

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



PLANNING COMMISSION

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

**PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 22, 2018
6:30 p.m.**

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – February 22, 2018
- VI. Citizen Comments Period
- VII. Old Business: None
- VIII. New Business: Public Hearing

REZONING CASE RZ-18-01 Request of the County of Prince George to conditionally rezone the front portion of the subject property from R-A, Residential – Agricultural to the B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for public and semi-public uses. The subject property is located at 11023 Prince George Drive and it is known as part of Tax Map 450(0A)00-048-0.

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

The next regularly scheduled meeting will be **Thursday, April 26, 2018**

Planning Commission
County of Prince George, Virginia

February Regular Meeting
February 22, 2018

I. CALL TO ORDER

Mr. Easter, Chairman called to order the February 22, 2018, meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ROLL CALL

The following members responded to Roll Call:

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

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

III. INVOCATION

Chairman Easter gave the Planning Commission's Invocation.

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

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

V. APPROVAL OF MINUTES January 25, 2018

Chairman Easter asked for the review and approval of the January 25, 2018 meeting minutes. A motion was made by Mr. Bresko and was seconded by Mr. Joyner and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Joyner, Brockwell, Simmons
Opposed: (0) Absent: (0) Abstain: (0)

VI. CITIZEN COMMENTS PERIOD

At 6:35 p.m. Chairman Easter opened the citizen comments 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 and with no one else present, Chairman Easter closed the citizen comment period at 6:36 p.m.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

Public Hearing:

NOTICE OF AMENDMENTS AND ADOPTION OF THE COMPREHENSIVE PLAN – THE PRINCE GEORGE COUNTY PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING ON THE AMENDMENT AND ADOPTION OF THE COMPREHENSIVE PLAN FOR PRINCE GEORGE COUNTY, VIRGINIA 23875, PURSUANT TO CHAPTER 22, SECTIONS 15.2, § 15.2-2204, 15.2-2225, OF THE CODE OF VIRGINIA.

The Prince George County Comprehensive Plan Amendment, if recommended by the Planning Commission, will replace the existing Comprehensive Plan (adopted 2014). The Plan for Prince George County is used by County citizens, staff, the Planning Commission and the Board of Supervisors as a guide for future decisions affecting the county including, but not limited to, decisions related to future land use, road networks and zoning case actions. The Plan area encompasses all of Prince George County. The Plan does not rezone land, but it suggests ordinance amendments and other actions that will facilitate implementation of the Plan after adoption by the Board of Supervisors.

Plan recommendations are to update the Environment Chapter text to include data, information, mapping, policy analysis, and the implementation measures concerning location and extent of the Resource Management Area (RMA) and physical constraints to development, protection of the public water supply, commercial and recreational fisheries, public and private waterfront access, mitigation of water quality impacts from land use, and areas of shoreline and streambank erosion as required by the Chesapeake Bay Preservation Act (CBPA) and Regulations. The CBPA text will be added into the Plan as mandated by DEQ for code compliance purposes through the State audit.

After reading the proposed text amendments to the Comprehensive Plan to the Commission Mr. Wade reviewed five (5) sections of the Environment Chapter:

1. **Soil Associations** – Updated the text and added a GIS map.
2. **Pollution Sources** – Updated every two years by DEQ.
3. **Mineral Resources** – Added from the 2016 Virginia Department of Mines and Energy Report and there are six (6) areas within the County currently with open permits.

4. **Chesapeake Bay Preservation Act** – Updated the Resource Protection Area, Resource Management Area, and Designated Land Areas in the Chesapeake Bay Area.
5. **Shoreline Erosion** – Updated resources from the VA Institute of Marine Science (VIMS) located at the College of William & Mary.

Mr. Wade concluded his brief presentation with a recommendation of Approval of all of the Environment Chapter amendments to the current Comprehensive Plan.

Vice Chairman Simmons asked Mr. Wade if he could see any issues with the continuation of the implementation of our Comprehensive Plan as a result of incorporating the text and map changes into the Environment Chapter of the Comprehensive Plan.

Mr. Wade responded to Vice Chairman Simmons stating that he did not see any concerns with the Plan amendments. As the majority of the plan amendments are data updates and they are not policy changes to the current Comprehensive Plan.

Chairman Easter opened the Public Hearing at 6:46 p.m. to anyone that wished to speak for or against the proposed amendments. With no one coming forward, he closed the public hearing at 6:47 p.m. and he returned the amendment request to the Planning Commission.

Mr. Bresko questioned the existing Comprehensive Plan figure in reference to the County only having 1,500 acres of land that was considered wetlands and felt that the number was low and the information was found in the original 2007 Plan text.

Mr. Wade stated that the wetlands information was an estimate of the land in the County that could not be developed due to being encumbered by wetland areas.

Mr. Brown made a motion for the AMENDMENTS AND ADOPTION OF THE COMPREHENSIVE PLAN be sent to the Board of Supervisors for approval and it was seconded by Mr. Brockwell. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Joyner, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0) Simmons

Mr. Miles proceeded and provided Commission members with communication updates.

IX: Communications:

Actions of the Board of Zoning Appeals: He stated the February 26th BZA Meeting had been cancelled due to a lack of docket items.

Actions of the Board of Supervisors: He stated during the February 13th Board meeting, that the Prince George County Police Department were honored and were recognized for achieving reaccreditation at the State level. They had Zero checklist items that were not met for reaccreditation by the visiting accreditation task force from the State of Virginia.

Comments to the Planning Commission:

He stated a copy of the 2017 Community Development and Code Compliance Annual Report was provided for their review and he summarized the Commission report items. He also mentioned highlights from each department division as reflected in the report.

He reminded the Planning Commissioners of the upcoming 2018 Prince George County Clean Community Day on Saturday, April 21st from 8:30 am to 1:00 pm at the County Complex and at the Convenience Center for free shredding, recycling and item disposal.

X. ADJOURNMENT

A Motion was made by Mr. Bresko, seconded by Mr. Brockwell, to adjourn the meeting at 7:00 p.m. until Thursday, March 22, 2018 at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Brockwell, Elder, Easter, Simmons
Opposed: (0) Absent: (0) Abstain: (0)

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-18-01 Conditional Rezoning Case Request
APPLICANT: County of Prince George
PROPERTY LOCATION: 11023 Prince George Drive

TAX MAP: 450(0A)00-048-0 – Front portion of the parcel
EXISTING ZONING: R-A Residential Agricultural District
PROPOSED ZONING: B-1 General Business District with conditions
EXISTING USE: Central Wellness Center Building

SURROUNDING ZONING:

NORTH, EAST & WEST: R-A, Residential – Agricultural Zoning District
SOUTH: B-1, General Business with proffered conditions
Arby's Restaurant / Love's Travel Center site

UTILITIES: County water and County wastewater services

MEETING INFORMATION:

Planning Commission: Thursday, March 22, 2018 at 6:30 p.m.

Board of Supervisors: Tuesday, April 24, 2018 at 7:30 p.m.

RECOMMENDATION: Staff recommends Approval with conditions

ATTACHMENTS:

1. Rezoning Application and B-1 Uses Permitted by Right and Special Exception
2. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
CONDITIONAL REZONING – RZ-18-01
PRINCE GEORGE COUNTY CENTRAL WELLNESS CENTER
PUBLIC HEARING: MARCH 22, 2018

Request:

The applicant is requesting a conditional rezoning request to B-1, General Business to allow for the conversion of a former school building to be utilized as a community center along with other County government office uses with certain B-1, General Business uses not permitted on site.

Comprehensive Plan:

The 2014 Comprehensive Plan Update calls for public and semi-public land uses which would allow for government land uses to be in compliance with the County's Plan and its CIP process.

Community Development – Planning Division:

The County Zoning Ordinance under the B-1, General Business Zoning District permitted uses allows for land uses such as: Buildings or uses for federal, state, county or local governmental purposes, community centers, libraries, instructional and/or training facilities, wayside stands for display and sale of farm products to conduct farmers market events and other related land uses.

Prince George County Staff members have reviewed the entire roster of B-1 permitted uses and has excluded certain uses such as: funeral homes, general advertising signs (billboards) and mobile home sales, service and repair. County Staff also reviewed the land uses by Special Exception and allowed for uses such as: bingo halls, bowling alleys, commercial child care centers and museum uses with an approved Special Exception by the Board of Supervisors.

Public Comments:

As of the writing of this report, County staff has not received any letters, telephone calls, social media postings or any e-mails in support or opposition to this conditional rezoning case request.

Recommendation:

Staff recommends Approval of this conditional rezoning case request along with the applicant's list of B-1 uses permitted by right and by Special Exception and those uses that are excluded on the premises and that are made a part of this Staff Report for the Commission's consideration.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

March 14, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, March 22, 2018 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 CASE RZ-18-01 Request of the County of Prince George to conditionally rezone the front portion of the subject property from R-A, Residential – Agricultural to the B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for public and semi-public uses. The subject property is located at 11023 Prince George Drive and it is known as part of Tax Map 450(0A)00-048-0.

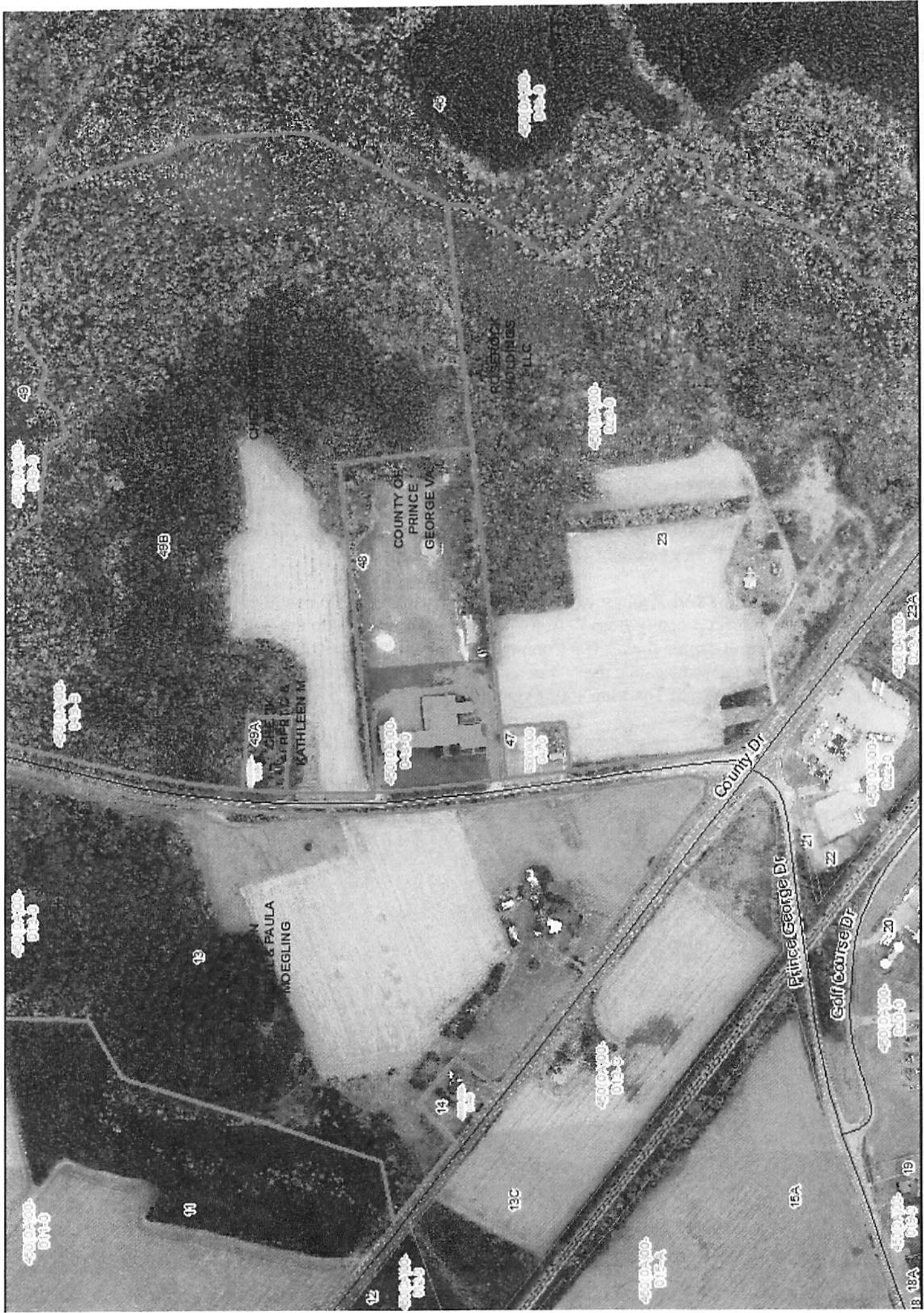
A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have attached a copy of the general location of the request site for your use.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

Attachment





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Julie C. Walton, Department Director
Jeff Stoke, Deputy County Administrator
Mike Purvis, Director of General Services
Keith Rotzoll, Director of Parks & Recreation
Kirsten F. Cherry, Director of Information Technology

From: Douglas Miles, Planning Manager **DM**

Date: March 9, 2018

Subject: **Central Wellness Center Conditional Rezoning**

Please find the attached Central Wellness Center conditional rezoning application, the list of permitted uses by right, special exception and as an accessory use and draft GIS maps of the portion of this subject property to be rezoned from R-A, Residential Agricultural to the B-1, General Business Zoning District. Please review this information and provide any staff report comments that you deem appropriate for the multi-use building/government community center. **Please provide any comments by Friday, March 16th to dmiles@princegeorgecountyva.gov**



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Julie C. Walton, Department Director
Jeff Stoke, Deputy County Administrator

From: Douglas Miles, Planning Manager *DM*

Date: October 5, 2017

Subject: PGC Central Wellness Center Rezoning Summary

The property is currently zoned R-A, Residential-Agricultural and staff would recommend that the frontage of the property be rezoned from R-A to B-1 which could allow for these B-1 uses:

90-392 (10) Office Buildings; (12) Libraries; (30) Community Centers; (33) Wayside Stands – Farmers Market; (41) Buildings or uses for federal, state, county or local government purposes

These land uses are currently not allowed under R-A Zoning and (30) and (41) would allow for most of the uses that the County has planned for this former school building that is currently being converted for these uses. The rear portion of the property should remain R-A to permit 90-102 (6) Parks and Playgrounds to keep the athletic field in compliance as that use is not permitted in the B-1 Zoning District. There is not any additional need for B-1 zoning there.



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-18-01

DATE SUBMITTED:

March 1, 2018

(Please fill-in all blanks)

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

County of Prince George

ADDRESS:

6602 Courts Drive

TAX MAP OF SUBJECT PARCEL:

450(0A)00-048-0

CITY:

Prince George

STATE:

Virginia

ZIP CODE:

23875

DISTRICT:

P1

E-MAIL ADDRESS:

mpurvis@princegeorgecountyva.gov

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 14 PAGE 173 Date 1/23/2014 DEED RESTRICTIONS:

CURRENT LAND USE: Government Building

ACREAGE:

COMPREHENSIVE PLAN DESIGNATION: Public / Semi-Public uses

ZONING CLASSIFICATION

PRESENT ZONING :

R-A, Residential Agricultural

PROPOSED ZONING:

B-1, General Business

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:

Community Center use and Buildings or uses for federal, state, county or local government purposes

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

NAME:

Michael Purvis

PHONE NUMBER:

804-722-0775

ADDRESS:

PO Box 68

CITY:

Prince George

STATE:

Virginia

ZIP CODE:

23875

E-MAIL ADDRESS:

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

See the attached B-1, General Business Zoning District land uses

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.

NAME: Michael Purvis

SIGNED: *Michael Purvis*

DATE: 3-1-18

MAILING ADDRESS: 6602 Courts Drive - PO Box 68

CITY/STATE/ZIP: Prince George, Virginia 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: Michael Purvis

MAILING ADDRESS: 6602 Courts Drive

CITY/STATE/ZIP: Prince George, Virginia 23875

PHONE NUMBER: 804-722-0775

E-MAIL ADDRESS: mpurvis@princegeorgecountyva.gov

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STATE OF VIRGINIA

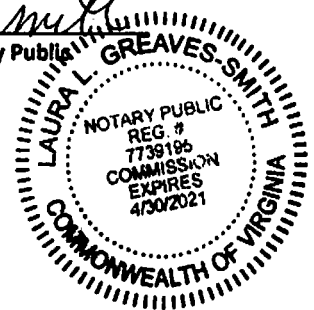
COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 1st day of March, 2018.

My Commission expires: 4/30/, 2021

Laura Greaves-Smith

Notary Public



- **ARTICLE IX. - B-1 GENERAL BUSINESS DISTRICT**

- ~~Strike through uses not permitted-~~ and the Bold land uses permitted by right or by special exception
- **Sec. 90-391. - General description; intent.**

The B-1, General Business District covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This district includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns and garages and service stations.

(Code 1988, § 17-181)

- **Sec. 90-392. - Uses and structures permitted by right.**

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) **Retail stores and shops**
- (2) **Bakeries**
- (3) ~~Dry cleaners~~
- (4) ~~Laundries~~
- (5) **Wearing apparel stores**
- (6) ~~Drugstores~~
- (7) **Barbershops and beauty shops**
- (8) ~~Auto and home appliance services~~
- (9) **Theaters and assembly halls**
- (10) **Office buildings**
- (11) **Churches**
- (12) **Libraries**
- (13) ~~Funeral homes~~
- (14) ~~Service stations with major repair facilities under cover~~
- (15) **Clubs and lodges**
- (16) ~~Auto sales and service~~
- (17) ~~Lumber and building supply with storage facilities under cover~~
- (18) ~~Plumbing and electrical supply with storage facilities under cover~~
- (19) **Machinery sales and service**
- (20) ~~Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.~~
- (21) ~~Public utilities~~
- (22) **Off-street parking as required by this chapter**
- (23) **Business signs**
- (24) ~~General advertising signs~~
- (25) **Location signs**

- (26) Restaurants
- ~~(27) Shopping centers~~
- (28) Volunteer fire or rescue squads
- (29) Exhibits operated by nonprofit organizations
- (30) Community centers
- (31) Financial institutions
- (32) Wayside stands for display and sale of farm products
- (33) Retail catalog sales offices
- (34) Radio, television stations
- (35) Home service establishments such as exterminators, plumbers, decorators
- ~~(36) Cemeteries~~
- (37) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations
- ~~(38) Noncommercial fairgrounds~~
- (39) Commercial greenhouses, nurseries
- (40) Buildings or uses for federal, state, county or local governmental purposes
- (41) Instructional and/or training facilities, including but not limited to dancing schools and dancing studios
- (42) Farm supplies
- ~~(43) Public utility distribution facilities~~
- ~~(44) Mobile home and recreational vehicle sales, service and repair~~
- (45) Agriculture
- ~~(46) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:~~
 - ~~a. The dwelling shall be attached to or located above the business;~~
 - ~~b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and~~
 - ~~c. The residential unit shall not be used as a rental property.~~
- (47) Temporary outdoor Christmas tree sales and holiday items provided that:
 - a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands and similar decorative horticultural materials and holiday craft items
 - b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
 - c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.
 - d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15.

- (48) Temporary outdoor Virginia legal fireworks sales provided that:

- a. Sales shall not begin before June 15 and shall be restricted to Virginia legal fireworks sales that meet the local fire code requirements.
- b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
- c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Virginia legal fireworks sales.
- d. All Virginia legal fireworks products, parked vehicles, signs, trash or debris or other material associated with or resulting from the Virginia legal fireworks sales shall be removed no later than July 15.

(Code 1988, § 17-182; Ord. No. O-09-09, 11-12-2009; Ord. No. O-14-16, § 1, 7-22-2014)

- **Sec. 90-393. - Uses and structures permitted by special exception.**

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Wholesale and processing not objectionable because of dust, noise or odors
- (2) Retail fish market
- (3) Commercial fairgrounds, commercial racetrack
- (4) Animal hospital, animal boarding place, veterinary services
- (5) Feed and grain mill
- (6) Outdoor theater, outdoor motion picture theater
- (7) Hotel, motel, or extended stay lodging, with or without restaurant
- (8) Hospital, general and special care
- (9) Bowling alley, commercial billiard room or pool room
- (10) Dancehall
- (11) Auto repair garage, wrecking service
- (12) Tavern, inn
- (13) Shop for welding, blacksmith, tinsmith, woodworking
- (14) Stonecutting, monument works
- (15) Warehousing with indoor storage
- (16) Motor freight terminal, transshipment facility
- (17) Automotive service station with major repair under cover
- (18) Bulk gasoline and petroleum storage
- (19) Commercial amusement park
- (20) Commercial recreational structures and uses
- (21) Turkey shoot
- (22) Zoo, museum
- (23) Public utility generating station, transmission substation, transmission line and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station, regulator station
- (24) Health spa, massage parlor
- (25) Circus, carnival or other similar temporary activities when organized or sponsored by commercial enterprise

~~(26) Extraction of natural resources, in accordance with the requirements of section 54-6~~
~~(27) Single family residential unit located on the same or adjacent lot, providing the main purpose of the dwelling is for security of the business. In addition to requirements for the business, the minimum lot area for the dwelling shall be two acres. A dwelling or mobile home may be attached or detached to the existing business~~

(28) Commercial child care center

~~(29) Tree stump landfills. Stumps and other natural vegetation may be buried in designated areas, provided:~~

- ~~a. A surveyed plat of the landfiling site so designated is recorded in the clerk of the circuit court's office;~~
- ~~b. All county erosion control and reclamation ordinances are adhered to; and~~
- ~~c. Such other conditions as required by the board that are deemed appropriate~~

(30) Carwashes

~~(31) Outdoor flea markets, provided the following are met:~~

- ~~a. No sale or trading of guns and other weapons~~
- ~~b. No sale or consumption of alcoholic beverages~~
- ~~c. No on-site storage of any merchandise~~
- ~~d. Adequate offstreet parking~~

(32) Public and private schools

~~(33) Family day care home (large) in existing dwelling~~

~~(34) Home occupations within existing dwelling:~~

- ~~a. Office~~
- ~~b. Home occupation child care~~
- ~~c. Home professional and trade offices~~

(35) Bingo hall

~~(36) Vehicle impound facility~~

~~(37) Small solar energy facility~~

~~(38) Large scale solar energy facility~~

(Code 1988, § 17-183; Ord. No. O-02-012, 10-22-2002; Ord. No. O-03-004, 10-14-2003; Ord. No. O-12-06, § 1, 5-22-2012; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-17-04, § 1, 4-25-2017)

- **Sec. 90-393.1. - Uses and structures permitted by special exception granted by the board of zoning appeals.**

~~(1) Animal boarding place, private~~

(Ord. No. O-12-37, § 1, 11-27-2012)

- **Sec. 90-394. - Area limits.**

There are no area regulations in the B-1 general business district. Except for permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health officer.

(Code 1988, § 17-184)

- **Sec. 90-395. - Setbacks.**

Buildings in a B-1 general business district shall be located 25 feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.

(Code 1988, § 17-185)

- **Sec. 90-396. - Yards.**

For permitted uses in a B-1 general business district, the minimum side yard adjoining or adjacent to a residential agricultural district shall be ten feet, and offstreet parking shall be in accordance with the provisions contained in this chapter.

(Code 1988, § 17-186)

- **Sec. 90-397. - Building heights.**

Buildings in a B-1 general business district may be erected up to 35 feet in height from grade, except that:

(1) The height limit for business structures may be increased up to 60 feet from grade, provided there are two side yards for each permitted use, each of which is ten feet or more, plus one foot or more of a side yard for each additional foot of building height over 60 feet.

(2) A public or semipublic building such as a school, church, library or general hospital may be erected to a height of 60 feet from grade, provided that the required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.

(3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(4) No accessory structure which is within ten feet of any party lot line shall be more than one story high. All accessory structures shall be less than the main structure in height.

(Code 1988, § 17-187)

- **Sec. 90-398. - Accessory uses and structures permitted.**

(a) In the B-1 general business district, accessory uses and structures are permitted as defined. No accessory structure may be closer than five feet to any property line.

(b) The following are considered accessory uses within the B-1 general business district, but are subject to the noted provisions:

(1) **Roof- or ground-mounted small solar energy facility or large-scale solar energy facility as defined by section 90-1, provided that the solar energy facility only generates energy for that structure.**

(Ord. No. O-17-04, § 1, 4-25-2017)

- **Secs. 90-399—90-440. - Reserved**

March 13 Meeting Recap

BOS Advances Several Measures to Public Hearings

The Board of Supervisors at its March 13 meeting advanced several measures to public hearings.

Four resolutions were unanimously approved that gave staff authorization to advertise public hearings at the April 10 meeting of the BOS. Those measures included:

- (1) The issuance of General Obligation Bonds up to \$9.5 million for capital projects in FY '18;
- (2) The appropriation of up to \$8,284,225 in debt proceeds to the Capital Projects Fund for FY '18;
- (3) Setting tax rates for real property, personal property, machinery & tools and mobile homes. The only recommended change is raising the real estate rate five cents to 0.91 per \$100 assessed value;
- (4) Setting the Utility rates for water & sewer. The recommended changes are five percent increase for water & 7.5 percent increase for sewer.

Other matters to come before the BOS at its meeting:

- Discussed naming the Employee Breakroom after former County Administrator John Kines.
- Discussed naming the Roundabout at Fort Lee after fallen Army soldier Jesse Ozbab.
- Decided not to establish a VDOT Traffic Committee at this time and considered several requests.
- Received a report on the 2018 Farmer's Market.
- Approved on the Consensus Agenda acceptance of Route 1337 Crossings Boulevard into the VDOT Secondary System of Roads Maintenance.

- Approved on the Consensus Agenda appropriation of Adult Education Space Grant funds in the amount of \$12,672.68.
- Approved on the Consensus Agenda appropriation of School Title IV Bullying Grant funds in the amount of \$18,509.09.
- Approved on the Consensus Agenda a Memorandum of Understanding between the Prince George Police Department & Central Virginia Regional Narcotics Task Force.
- Approved on the Consensus Agenda a Memorandum of Understanding between the Prince George Police Department & ICAC regarding crimes against children.
- Approved on the Consensus Agenda a Memorandum of Understanding between the Prince George Police Department & Fort Lee Provost Marshalls Office for exchange of information.
- Approved on the Consensus Agenda a Memorandum of Understanding between the Prince George Police Department & the FBI related to the Richmond Child Exploitation Task Force.
- Issued a Commendation to Reginald Reynolds upon his attainment of Eagle Scout.
- Received the monthly VDOT report.
- Received an update on the actions of the 2018 General Assembly from Legislative Liaison Martha Burton.
- Unanimously approved acceptance of a deed of quitclaim and partial release of land and easements adjacent to the Pine Ridge Pump Station.
- Unanimously appointed Dean Simmons as Building Official.