, 2018	JULY 26, 2018
AUGUST 20, 2018	AUGUST 23, 2018
SEPTEMBER 24, 2018	SEPTEMBER 27, 2018
OCTOBER 22, 2018	OCTOBER 25, 2018
NOVEMBER 13, 2018*	NOVEMBER 15, 2018*
DECEMBER 17, 2018*	DECEMBER 20, 2018*

Revised January 1, 2018 and these dates are subject to change.

\*Changes due to holidays

**2018 COUNTY OF PRINCE GEORGE, VA**  
**BOARD OF ZONING APPEALS MEETING SCHEDULE**

Please note that all Board of Zoning Appeals public hearing meetings begin at 6:30 p.m. in the Boardroom, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George, VA 23875.

January 22, 2018	February 26, 2018	March 26, 2018
April 23, 2018	May 21, 2018	June 25, 2018
July 23, 2018	August 27, 2018	September 24, 2018
October 22, 2018	November 26, 2018	December 17, 2018

Work Sessions may be held in lieu of a BZA meeting, as needed, at 6:30 p.m. in the Planning Conference Room, 1st Floor, County Administration Building. For more BZA public meeting information, please visit our website at [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

**2018 COUNTY OF PRINCE GEORGE, VA**  
**PLANNING COMMISSION MEETING SCHEDULE**

Please note that all Planning Commission public hearing meetings begin at 6:30 p.m. in the Boardroom, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George, VA 23875

January 25, 2018	February 22, 2018	March 22, 2018
April 26, 2018	May 24, 2018	June 28, 2018
July 26, 2018	August 23, 2018	September 27, 2018
October 25, 2018	November 15, 2018	December 20, 2018

Work Sessions are held at 6:30 p.m., as needed, in the Planning Conference Room, 1st Floor, County Administration Building, on the Monday prior to any regularly scheduled meeting. For more Planning Commission public meeting information, please visit our website at [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)





**County of Prince George  
Planning Commission**

**2017 Annual Report  
January – December 2017**

**Adopted by the Planning Commission: January 25, 2018**

### **2017 Planning Commission Members**

V. Clarence Joyner, Jr., Chairman  
James A. Easter, Vice-Chairman  
Alex Willie Bresko, Jr.  
Floyd M. Brown  
R. Stephen Brockwell  
Imogene S. Elder  
Joseph E. Simmons

### **Secretary To The Planning Commission**

Douglas C. Miles, CZA, Planning Manager

### **Planning Commission Officers and Appointments**

The Planning Commission elected V. Clarence Joyner, Jr. as its Chairman, and they elected James A. Easter, as its Vice-Chairman, for the 2017 calendar year.

### **Introduction**

Section 15.2-221, of the Code of Virginia, as amended, prescribes the duties of the local planning commission. Among other things, these duties include a requirement to make recommendations and to provide an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction. This document seeks to meet this Virginia State Code requirement as a direct linkage between the Prince George County Planning Commission and the Prince George County Board of Supervisors.

### **Planning Administrative Review Summary**

The Planning Division received forty (40) applications for Subdivisions, Boundary Line Adjustments and Consolidations and they received thirteen (13) Site Plan applications and nine (9) Administrative Second Dwelling renewals. They also issued two hundred and forty-two (242) zoning approvals for new professional businesses and home occupation business uses within Prince George County. New Prince George County businesses included BIG LOTS! as the new anchor tenant in the Crossings Shopping Center and Tri-Cities Emergency Center (HCA) in front of the Colonial Harley Davidson dealership on Temple Parkway providing medical services to Prince George County residents and surrounding residents.

The Planning Division reviewed thirteen (13) site plan submittals which included: Love's Travel Stops and Country Stores with an Arby's Restaurant, Quality Properties Truck Terminal off Rives Road, Jefferson Pointe Apartments, Jefferson Pointe Apartments Clubhouse, PGC Wellness Center Parking Lot, Pine Ridge Waterline Extension, Prince George Ruritans Building, Verizon Fairwood Road Tower, Lake Harley Right-In/Right-Out, Lake Harley Advantage Drive Extension, T-Mobile Tower on Oaklawn Boulevard, Prince George Fire Station 7 on Route 10 and the Prince George County Burn Building on Wells Station Road.

### **Planning Commission Case Summary**

In 2017, six (6) Special Exception cases were submitted and heard before the Planning Commission. These Special Exception cases included: (1) TRU2LIFE Taxidermy on Courthouse Road; (2) NEV Solar Energy for a solar energy facility on Rives Road; (3) Perkinson Assembly Hall located on Ruffin Road; (4) Vtipil Assembly Hall on Prince George Drive; (5) The T-Mobile Tower on Oaklawn Boulevard; and (6) the Sheetz Car Wash facility located on Temple Parkway.

The Planning Commission heard and recommended three (3) Zoning Ordinance Amendments, and one (1) Subdivision Ordinance Amendment onto the Board of Supervisors. Those amendments were: (1) Amending the Zoning Ordinance to allow accessory use of solar facilities, and to allow small solar energy facilities and large-scale facilities by Special Exception in all Zoning Districts with the exception of the M-3 District, permitted by right; (2) Amending the Zoning Ordinance to specify when a site plan is required, adding the itemized requirements, and adding the Minor Site plan; (3) Amending the Zoning Ordinance from CBLAD to DEQ, and adding the on-site sewage treatment system pump-out requirement as a requirement of the Code of Virginia; (4) Amending the Subdivision Ordinance by adding notation of required pump-out and notation for 100% reserve drainfield for onsite sewage treatment systems in the Chesapeake Bay Preservation Areas under the Preliminary Plats, the Engineering Plan Specifications, and the Elements of Final Plats.

### **Planning Commission Subcommittee:**

The 2017 Capital Improvements Plan (CIP) subcommittee was led by Chairman Easter and Vice Chairman Joe Simmons, and the Community Development Director, Planning Manager, Planner and the Finance Director and Financial Reporting Accountant provided staff support to the subcommittee for its recommendations onto the County Administrator and the Board of Supervisors.

### Planning Division Staff Communications:

Douglas Miles, CZA, Secretary to the BZA, continues to serve on the Virginia Association of Zoning Officials (VAZO) Executive Committee as the Regional Director for the Richmond and Tri-Cities Area. In order to assist area zoning staff members with educational credits to maintain a CZO, Certified Zoning Official or a CZA, Certified Zoning Administrator state certification. VAZO Legal training sessions keep area staff members current on Virginia State Code requirements and any changes as they relate to both the BZA and to the Planning Commission.

VAZO Regions 6 & 7 conducted regional training on March 3, 2017 at the Belmont Recreational Training Center in Henrico County on subdivision performance bonds and securing stormwater BMPs, VDOT commercial and residential road acceptance process and the siting requirements for utility scale solar energy facilities. We also conducted training at the same facility in Henrico County on November 3, 2017 on Short Term (Air BnB) Rentals and other similar legislative updates, residential solar energy efficiency installation process by a solar Class A contractor and Hotel long term occupancy enforcement – Town of Ashland's final solution and partnerships

2017 Planning Commission Work Session Attendance												
Members	January	February	March	April	May	June	July	August	September	October	November	December
Mr. Brown			X	X	X			X		X		
Mr. Bresko			X	X	X	X		X		X		
Mr. Simmons			X	X	X	X				X		
Mrs. Elder			X	X	X	X		X				
Vice Chairman Easter			X	X	X	X		X		X		
Mr. Brockwell												
Chairman Joyner			X	X	X			X		X		

2017 Planning Commission Meeting Attendance												
Members	January	February	March	April	May	June	July	August	September	October	November	December
Mr. Brown	X	X	X	X	X	X	X	X	X	X	X	X
Mr. Bresko	X	X	X	X	X	X	X	X	X	X	X	X
Mr. Simmons	X	X	X	X	X	X	X	X	X	X	X	
Mrs. Elder	X	X	X	X	X	X	X	X	X	X	X	X
Vice Chairman Easter	X	X	X	X		X	X	X		X	X	
Mr. Brockwell	X	X		X								X
Chairman Joyner	X	X	X	X	X		X	X	X	X	X	X

**PLANNING COMMISSION  
SPECIAL EXCEPTION REPORT SUMMARY**

**CASE NUMBER:** SE-17-07

**APPLICANTS:** County of Prince George, Virginia

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

**REQUEST:** Special Exception to permit local government uses

**EXISTING ZONING:** M-1, Limited Industrial Zoning District

**EXISTING USE:** Vacant

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

**UTILITIES:** Water and Sewer

**REAL ESTATE TAXES:** Delinquent taxes are not owed to the County

**MEETING INFORMATION:**

**Planning Commission:** Thursday, January 25, 2018 at 6:30 p.m.

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

**ATTACHMENTS:**

1. Special Exception Application
2. Staff Report and GIS Map of the surrounding properties

**PRINCE GEORGE COUNTY, VIRGINIA**  
**PLANNING COMMISSION STAFF REPORT**  
**SPECIAL EXCEPTION SE-17-07 COUNTY OF PRINCE GEORGE**  
**PUBLIC HEARING DATE: JANUARY 25, 2018**

**Request:**

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

**Case Summary:**

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

**Comprehensive Plan:**

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

**Existing and Surrounding Uses:**

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

**Community Development and Code Compliance**

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

**Virginia Department of Transportation:**

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. Commercial entrances are subject to the spacing criteria contained in VDOT's Access Management Design Standards. The applicant has begun to work

with the VDOT – Petersburg Residency Staff on their new site entrance requirements in conjunction with Timmons Group through the submittal of a conceptual site plan on the property.

**Recommendation:**

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

1. This Special Exception is granted for local government purpose buildings and/or volunteer fire or rescue squad uses to the County of Prince George located on Tax Map 340(0A)00-132-0 and it shall run with the land provided the buildings and/or uses are run by the County of Prince George employees and not by private, contractual employees.
2. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
3. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



## ***County of Prince George, Virginia***

*"A global community where families thrive and businesses prosper"*

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

FROM: Douglas Miles, Planning Manager *DM*

DATE: December 22, 2017

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

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

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





# APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

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

OFFICE USE ONLY

APPLICATION #:

SE-17-07

DATE SUBMITTED:

12/20/17

ZONING ORDINANCE

SECTIONS:

90-392 (28); 90-392  
(41) & 90-392 (42)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

County of Prince George

ADDRESS:

6602 Courts Drive

CITY:

Prince George

STATE:

Virginia

ZIP CODE:

23875

PHONE NUMBER:

804-722-8600

E-MAIL ADDRESS:

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

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ Date \_\_\_\_\_ DEED RESTRICTIONS:

ACREAGE:

57 acres

PARTIAL PARCEL:

☐ YES

☒ NO

SUBDIVISION:

N/A

PRESENT USE:

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

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Industrial

PRESENT ZONING:

M-1, Light Industrial - 50' Buffer condition

OWNER AGENT/REP

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

NAME:

Michael Purvis

ADDRESS:

P.O. Box 68

CITY:

Prince George VA

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804.722.0775

E-MAIL:

mpurvis@princegeorgecountyva.gov

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

AFFIDAVIT

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

SIGNED: Michael J. Smith DATE: 12/14/17

MAILING ADDRESS: P.O. Box 603

CITY/STATE/ZIP: Prince George, VA 23875

PHONE NUMBER: 804 722 0775

E-MAIL ADDRESS: mpurvis@princegeorgecountyva.gov

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

NAME: A/A

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

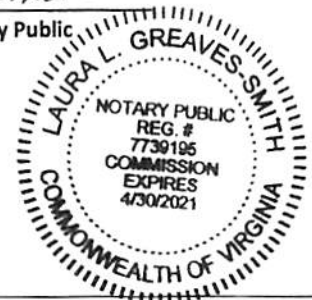
STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 14<sup>th</sup> day of December, 20 17.

My Commission expires: 4/30/2021, 20 21

Notary Public





## ***County of Prince George, Virginia***

*"A global community where families thrive and businesses prosper"*

### **MEMORANDUM**

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

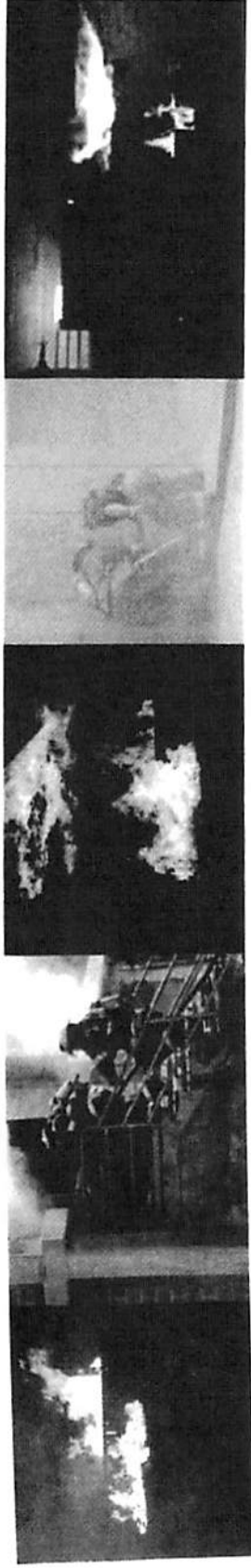
Tax Map 340(0A)00-132-0 located on Wells Station Road was rezoned from R-A to M-1 by Prince George County on September 12, 2006. There was a zoning condition that required that a fifty (50) foot vegetation buffer be placed between parcels zoned M-1, Limited Industrial and R-A, Residential Agricultural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

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

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

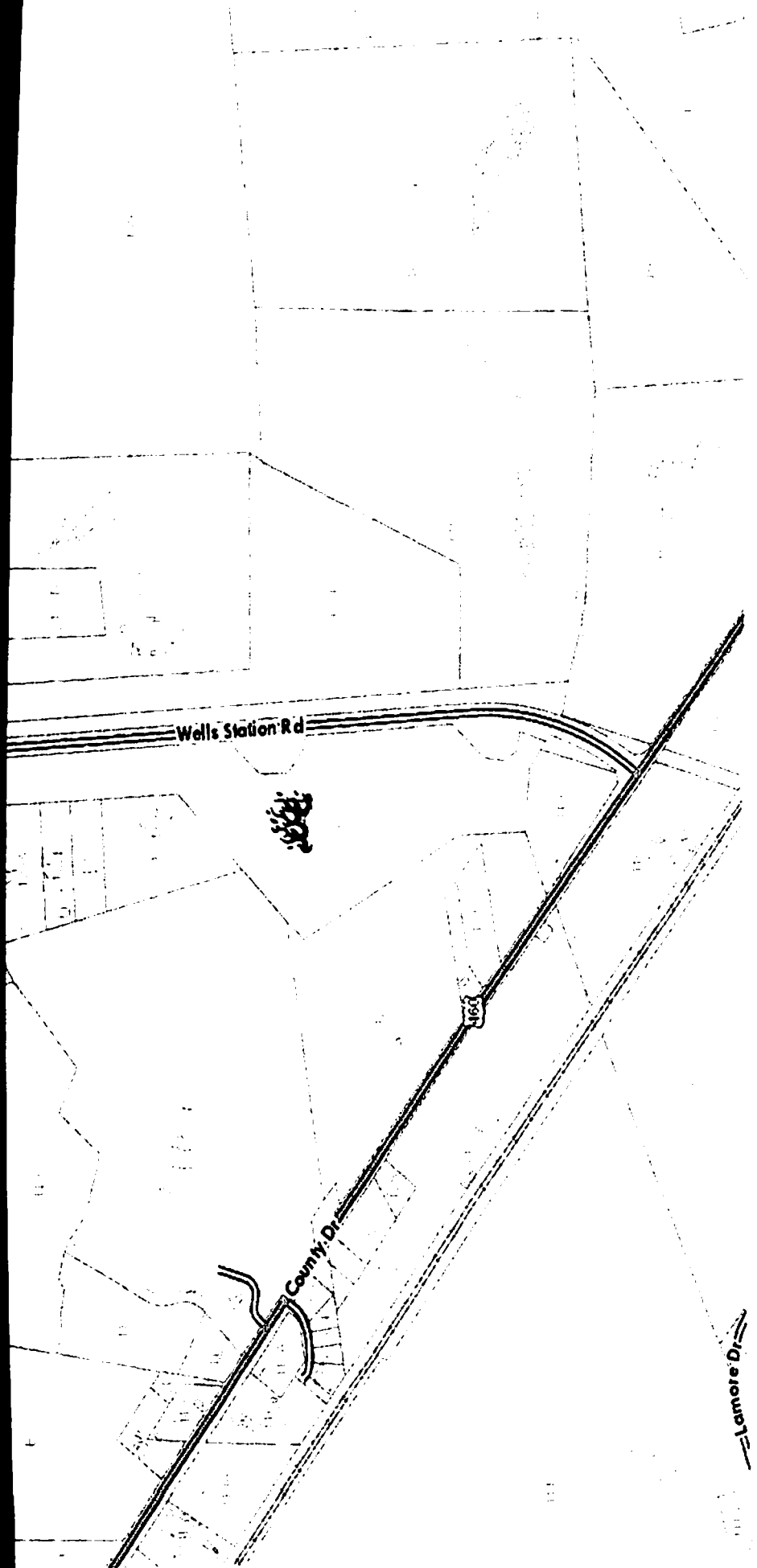
# Prince George County Fire and EMS

## Class A Burn Building

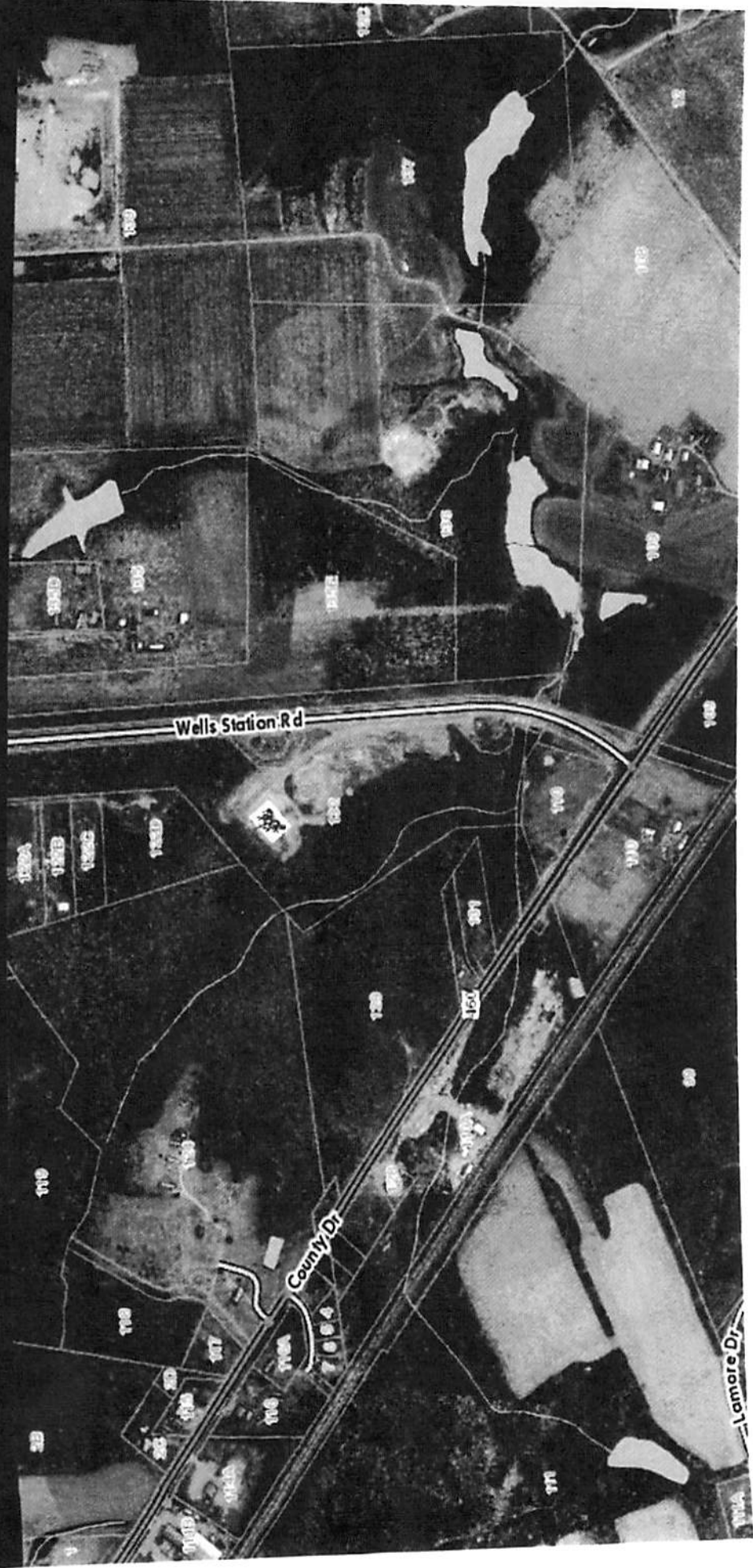


September 13, 2016

# Proposed Location



# Proposed Location



# Need Analysis

- Travel time to nearest burn building
- Availability of nearest building
- Mobilization of resources
- Ability to train how PGFEMS responds
- Ability to train around Vol. availability
- Ability to maintain skills
- Ability to enhance skills

## Benefits

- Allows for multi-company, multi-department scenarios
- Mobilization and travel time are minimal
- Keeps resources in the County
- Allows us to create the scenarios
- Allows for post incident recreations
- Ensures skills are maintained annually



# **CRATER PLANNING DISTRICT COMMISSION**

Monument Professional Building • 1964 Wakefield Street • Post Office Box 1808 • Petersburg, Virginia 23805  
PHONE: (804) 861-1666 • FAX: 804-732-8972 • E-MAIL: info@craterpdc.org • WEBSITE: www.craterpdc.org  
Dennis K. Morris, Executive Director

January 8, 2018

## **MEMORANDUM**

TO: Local Officials

FROM:  Denny K. Morris, Executive Director

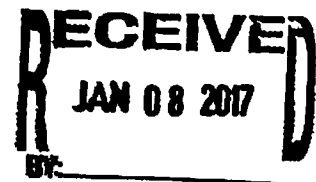
SUBJECT: PDC Staff Efforts During July through December

Attached please find the Commission's report on staff's recent work efforts. The activities, some of which are ongoing in nature, have been underway during July through December, 2017.

Please feel free to call upon me, or any member of the Commission staff, whenever we can be of assistance.

The very best for 2018!

Attachment



# CRATER PLANNING DISTRICT COMMISSION

## LOCAL STAFF EFFORTS

July through December, 2017

- As a designated economic development district under the U. S. Department of Commerce, Economic Development Administration, the Crater Commission adopted its **2017-2018 Comprehensive Economic Development Strategy Update (CEDS)**. There are four major focus areas: technology, workforce development, entrepreneurial/small business growth and infrastructure improvement. The need for a higher-skilled, well-trained and motivated workforce for the 21<sup>st</sup> century workplace is particularly highlighted.
- The work is accomplished working with a CEDS committee composed of broad representation from local government staff along with the private sector, higher education, public utilities, and economic development. Chmura Economics & Analytics in Richmond provides the cluster analysis and staff compiles and updates data using a variety of sources including the Virginia Employment Commission's regional profiles.

The process is an efficient and effective mechanism for coordinating the efforts of individuals, organizations, local governments, and business, all of which are committed to and working toward economic development.

In late August, Congressman McEachin's office notified the Crater Commission of the U. S. Economic Development Administration's \$70,000 grant award to be matched with \$17,500 in Commission funds to help underwrite the various economic development initiatives of the Commission.

- In mid-October, the Commission's CEDS Committee held a meeting to discuss adjustments to the CEDS to ensure an updated alignment with the GO Virginia initiative, as well as the Virginia Chamber of Commerce's Blueprint Virginia 2025.
- At the request of the **Commonwealth Center for Advanced Manufacturing (CCAM)**, Crater Commission staff continues to assist the CCAM Team in regard to moving forward with the proposed Advanced Manufacturing Apprentice Academy (AMAA). The intent of the AMAA is to produce skilled apprentices in the trades of machining, welding and mechatronics that will address the well-documented skills gap in advanced manufacturing. In December, CCAM received a **\$3.15 million U. S. Economic Development Administration award** to help construct the Advanced Manufacturing Apprentice Academy. **This project has been the number one rated project in the Crater Commission's Comprehensive Economic Development Strategy Update (CEDS).**
- In early September Governor McAuliffe released the U. S. Travel Association (USTA) annual tourism survey results. This data is based upon domestic visitor spending from trips taken 50 miles or more from home. The expenditures include meals, lodging

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**July through December, 2017**  
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transportation, shopping and entertainment. **Visitor expenditures in the Crater District totaled \$429.9 million and \$364.4 million in the Petersburg Area Regional Tourism region.** Local governments in the entire Planning District received \$32+ million in local tax revenues from tourism and 4,300 jobs in the region are associated with tourism. Thus, tourism spending in the region is a growing important contributor to the region's economy.

- The Crater Commission agreed to participate with the Richmond Regional PDC to update the 2012 **Richmond-Crater Multi-Regional Hazard Mitigation Plan** on behalf of local government members. The Federal Emergency Management Agency (FEMA) requires that a current Hazard Mitigation Plan be in place for every community (including towns) in the U. S. In Virginia, plans are developed on a regional basis and must be updated every five years. The Plan is required in order to allow our localities to be eligible for hazard mitigation funding when needed. The Plan was approved by FEMA and local governments are in the adoption process of the Plan.
- In its role as the "convener" for major discussions among our communities concerning the military installations located within the region, the Crater Commission continues to be very active in the conversations concerning their futures. In December, the Executive Director was requested to attend a session in Washington D.C. regarding the potential for a new Base Realignment and Closure Commission (BRAC) round. The U. S. Department of Defense sponsored the session as it is anticipated that DoD will request BRAC round authorization by Congress in 2018.
- At the December 1<sup>st</sup> Virginia Economic Summit, the Virginia Chamber of Commerce presented **Blueprint Virginia 2025 (A Business Plan For The Commonwealth)** to Governor-Elect Ralph Northam. Over 850 people were in attendance and the Crater District was well represented. A major theme of the Summit and included in *Blueprint* is the close collaboration of major new initiatives involving GO Virginia, the Virginia Economic Development Partnership (VEDP) and *Blueprint Virginia 2025*.
- The GO Virginia State Board approved the **Region 4 Plan- Grow Capital Jobs Economic Growth and Diversification Plan** on September 12. Region 4 comprises all of the geography in the Crater and Richmond Regional Planning Districts. The Region 4 Plan focuses upon seven key points: 1) a Skilled Workforce focused upon jobs that are a good fit for employers in Region 4; 2) Attracting and Retaining Millennials; 3) a major cluster in Health/Life Sciences/Biosciences; 4) a major cluster in Advanced Manufacturing; 5) a major cluster in Logistics; 6) Innovation; and 7) development of Quality, Ready-to-Go Sites. The Region 4 Plan can be reviewed on the Crater Commission's website- [www.craterpdc.org](http://www.craterpdc.org).
- The Crater Commission continued to **support the construction of the Atlantic Coast Pipeline (ACP)**. The Crater Commission's position was presented at the State Water Control Board's December 11<sup>th</sup> public meeting regarding the ACP's permitting process.

## LOCAL STAFF EFFORTS

July through December, 2017

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- The Crater Commission is spearheading an effort to conduct a **feasibility study on connecting the Appomattox River Trail to the Virginia Capital Trail**. With growing interest in the region and the work currently underway to finalize the plan for completion of the Appomattox River Trail, the Crater Commission has asked the Tri-Cities Area MPO to examine the feasibility of connecting the Appomattox River Trail to the Virginia Capital Trail. The study would explore a connection of the trailhead at Hopewell's City Point to the Benjamin Harrison Bridge. Other potential corridors may be explored as well. Partner entities that have gone on record supporting this effort are Petersburg Area Regional Tourism (PART) and Friends of the Lower Appomattox River (FOLAR). VDOT has agreed to be a full partner in this effort as well.
- The Commission staff has been working with VDOT on a new initiative concerning selected arterial roadways in Virginia (five test projects). In the Crater region, VDOT is focusing on **U. S. Route 58 from Suffolk to Emporia/Greenville (I-95)**. The purpose of this effort is to ensure safety, preserve and improve capacity and accommodate economic development, as well as moving Port of Virginia freight westward and into the North Carolina markets. The study of Route 58 will take approximately 12 months. Hopefully, the study will promote funding of suggested transportation projects through the SmartScale project prioritization process.
- The Commission staff continues its support of the updating of the **BUY FRESH/BUY LOCAL Regional Guide for local foods, farms and farmers markets** with the support of the South Centre Corridors RC&D. It is anticipated that the new Guide will be available for distribution in March 2018.
- The **"Friends of the Lower Appomattox River" (FOLAR)** works to enhance access to the Appomattox River from Lake Chesdin to the confluence of the Appomattox and James Rivers in Hopewell. In the past decade, FOLAR has raised more than \$2 million for use in building facilities which improve the quality of life of the region's residents and promote tourism to the region. FOLAR is a great example that regional collaboration can work if you have leadership and support by individuals who have a passion for a cause.

FOLAR received a \$100,000 grant from The Cameron Foundation to assist in planning for the completion of the trail system along the Appomattox River. In addition, FOLAR received \$100,000 via Virginia's 2016-2018 biennial budget which went toward construction of a new Hopewell Riverwalk. The City of Hopewell is also financially participating in this project.

FOLAR completed the development of the Appomattox River Trail Plan (ART), as well as a wayfinding/signage effort, which provides the blueprint for completion of the trail system along the Appomattox River. FOLAR is now turning to the implementation of projects that are recommended in the ART Plan.

**LOCAL STAFF EFFORT**  
**July through December, 2017**  
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FOLAR will sponsor its 11<sup>th</sup> Annual Paddle/Battle event on September 29<sup>th</sup> which will start at the Hopewell Marina and end at historic Pocahontas Island in Petersburg. See FOLAR's website for detail regarding all 2018 fun events- [www.folar-va.org](http://www.folar-va.org).

- The PDC continues to enhance its regional **geographic information system (GIS)**. The GIS development is being coordinated with the Virginia Economic Development Partnership (VEDP), Virginia Department of Transportation (VDOT), Virginia Department of Conservation and Recreation (DCR), Virginia Department of Emergency Management (VDEM), and the other planning district commissions throughout the state. Current projects support various transportation, environmental and economic development efforts in the region including many local projects. During the reporting period GIS services were provided to the following local agencies: Petersburg Area Regional Tourism, Tri-Cities MPO, FOLAR, PAT, Virginia's Gateway Region, South Central Wastewater Authority and CCALS.

Local jurisdictions that received GIS support included Charles City, Dinwiddie, Hopewell, Petersburg, Sussex, and the Towns of Surry, Wakefield and Waverly.

- **During the reporting period two quarterly meetings of the local government planning directors were held.** At these quarterly meetings issues of local and regional planning significance were discussed.
- The staff has provided demographic data to a variety of private and public groups and individuals, and continued its work with the District's local governments to ensure that all U. S. Census and Virginia socio-economic data are properly distributed.
- Commission staff finalized its support to the **Town of Surry Planning Commission** on the updating of the Town's Comprehensive Plan.
- The **Crater Procurement Technical Assistance Center (PTAC)** sponsored and supported 19 educational seminars in local, state and federal government contracting during the period of July 1, 2017 through December 31, 2017. These seminars provided outreach to a total of 512 existing and potential new clients. The Crater Center, along with our ODU affiliate office, counseled 212 new clients and 108 existing clients for a total of 1222 counseling hours during this period. Currently 858 contacts receive the daily emails providing information on prime and subcontracting opportunities for local, state and federal construction projects. Crater PTAC continues to support prime contractors in their efforts to find subcontractors- offering opportunities to local small businesses.

**LOCAL STAFF EFFORTS**  
**July through December, 2017**  
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- During the period of July 1, 2017 through December 31, 2017, 123 prime federal contracts were awarded to Crater PTAC clients totaling \$24,676,058.47 and 3 federal subcontracts were awarded totaling \$141,344.06. Additionally, 1539 contracts/orders were awarded to Crater PTAC clients by state and local agencies totaling \$13,180,554.36. This represented a total of \$37,997,956.89 and equates to approximately 760 jobs created or retained.

In July Crater PTAC was awarded a base year cooperative agreement with the Defense Logistics Agency (DoD) for the period of 8/1/2017 through 7/31/2018. This base year agreement also has two option years available.

- **2018 General Assembly** – Martha Burton will be reporting regularly on issues that are of interest to local governments during the General Assembly session. If you would like to receive her reports, or you need information about particular legislation, contact her at (804) 861-1666 or [mburton@craterpdc.org](mailto:mburton@craterpdc.org).