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

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

### **Planning Commission Agenda**

Regular Meeting

Thursday, December 17, 2020

6:30 p.m. County Board Room

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 using Zoom:

<https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>

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

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+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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.

Find your local number: <https://zoom.us/u/ajq8Q1xFF>

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](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 December 17<sup>th</sup> shall be entered into the meeting minutes.

- I. Call to Order**
  - A. Roll Call
- II. Invocation**
- III. Pledge of Allegiance to the U.S. Flag**
- IV. Adoption of Meeting Agenda [1]**
- V. Draft Meeting Minutes – November 19, 2020 [2]**
- VI. Public Comment**
- VII. New Business – Public Hearing**
  - A. PUBLIC HEARING; REZONING CASE RZ-20-06 [3]  
Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.
  - B. PUBLIC HEARING; SPECIAL EXCEPTION SE-20-02 [4]  
Request of Lampe Management Company, Inc. pursuant to Prince George County Zoning Ordinance Section 90-393(15) to permit warehousing with indoor storage on 11.63 acres within a B-1, General Business District, for the purpose of operating a mini-storage facility. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.
- VIII. Planner’s Communications to the Commission [5]**
  - A. Actions of the Board of Zoning Appeals
  - B. Actions of the Board of Supervisors
- IX. Adjournment**

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

November 19, 2020

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>

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+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, November 19, 2020 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Vice-Chairman Brown.

**ATTENDANCE.** The following members responded to Roll Call:

Mr. Simmons	Present
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Mrs. Elder	Present
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Chairman Bresko	Absent
-----------------	--------

Mr. Joyner	Absent
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Mr. Easter	Present
------------	---------

Vice-Chairman Brown	Present
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Mr. Brockwell	Present (by Zoom, at home, due to health reasons)
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Also present: Julie C. Walton, Deputy County Administrator, Daniel Whitten, County Attorney, Cliff Young, Director of IT, Horace Wade, Planner II, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Specialist II

**INVOCATION.** Mr. Simmons provided the Invocation.



**PLEDGE OF ALLEGIANCE TO THE FLAG.** Mrs. Elder led in the Pledge of Allegiance to the United States flag.

**ADOPTION OF MEETING AGENDA.** Vice-Chairman Brown asked the Commissioners for a motion to approve the Meeting Agenda for the November 19, 2020 Planning Commission meeting. Mrs. Elder made a motion to approve the Meeting Agenda and Mr. Easter seconded the motion. Roll was called on the motion.

In favor: (5) Simmons, Brown, Elder, Easter, Brockwell  
Abstain: (0)  
Absent: (2) Joyner, Bresko

**APPROVAL OF THE MEETING MINUTES.** Vice-Chairman Brown asked the Commissioners to review the October 22, 2020 Minutes of the Planning Commission for approval. Mrs. Elder made a motion to approve the Minutes as presented and Mr. Easter seconded the motion. Roll was called on the motion.

In favor: (4) Brown, Elder, Easter, Brockwell  
Abstain: (1) Simmons  
Absent: (2) Joyner, Bresko

**CITIZEN COMMENT PERIOD.** At 6:36 p.m., Vice-Chairman Brown opened the Citizen 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 coming forward and no one on Zoom indicating they wished to speak, the Citizen Comment Period was closed at 6:37 p.m.

### **NEW BUSINESS.**

#### **Public Hearing:**

ORDINANCE AMENDMENT OA-20-04

Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-106, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, “Signs” to Chapter 90, “Zoning,” §§ 90-591 through 90-600 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

Mr. Wade presented to the Commission an overview of the proposed Sign Ordinance Amendment.

#### **Timeline:**

- February 2019 - Planning Commission Public Hearing
- April 2019 - Community Meeting
- May 2019 - Board Work Session

- July 2019 - Board Public Hearing
- February 2020 - Subcommittee Meetings
- July/August 2020 - Planning Commission Review
- September 2020 – Board Work Session
- November 2020 – Virtual Open House for Businesses
- November 2020 – Planning Commission Public Hearing

Proposed Sign Ordinance Purpose:

- Eliminate “Content” based sign rules making all signs equal under the law
  - Words such as church signs or commercial signs need to be removed from zoning ordinance
- Provide enhanced standards for signage per Comprehensive Plan Goal and consolidate sign regulations into one section of the Zoning Ordinance

Content Based Language Removed:

- Business Sign
- Directional Sign
- General Advertising Sign
- Home Occupation Sign
- Location Sign
- Church Bulletin and Identification Sign
- Nonbusiness Directional Sign

Mr. Wade explained that new sections have been added to the proposed Sign Ordinance Amendment, for example: Definitions, General Descriptions, Prohibited Signage and General Regulations. Mr. Wade indicated that holiday decorations, traffic and public safety signage, public art, window displays and scoreboards are examples of signs not affected by the proposed Sign Ordinance Amendment. The proposed Ordinance does prohibit any new billboards, vehicles as signs and people as signs.

The Draft Sign Ordinance Amendment identifies the following changes in freestanding signage setbacks:

- Current Setbacks – 20 feet from Right-of-Way
- Proposed Setbacks
  - 10 feet from Right-of-Way
  - 10 feet from pavement in special areas

Other changes discussed included Electronic Message Center (EMC) Signs, sign design for a monument-style base and sign refacing requirements with a new use.

Vice-Chairman Brown opened the Public Hearing at 6:46 p.m. to anyone who wished to speak in reference to OA-20-04 – Sign Ordinance Amendment. The Public Hearing was opened to all meeting attendees, Zoom participants and any call-in participants. Participants were asked to limit their comments to three (3) minutes. With no one wishing to speak, the Public Hearing was closed by Vice-Chairman Brown at 6:47 p.m.

Vice-Chairman Brown asked the Commissioners if they had any additional questions or concerns. Mr. Simmons expressed his appreciation for all the hard work put into this project from the

Planning Commissioners, staff and the subcommittee. Mr. Simmons made a motion to forward OA-20-04 to the Board of Supervisors (BOS) for consideration with the Planning Commission recommendation for approval. Mrs. Elder seconded the motion. Roll was called on the motion.

In favor: (5) Simmons, Brown, Elder, Easter, Brockwell  
Absent: (2) Bresko, Joyner

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

1. Actions of the Board of Zoning Appeals
  - a. November 23, 2020 meeting has been cancelled
  - b. December 28, 2020 meeting has been cancelled
2. Actions of the Board of Supervisors (BOS)
  - a. November 10<sup>th</sup> approved the Warwick Solar Facility (4-4)
  - b. BOS will hear OA-20-03, RZ-20-03 and RZ-20-04 cases on Dec 8<sup>th</sup>
3. December Planning Commission
  - a. Ample Self-Storage request to Rezone to B-1
  - b. Ample Self-Storage Special Exception request for a self-storage facility

Mr. Simmons asked Mrs. Walton the process for an Eagle Scout to receive recognition from the County and BOS for their achievements. Mrs. Walton addressed the Commissioners and indicated the parent(s) or the Troop leader could submit a request to the County Administrator and/or to the County Administration office. Mrs. Walton also suggested that Mr. Simmons could forward the contact information to Missy Greaves-Smith and she would take care of the request.

**ADJOURNMENT.** At 6:54 p.m., Vice-Chairman 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 Mrs. Elder seconded the motion. Roll was called on the motion.

In favor: (5) Simmons, Brown, Elder, Easter, Brockwell  
Absent: (2) Joyner, Bresko

## **PLANNING COMMISSION -- STAFF REPORT**

### **REZONING REQUEST**

**REZONING CASE RZ-20-06:** Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.

**CASE NUMBER:** RZ-20-06

**REQUEST:** Rezone from R-1 to B-1

**APPLICANT:** Lampe Management Company, Inc.

**OWNER:** B & K Farms LLC

**LOCATION:** Northwest Intersection of South Crater Road and Birdsong Road

**TAX MAP ID:** 330(0A)00-003-0 & 330(0A)00-006-0

**EXISTING ZONING:** R-1 & B-1

**EXISTING USE:** Vacant

**SURROUNDING ZONING:**

<b>NORTH</b>	B-1 & R-1
<b>SOUTH:</b>	B-1 & R-1
<b>EAST:</b>	B-1 & R-A
<b>WEST:</b>	R-1

**UTILITIES:** Private

**REAL ESTATE TAXES:** No delinquent taxes are owed to the County as of December 3, 2020

**MEETING INFORMATION:**

<b>Planning Commission:</b>	Thursday, December 17, 2020 at 6:30 p.m.
<b>Board of Supervisors:</b>	TBD

**RECOMMENDATION:** Staff recommends approval

**ATTACHMENTS:**

1. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application, Textual Statement and Proffer Statement Letter

**PLANNING COMMISSION -- STAFF REPORT  
REZONING CASE RZ-20-06**

**LAMPE MANAGEMENT COMPANY, INC.**

**PUBLIC HEARING: DECEMBER 17, 2020**

**Request:**

The applicant is requesting to rezone 6.48 acres that are currently zoned R-1, Limited Residential to B-1, General Business with conditions.

**Applicant Request Details:**

The requested rezoning for B-1, General Business is sought for a commercial development called Ample Storage. The rezoning of this parcel is to allow for development of commercial uses. The applicant is seeking B-1, General Business zoning and a companion case Special Exception SE-20-02 for warehousing with indoor storage to accommodate the proposed uses.

The property included in the rezoning request consists of a 0.78-acre parcel and part of an adjacent parcel located in the Rives District of Prince George County, Virginia, at the northwest quadrant of Birdsong Road and South Crater Road as shown on the conceptual plan dated November 3, 2020. The Tax Map Parcels are 330(0A)00-006-0 and part of 330(0A)00-003-0. The current zoning of the property is R-1, Limited Residential and B-1, General Business and is partially wooded with several existing structures. The request is to rezone the remainder of Tax Map Parcel 330(0A)00-006-0 (0.08 acres) and part of tax map parcel 330(0A)00-003-0 (6.40 acres) to B-1.

The applicant submitted a textual statement signed November 3, 2020. The applicant proposes to exclude certain permitted uses and those requiring special exceptions. In addition to excluding several permitted or future special exception uses, the applicant also proffers Site Development and Design requirements as follows:

**Site Development Requirements**

1. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and purchase of off-site nutrient credits.
2. All storm water easements and basins shall be maintained by the property owner.
3. All utilities to serve this development will be provided underground to include, but not limited to: power, telephone, gas and cable television.

**Site Design Requirements**

1. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.



2. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
3. All ground mounted mechanical and electrical equipment must be screened by fences, walls or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
4. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.

#### Right-of-Way Dedication

1. A right-of-way dedication of fifteen (15) along Birdsong Road within the area of the proposed B-1 property shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.

#### **Comprehensive Plan**

##### Future Land Use

The Planning Commission and Board of Supervisors should use the future land use map as a general guide for determining the desired location of development.

The Comprehensive Plan identifies this area as appropriate for village center uses and/or commercial use. Village Center designates those areas in the Prince George Planning Area that are suitable for a mixture of residential and small-scale commercial uses to meet the needs of community residents. Commercial designates those areas where commercial developments have occurred and where future urban and suburban commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.

Staff finds the proposal of B-1, General Business rezoning compatible with the future land use designation for village center uses or commercial uses.

##### Transportation

The Transportation Plan requires applicants with development projects seeking rezoning or special exceptions that generate over 250 trips per day to submit a traffic impact study to evaluate any expected needs relative to transportation. This transportation requirement was coordinated with the Virginia Department of Transportation (VDOT).

The applicant has submitted trip generation data that indicates the total trip generation of 200 vehicle trips per day based on the intended use of a 132,750 square foot for a mini-warehouse facility. VDOT has assisted the County in reviewing the submitted access and trip generation data, and VDOT is in agreement with the trip generation of

the proposed use. At this time, no traffic impact analysis or transportation improvements are required.

#### Prince George Planning Area (PGPA)

New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer.

## **Staff Comments**

### **Planning & Zoning Division**

1. The surrounding Tax Map parcels at the intersection of South Crater Road [US 301] and Birdsong Road are zoned B-1, General Business with compatible uses expected.
2. While the applicant has proffered various site design requirements, several other requirements, such as perimeter and interior landscaping, dumpster enclosures, parking spaces and lighting are specified within the Prince George County Zoning Ordinance, and will be required for development of the site.
3. Setback requirements for the B-1 zoning will require 25-foot setbacks from South Crater Road and Birdsong Road.
4. The current Right-of-Way width along Birdsong Road is approximately forty (40) feet wide. Due to SR 629 Birdsong Road being classified as a major collector, the minimum width of seventy (70) feet is required. A fifteen (15) foot right-of-way dedication where there is B-1 Zoning (referenced on the conceptual plan) is appropriate to achieve the County's transportation goals.
5. There is currently a mobile home community on this parcel located along Birdsong Road. This area of the property is not subject to the rezoning case.
6. The applicant has mentioned a desire to boundary line adjust the two parcels to match the submitted conceptual plan, dated November 3, 2020, to have an overall acreage of 11.63 acres for a B-1 project.

*Contact: Horace Wade III, Planner*

### **Utilities Department:**

1. As indicated in the narrative provided with the rezoning application, the development will be required to connect to the existing gravity sewer located along South Crater Road.
2. Public Water is currently not available to this parcel. Should this application meet the definition of "development" per County Ordinance 82-31 (Development means any industrial or commercial use which will have a water consumption or a wastewater flow equal to or greater than 15 equivalent dwelling units...), the

developer will be required to extend public water to the premise per County Ordinance 82-75.

*Contact: Frank Haltom, Director of Engineering and Utilities*

### **Building Inspections:**

Our office has reviewed rezoning listed above. This property is known as Tax Map 330(0A)00-006-0 and 330(0A)00-003-0. These Plans will be evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. 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. I have no additional comments regarding this project at this time.

*Contact: Dean Simmons, Building Official*

### **Transportation (VDOT):**

1. Based upon the information presented in the application, the proposed use will require the construction of VDOT commercial entrances to access the site. VDOT's preliminary review of the provided trip generation data indicates the data is appropriate for the proposed use.
2. US 301 S. Crater Road has a functional classification of minor arterial with a posted speed limit of 45 MPH, SR 629 Birdsong Road has a functional classification of major collector with a 45 MPH speed limit. As both roads are classified as a collector road or higher, VDOT's Access Management (AM) regulations apply to the proposed commercial entrance.
3. VDOT has reviewed the entrance location on the provided conceptual plan in accordance with VDOT's AM regulations. The proposed entrance on US 301 S. Crater does meet VDOT's required minimum spacing between full access entrances or intersections of 470'. 485' is provided per the concept plan.

*Contact: Paul Hinson, Area Land Use Engineer, VDOT*

### **Environmental:**

1. If area of disturbance is one (1) acre or above, a Construction General Permit from DEQ as well as a local Land Disturbance will be required.
2. Other comments will be reserved for site plan submittal.

*Contact: Angela Blount, Environmental Program Coordinator*

**Health Department (VDH):**

Since this is a commercial business, an AOSE (Authorized Onsite Soil Evaluator) or PE (Professional Engineer) will need to be contacted for well and sewage disposal design.

*Contact: Alice Weathers, Environmental Health Specialist, Sr.*

**Real Estate Assessor:**

A portion of 330(0A)00-003-0 is currently in Land Use and those portions effected under these Applications may be subject to roll back taxes.

*Contact: Rod Compton, Real Estate Assessor*

**Fire and EMS, Police:**

Received a response of "no comments."

**Recommendation:**

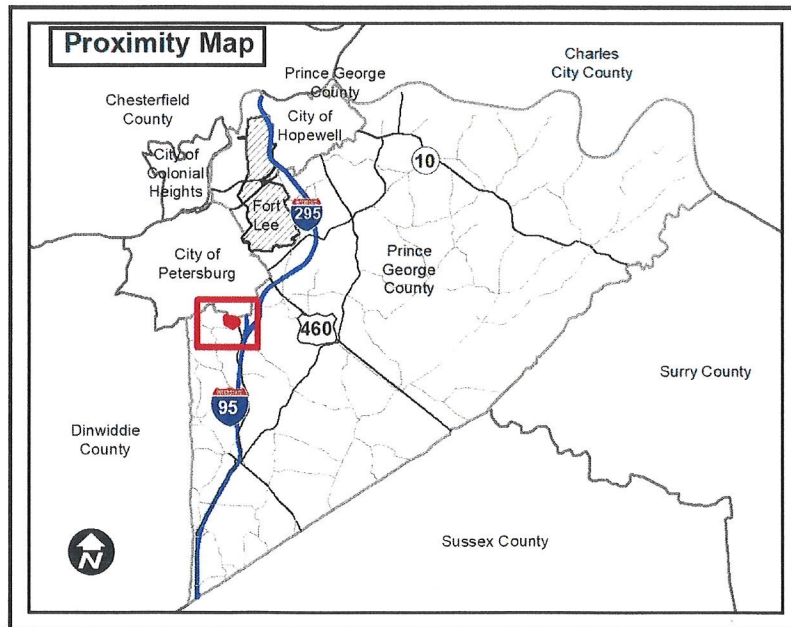
Staff recommends approval of this B-1, General Business conditional rezoning request subject to the proffers dated November 3, 2020 for the development of the property. The Comprehensive Plan supports the commercial use of the property.

# **RZ-20-06**

## **Lampe Management Company, Inc.**

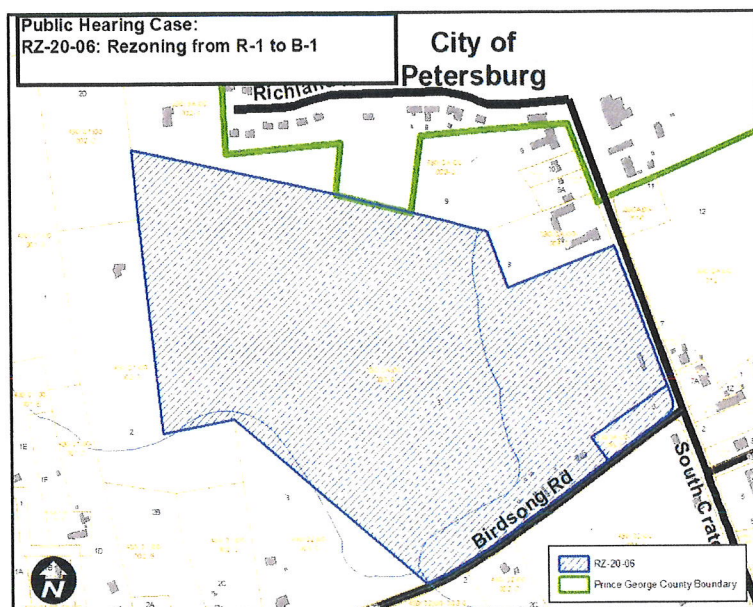
**Conditional Rezoning Request**  
6.48 acres from R-1 to B-1

### **RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**





## RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.



## RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.

### Request Summary

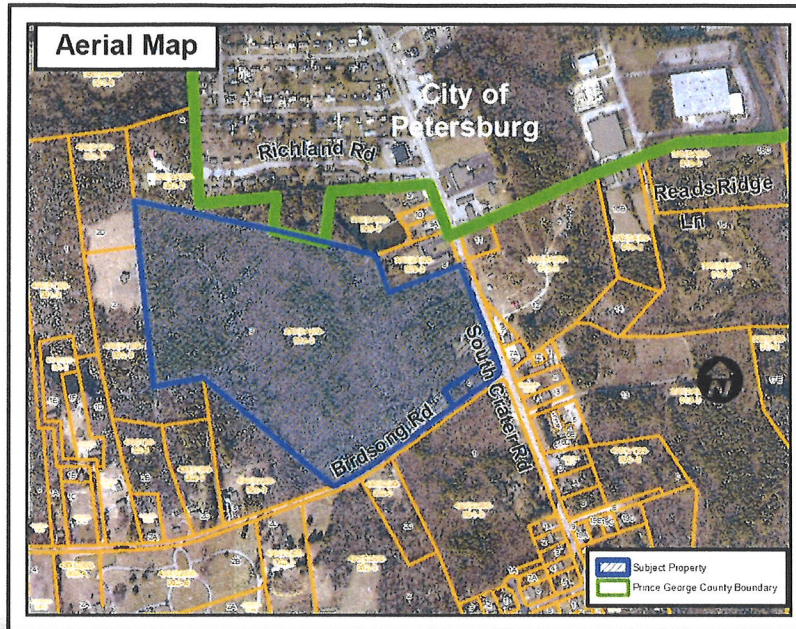
#### Conditionally rezone 6.48 acres from R-1 to B-1

- Remainder portion of Tax Map Parcel 330(OA)00-006-0 (0.08 acres)
- Portion of tax map parcel 330(OA)00-003-0 (6.40 acres)

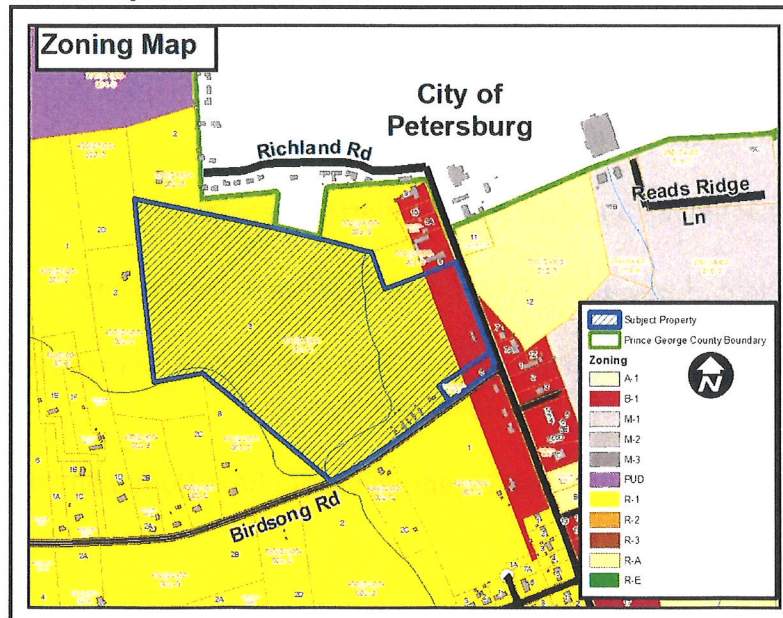
#### Planned Use

- The resulting 6.48 acres is planned to be combined with additional acreage (already zoned B-1) for a Warehousing and Indoor Storage project
- Special Exception SE-20-02 is under review for this project ("Ample Storage" – mini-storage facility)

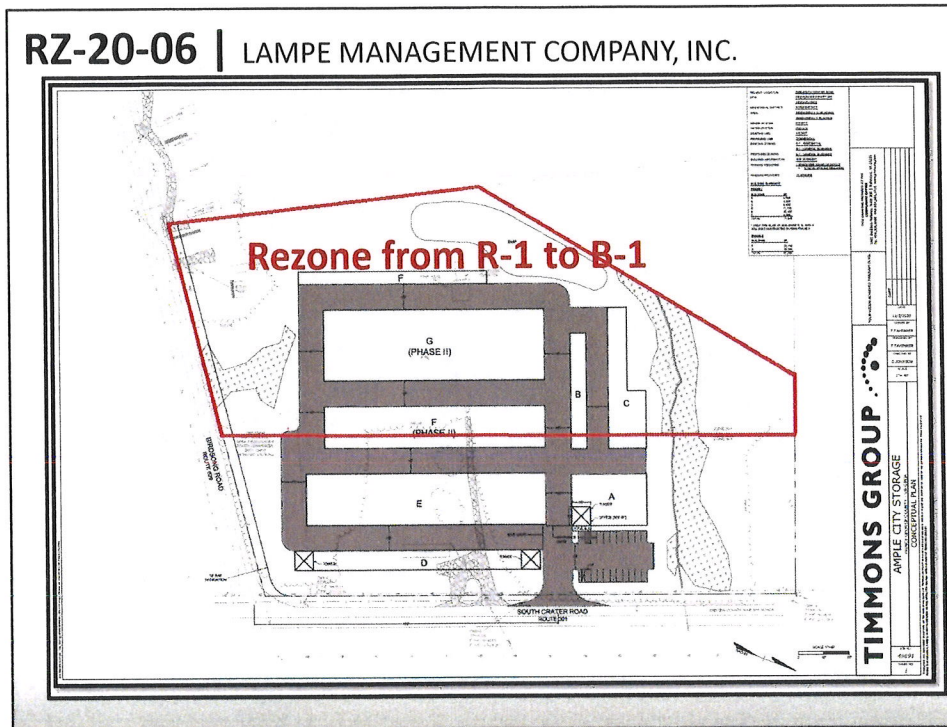
**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**



**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**





**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.****RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.****Proffered Conditions**

- Underground utilities
- Screening for mechanical and electrical equipment
- Right of way dedication (15' wide) along Birdsong Road
- Development to occur as generally depicted on conceptual plan (regarding access and developable area)
- Permitted and Special Exception uses to be excluded on this property

**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Staff Review Comments**

**Planning & Zoning - Comprehensive Plan**

- Request appears to be compatible with Comprehensive Plan Future Land Use Map
- Traffic Impact Analysis required (has been submitted by Applicant). Results:
  - 132,750 sf mini-storage facility
- Located in Prince George Planning Area = Development must connect to public water and sewer

**Planning & Zoning - General**

- Compatible with existing adjacent B-1 zoning
- Setbacks of 25' or more will be required for buildings
- Several mobile homes existing on a portion of property (to be removed per SE-20-02)

**Other Departments**

- Developer to extend Water/Wastewater infrastructure (determined at Site Plan)
- Environmental permitting required (determined at Site Plan)

**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Recommendation**

**Approval, with Proffered Conditions**



# REZONING FINAL APPLICATION

Department of Community Development and Code Compliance  
Planning & Zoning Division

6602 Courts Drive, Prince George, VA 23875  
(804) 722-8678 | [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-20-06

DATE SUBMITTED:

NOV 04 2020

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Rezoning R-1 property to B-1

REQUEST PROPERTY ADDRESS / LOCATION:

Part of 2308 Birdsong Road, South Prince George, VA

REQUEST TAX MAP(S):  
(LIST ALL)

330 (0A)00-006-0

330 (0A)00-003-0, Part of

AFFECTED  
ACREAGE:

0.08 AC

6.40 AC

ENTIRE PARCEL  
(Y / N):

N

N

CURRENT  
ZONING:

R-1

R-1

PROPOSED  
ZONING:

B-1

B-1

REQUIRED ATTACHMENTS (CHECK ATTACHED):

- ☒ PROJECT DETAILS  
☒ PROPOSED CONDITIONS / PROFFER STATEMENT  
☒ CONCEPTUAL SITE PLAN  
(USE GIS OR ENGINEER DRAWING)  
☐ COMMUNITY MEETING SUMMARY

☒ ADDITIONAL ATTACHMENTS:

TYPICAL BLDG ELEVATIONS

LEGAL OWNER

NAME(S):

B & K Farms, LLC % Ruth Kendrick

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

2059 S. Crater Rd, South Prince George, VA 23805

E-MAIL:

Kendrick.Farm@comcast.net

PHONE:

(804) 721-5616

APPLICANT CONTACT

NAME(S) (IF DIFFERENT THAN OWNER):

LAMPE Management Company, Inc. % Terry Wethington (Contract Purchaser)

RELATION TO OWNER:

Contract Purchaser of Property

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

P.O. Box 608 Smithfield, NC 27577

E-MAIL:

terry.w@lampe-management.com

PHONE:

252-670-2664



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:

Ruth B. Kendrick, co-owner

NAME:

SIGNED:

Ruth B. Kendrick, co-owner

SIGNED:

DATE: 11/3/20

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

NOTARIZATION:

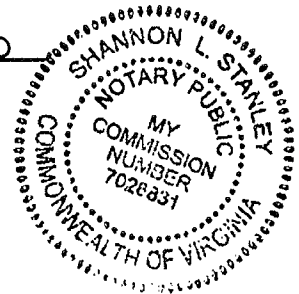
STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 3 day of November, 20 20

Notary Public

My Commission expires: 11-30, 202020



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)

REQUEST CODE REFERENCE(S):

ZONING INQUIRY #:

DEED REFERENCE:

APPLICABLE CASES:

CURRENT ZONING DISTRICT(S):

SURROUNDING ZONING DISTRICT(S):

CURRENT LAND USE(S):

SURROUNDING LAND USE(S):

COMP PLAN FUTURE LAND USE:

SURROUNDING FUTURE LAND USE:

PRE-APPLICATION MEETING REQUIRED? Y / N

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

COMMUNITY MEETING REQUIRED? Y / N

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

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:

## STATEMENT OF PROFFER

Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, Lampe Management Company, Inc and B&K Farms, LLC, do hereby voluntarily proffer, as the applicant and owner of record of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the Ample Storage Facility on Tax Map Parcels 330(0A)00-006-0 and part of 330(0A)00-003-0:

1. The following permitted land uses shall be excluded from the property under Section 90-392:

- 13. Funeral Homes
- 20. Waterfront business activities
- 24. General Advertising signs
- 37. Cemeteries
- 38. Circuses, carnivals or similar temporary activities
- 39. Noncommercial fairgrounds
- 45. Mobile home and recreational vehicle sales, service repair

The following land uses shall be excluded from the property under Section 90-393:

- 6. Outdoor theater, outdoor motion picture theater
- 19. Commercial amusement park
- 21. Turkey shoot theater
- 25. Circuses, carnivals or similar temporary activities when organized or sponsored by commercial enterprise
- 29. Tree stump landfills
- 31. Outdoor flea markets

2. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and/or purchase of off-site nutrient credits.
3. All storm water easements and basins shall be maintained by the property owner.
4. All utilities to serve this development will be provided underground to include, but not limited to, power, telephone, gas and cable television.
5. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.
6. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
7. All ground mounted mechanical and electrical equipment must be screened by fences, walls or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.

8. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.
9. A right of way dedication of fifteen (15) feet along Birdsong Road within the area of the proposed B-1 property shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.
10. The development of the subject property of this application shall be in strict accordance with the conditions set forth as proffers and as generally depicted on the schematic plan dated November 3, 2020 with respect to access and developable area. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

I hereby acknowledge as the Property Owner that the Rezoning of the Subject Property gives rise to the need for these conditions.

Ruth B. Kendrick, co-owner  
Owner- Signature

Date: 11/3/20

Ruth B. Kendrick, co-owner  
Type or print name

I Shannon Leigh Stanley - a Notary for the State of Virginia, Prince George County do verify that the foregoing instrument was signed before me this the 3 day of November, 2020.

Shannon Leigh Stanley

11-30-2022  
My Commission Expires



Application by Lampe Management Company, Inc.  
Ample Storage  
Prince George County, Virginia  
November 3, 2020

Lampe Management Company, Inc (the "**Applicant**") submits this application for rezoning for a commercial development called Ample Storage (the "**Project**"). The reason for this rezoning is to allow for development of commercial uses. The Applicant is seeking B-1, General Business zoning and special exception for the Project to accommodate the proposed uses.

The proposed property included in the zoning request consists of a 0.78 acre parcel and part of an adjacent parcel located in the Rives District of Prince George County, Virginia, at the northwest quadrant of Birdsong Road and South Crater Road (the Property") as shown on the conceptual plan dated 3 November, 2020. The property Tax Map Parcels are 330(0A)00-006-0 and part of 330(0A)00-003-0. The current zoning of the Property is R-1, Residential and B-1 General Business and is partially wooded with several existing structures.

The request is to rezone the remainder of tax map parcel 330(0A)00-006-0 (0.08 acres) and part of tax map parcel 330(0A)00-003-0 (6.40 acres) to B-1.

**Project Description**

The Project will consist of two phases of development. The first phase will include developing 71,500 square feet of indoor storage, managers office and vehicle parking. The layout of the site is such that the storage buildings form a compound with buildings backing up to the exterior property lines of the site. These buildings are used as the screening for the site as well as security.

The second phase of the development will consist of developing 61,250 square feet of indoor storage in two additional buildings.

**Storm Water Management**

Water quality and water quantity runoff from this developed site will be handled using Best Management Practices (BMP). These BMPs will provide compliance with County and State regulations and will include structural measures to control runoff from the site.

**Utilities**

New utility service for this project will consist of a bathroom and break area for the manager's office and would anticipate less than 300 gpd of usage. We would expect sewer service to be provided by the existing sanitary sewer line along South Crater Road in front of the site. Since there are no public County water facilities in the vicinity of this parcel a private well will be require serving the office area or permission to connect to the existing City water line would be required.

### **Access and Traffic**

Access to the property will be provided along South Crater Road approximately 485 feet from the intersection of South Crater Road and Birdsong Road. The entrance will have a sliding gate operated by an automated keyless entry system. This system allows for clients to access their storage units without the need of direct management assistance. The office for this facility will be located with the Building A at the South Crater Road entrance.

Land Use	ITE Code	Size	Daily Traffic	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
Mini-Warehouse	151	71,500 SF	108	4	3	7	6	6	12
Mini-Warehouse	151	61,250 SF	92	4	2	6	5	5	10
TOTAL			200	8	5	13	11	11	22

We would anticipate traffic generation from this site based on the full build out of the site to be 200 ADT for the South Crater Road entrance.

### **Economic Contributions**

The total capital improvement for the Project is estimated to be approximately \$ 1.5 million with complete build out. In addition, we expect 15 jobs to be available during the construction period.

The development of this project will also contribute to the County's tax base through real estate and business taxes without increasing the cost for school infrastructure and other residentially related County services.

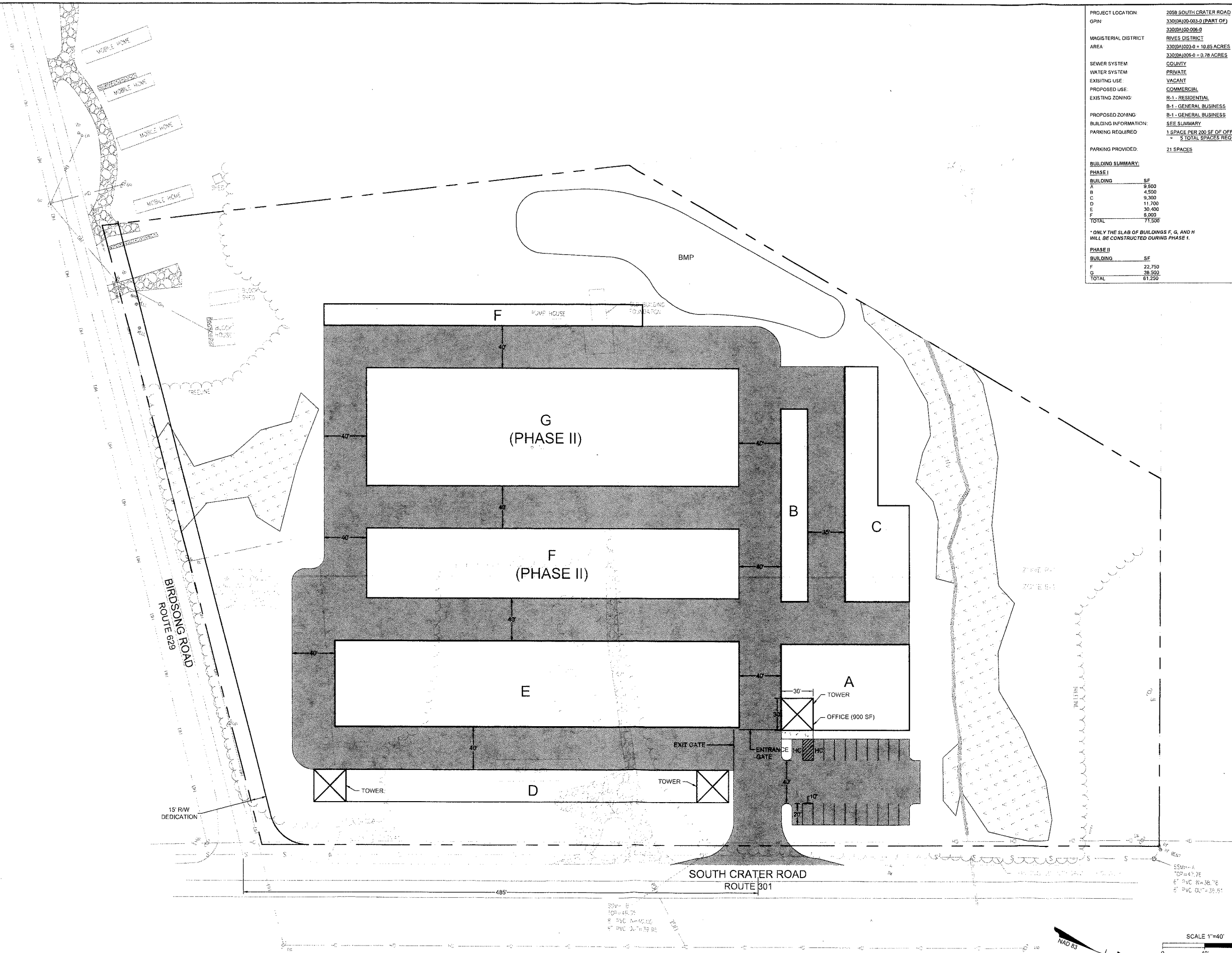
### **Community Impacts**

The impacts from the project will be specifically designed to have as minimal an impact as possible on the surrounding community and environment. The applicant has committed to maintaining landscaping, lighting, storm water basins and other areas of the project.

Proffers have been submitted to provide for a well designed and constructed Project.



S:\1054891\Ample\_City\_Storage\DWG\068995-SP\1\0.dwg Plotted on 1/14/2020 3:08 PM by DJL/ELS



PROJECT LOCATION:	2058 SOUTH CRATER ROAD
GPIN:	3300(A)00-003-0 (PART OF)
MAGISTERIAL DISTRICT:	3300(A)00-006-0
AREA:	RIVES DISTRICT
SEWER SYSTEM:	3300(A)003-0 = 10.85 ACRES
WATER SYSTEM:	3300(A)006-0 = 0.78 ACRES
EXISTING USE:	COUNTY
PROPOSED USE:	PRIVATE
EXISTING ZONING:	VACANT
PROPOSED ZONING:	COMMERCIAL
BUILDING INFORMATION:	R-1 - RESIDENTIAL
PARKING REQUIRED:	B-1 - GENERAL BUSINESS
	SEE SUMMARY
	1 SPACE PER 200 SF OF OFFICE
	= 5 TOTAL SPACES REQUIRED
PARKING PROVIDED:	21 SPACES
BUILDING SUMMARY:	
PHASE I:	
BUILDING	SF
A	9,500
B	4,500
C	9,300
D	11,700
E	30,400
F	6,000
TOTAL	71,500
* ONLY THE SLAB OF BUILDINGS F, G, AND H WILL BE CONSTRUCTED DURING PHASE I.	
PHASE II:	
BUILDING	SF
F	22,750
G	38,500
TOTAL	61,250

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE OF  
1001 Builders Park, Suite 300, Richmond, VA 23225  
TEL: 804-200-6500 FAX: 804-560-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	
DATE	11/3/2020
DRAWN BY	T. TAVENNER
DESIGNED BY	T. TAVENNER
CHECKED BY	D. JOHNSON
SCALE	1" = 40'

# TIMMONS GROUP

AMPLE CITY STORAGE  
PRINCE GEORGE COUNTY - VIRGINIA  
CONCEPTUAL PLAN

JOB NO.  
46891  
SHEET NO.  
1

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## PLANNING COMMISSION -- STAFF REPORT

### SPECIAL EXCEPTION REQUEST

**SPECIAL EXCEPTION SE-20-02:** Request of Lampe Management Company, Inc. pursuant to Prince George County Zoning Ordinance Section 90-393(15) to permit warehousing with indoor storage on 11.63 acres within a B-1, General Business District, for the purpose of operating a mini-storage facility. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.

**CASE NUMBER:** SE-20-02

**REQUEST:** Special Exception for Warehousing with indoor storage

**APPLICANT:** Lampe Management Company, Inc.

**OWNER:** B & K Farms LLC

**LOCATION:** Northwest Intersection of South Crater Road and Birdsong Road

**TAX MAP ID:** 330(0A)00-003-0 & 330(0A)00-006-0

**EXISTING ZONING:** R-1 & B-1

**EXISTING USE:** Vacant

**SURROUNDING ZONING:**

<b>NORTH</b>	B-1 & R-1
<b>SOUTH:</b>	B-1 & R-1
<b>EAST:</b>	B-1 & R-A
<b>WEST:</b>	R-1

**UTILITIES:** Private

**REAL ESTATE TAXES:** No delinquent taxes are owed to the County as of December 3, 2020

**MEETING INFORMATION:**

<b>Planning Commission:</b>	Thursday, December 17, 2020 at 6:30 p.m.
<b>Board of Supervisors:</b>	TBD

**RECOMMENDATION:** Staff recommends approval

#### ATTACHMENTS:

1. Special Exception Case Staff Report and a GIS Map of the Surrounding Properties
2. Special Exception Application, Textual Statement and Proffer Statement Letter

**PLANNING COMMISSION -- STAFF REPORT  
SPECIAL EXCEPTION CASE SE-20-02**

**LAMPE MANAGEMENT COMPANY, INC.**

**PUBLIC HEARING: DECEMBER 17, 2020**

**Request:**

The applicant is requesting warehousing with indoor storage (mini-storage) in a B-1, General Business District.

**Case Summary:**

The project will consist of two phases of development. The first phase will include developing 71,500 square feet of indoor storage, manager's office, and vehicle parking. The layout of the site is such that the storage buildings form a compound with buildings backing up to the exterior property lines of the site. These buildings are used as the screening for the site as well as security.

The second phase of the development will consist of developing 61,250 square feet of indoor storage in two additional buildings. The overall development of the site will be 132,750 square feet of indoor storage.

**Comprehensive Plan**

**Future Land Use**

The Planning Commission and Board of Supervisors should use the future land use map as a general guide for determining the desired location of development.

The Comprehensive Plan identifies this area as appropriate for village center uses and/or commercial use. Village Center designates those areas in the Prince George Planning Area that are suitable for a mixture of residential and small-scale commercial uses to meet the needs of community residents. Commercial designates those areas where commercial developments have occurred and where future urban and suburban commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.

Staff finds the proposal of warehousing with indoor storage compatible with the future land use designation for village center uses or commercial uses.

**Transportation**

The Transportation Plan requires applicants with development projects seeking rezoning or special exceptions that generate over 250 trips per day to submit a traffic impact study to evaluate any expected needs relative to transportation. This transportation requirement was coordinated with the Virginia Department of Transportation (VDOT).

The applicant has submitted trip generation data that indicates the total trip generation of 200 vehicle trips per day based on the intended use of a 132,750 square foot for a

mini-warehouse facility. VDOT has assisted the County in reviewing the submitted access and trip generation data, and VDOT is in agreement that the trip generation of the proposed use. At this time, no traffic impact analysis or transportation improvements are required.

#### Prince George Planning Area (PGPA)

New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer.

## **Staff Comments**

### **Planning & Zoning Division**

1. The surrounding Tax Map parcels at the intersection of South Crater Road [US 301] and Birdsong Road are zoned B-1, General Business with compatible uses expected.
2. Setback requirements for the B-1 zoning will require 25 ft setbacks from South Crater Road and Birdsong Road.
3. There is currently a mobile home community along Birdsong Road. The applicant proposes to remove all existing mobile homes from the property prior to final occupancy for the mini-storage development. Applicant should assist current residents with relocation.
4. Applicant submitted elevation drawings dated March 11, 2019 that should be incorporated into conditions for approval.

*Contact: Horace Wade III, Planner II*

### **Utilities Department:**

1. As indicated in the narrative provided with the rezoning application, the development will be required to connect to the existing gravity sewer located along South Crater Road.
2. Public Water is currently not available to this parcel. Should this application meet the definition of "development" per County Ordinance 82-31 (Development means any industrial or commercial use which will have a water consumption or a wastewater flow equal to or greater than 15 equivalent dwelling units...), the developer will be required to extend public water to the premise per County Ordinance 82-75.

*Contact: Frank Haltom, Director of Engineering and Utilities*

### **Building Inspections:**

Our office has reviewed the special exception request. This property is known as Tax Map 330(0A)00-006-0 and 330(0A)00-003-0. These Plans will be evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. 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. I have no additional comments regarding this project at this time.

*Contact: Dean Simmons, Building Official*

### **Transportation (VDOT):**

1. Based upon the information presented in the application, the proposed use will require the construction of VDOT commercial entrances to access the site. VDOT's preliminary review of the provided trip generation data indicates the data is appropriate for the proposed use.
2. US 301 S. Crater Road has a functional classification of minor arterial with a posted speed limit of 45 MPH, SR 629 Birdsong Road has a functional classification of major collector with a 45 MPH speed limit. As both roads are classified as a collector road or higher, VDOT's Access Management (AM) regulations apply to the proposed commercial entrance.
3. VDOT has reviewed the entrance location on the provided conceptual plan in accordance with VDOT's AM regulations. The proposed entrance on US 301 S. Crater does meet VDOT's required minimum spacing between full access entrances or intersections of 470'. 485' is provided per the concept plan.

*Contact: Paul Hinson, Area Land Use Engineer, VDOT*

### **Environmental**

1. If area of disturbance is one (1) acre or above, a Construction General Permit from DEQ as well as a local Land Disturbance will be required.
2. Other comments will be reserved for site plan submittal.

*Contact: Angela Blount, Environmental Program Coordinator*

### **Health Department (VDH)**

Since this is a commercial business, an AOSE (Authorized Onsite Soil Evaluator) or PE (Professional Engineer) will need to be contacted for well and sewage disposal design.

*Contact: Alice Weathers, Environmental Health Specialist, Sr.*

### **Real Estate Assessor**

A portion of 330(0A)00-003-0 is currently in Land Use and those portions effected under these Applications may be subject to roll back taxes.

*Contact: Rod Compton, Real Estate Assessor*

### **Fire and EMS, Police:**

Received response of "no comments."

### **Recommendation:**

Staff recommends approval of the warehouse with indoor storage subject to the following conditions as proffered by the applicant in their Proffered statement signed November 3, 2020.

1. The development of the property shall substantially conform to the conceptual plan entitled "Ample City Storage", prepared by Derrick Johnson, P.E., dated November 3, 2020 and the elevation plan entitled "Ample Storage" prepared by RND Architects, PA dated March 11, 2019.
2. Siding materials shall be hardiplank, brick, stone, stucco or finished metal panels or material having the appearance of such material. Alternative materials may be permitted if approved by the Department of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
3. Vehicles, RVs, camper trailers and boats shall be permitted provided they are screened from public rights of way or any occupied dwelling and no stored item can exceed the height of the compound fence, screening or buildings to include boat masts, and satellite dishes/ antennas.
4. Any freestanding signage to be of monument type and approved by staff during the Site Plan Review process.
5. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
6. The gated entry into the storage area shall have a hydraulic controlled gate operated by automated keyless entry system.
7. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
8. All existing mobile homes will be removed from Tax Map 330(0A)00-003-0 prior to issuance of a final occupancy permit for the mini-storage development.
9. This special exception may be revoked by the County of Prince George Board of Supervisors or 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.

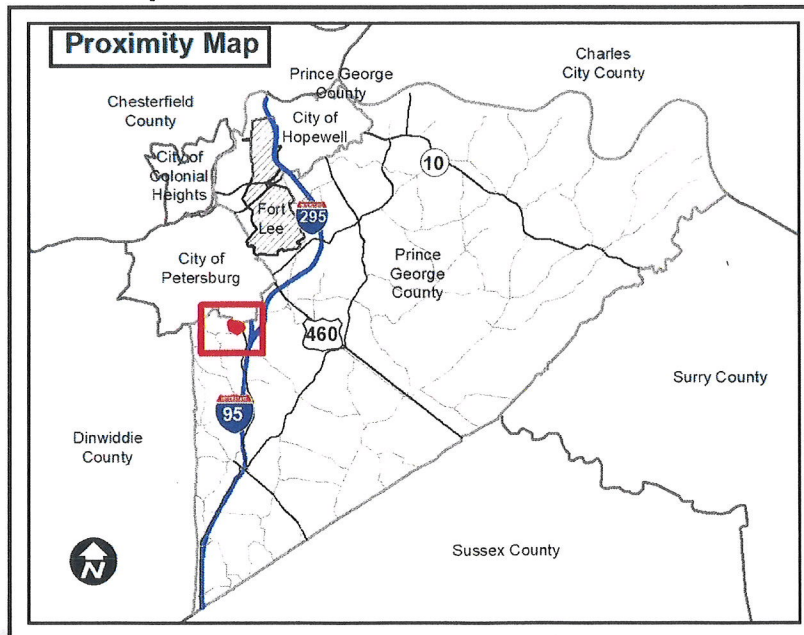
**SE-20-02**  
**Lampe Management**  
**Company, Inc.**

**Special Exception Request**  
**Warehouse with Indoor Storage**  
**- Section 90-393(15)**

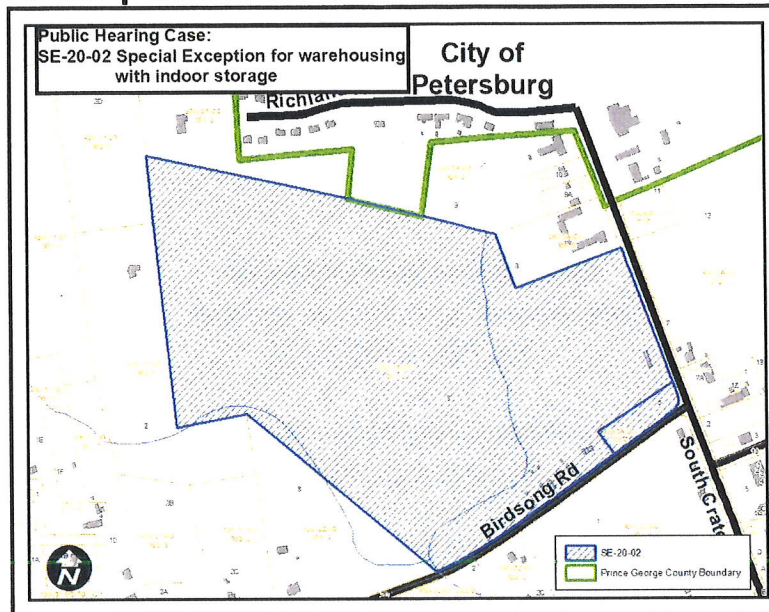
For a mini-storage facility on 11.63 acres in a  
B-1 Zoning District

(Pending Rezoning Request RZ-20-06)

**SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.**



## SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.



## SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.

### Request Summary

#### Subject Property

- Pending Rezoning Request RZ-20-06
- Total 11.63 acres
  - Tax Map Parcel 330(OA)00-006-0
  - Portion of tax map parcel 330(OA)00-003

#### Requested Land Use

- Warehousing with Indoor Storage
- For a mini-storage facility
  - Two phases
  - Total of 132,750 SF of indoor storage space
  - Also to include a manager's office and vehicle parking

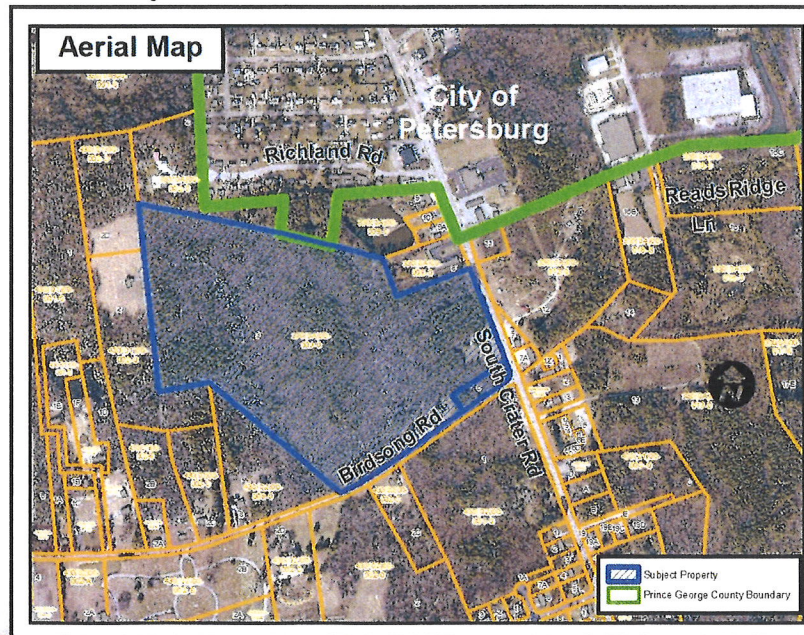


**SE-20-02** | LAMPE MANAGEMENT COMPANY, INC.

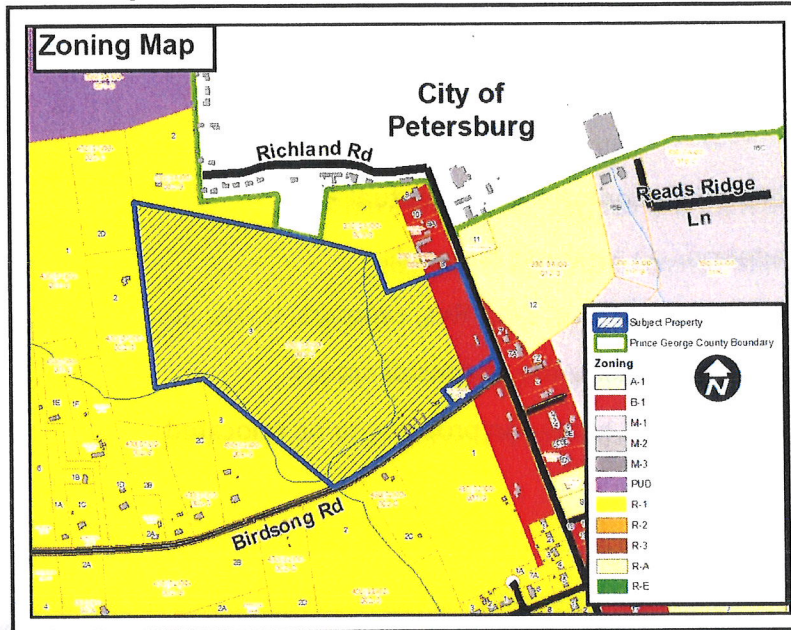
## Proffered Conditions

- Substantially conform to Conceptual Plan
- Limitations on aesthetic materials
- Screening for any vehicles, RVs, campers, boats, etc.
- Gate with keyless entry to control access
- Existing mobile homes on property to be relocated

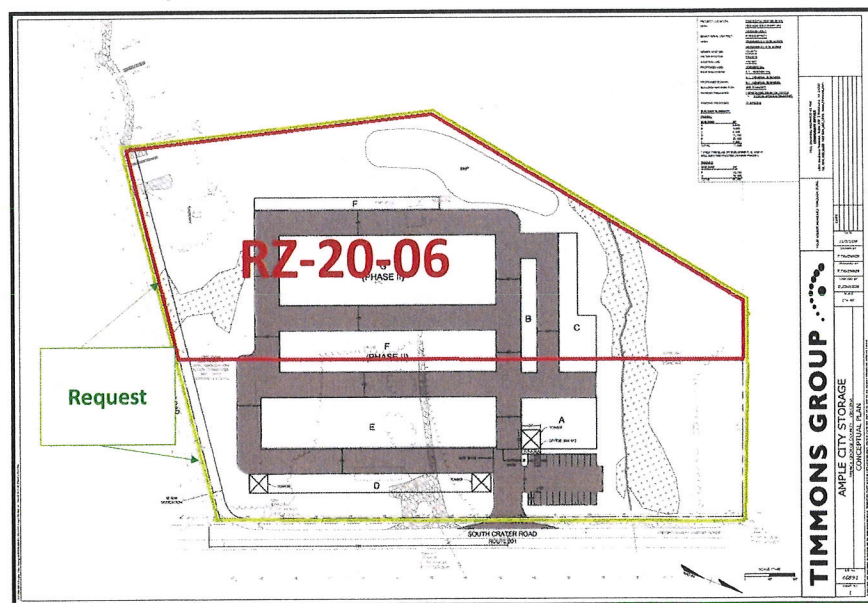
**SE-20-02** | LAMPE MANAGEMENT COMPANY, INC.



**SE-20-02** | LAMPE MANAGEMENT COMPANY, INC.



**SE-20-02** | LAMPE MANAGEMENT COMPANY, INC.



**SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.**

## Staff Review Comments

### **Comprehensive Plan**

- Compatible with Future Land Use: Village Center / Commercial Uses
- Traffic Impact Study not required

### **Planning & Zoning**

- Elevation drawings should be incorporated into conditions for approval.

### **Utilities**

- Required to connect to public sewer at construction
- May be required to connect to public water

### **VDOT**

- The planned entrances meet requirements

**SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.**

## Recommendation

**Approval, with the Recommended Conditions**





# SPECIAL EXCEPTION FINAL APPLICATION

Department of Community Development and Code Compliance  
Planning & Zoning Division

6602 Courts Drive, Prince George, VA 23875  
(804) 722-8678 | [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-20-02

DATE SUBMITTED:

NOV 04 2010

BY:

## APPLICANT FILL-IN ALL BLANKS

REQUEST:

ALLOW For Development of Mini storage Facility

REQUEST PROPERTY ADDRESS / LOCATION:

Part of 2308 Birdsong Road, South Prince George, VA 23805

REQUEST TAX MAP(S): (LIST ALL)

330(0A)00-006-0

330(0A)00-003-0, Part of

AFFECTED ACREAGE:

0.78 AC

10.85 AC

ENTIRE PARCEL (Y / N):

Y

N

REQUIRED ATTACHMENTS (CHECK ATTACHED):

☒ PROJECT DETAILS

☒ PROPOSED CONDITIONS

☒ CONCEPTUAL SITE PLAN

(USE GIS OR ENGINEER DRAWING)

☐ COMMUNITY MEETING SUMMARY

☒ ADDITIONAL ATTACHMENTS:

TYPICAL BLDG ELEVATIONS

LEGAL OWNER  
NAME(S)

B & K Farms, LLC % Ruth Kendrick

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

2059 S. Crater Rd, South Prince George, VA 23805

E-MAIL:

Kendrick.Farm@comcast.net

PHONE:

(804) 721-5616

APPLICANT CONTACT  
NAME(S) (IF DIFFERENT THAN OWNER):

LAMPE Management Company, INC. % Terry Wethington

RELATION TO OWNER:

Contract Purchaser

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

P.O. Box 608, Smithfield NC 27577

E-MAIL:

terryw@lampe-management.com

PHONE:

252-670-2664

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:

Ruth B. Kendrick, co-owner

NAME:

SIGNED:

Ruth B. Kendrick, co-owner

SIGNED:

DATE: 11/3/20

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

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 3 day of November, 20 20

Shannon L. Stanley  
Notary Public

My Commission expires: 11-30, 20 22



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)

REQUEST LAND USE(S) CODE REFERENCE(S):		ZONING INQUIRY #:	
DEED REFERENCE:		APPLICABLE CASES:	
CURRENT ZONING DISTRICT(S):		SURROUNDING ZONING DISTRICT(S):	
CURRENT LAND USE(S):		SURROUNDING LAND USE(S):	
COMP PLAN FUTURE LAND USE:		SURROUNDING FUTURE LAND USE:	
PRE-APPLICATION MEETING REQUIRED?	Y / N	DATE:	TIME:
COMMUNITY MEETING REQUIRED?	Y / N	DATE:	TIME:

PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:

**STATEMENT OF PROFFER  
SPECIAL EXCEPTION**

Pursuant to Article XVIII of the Prince George County Zoning Ordinance, Lampe Management Company, Inc and B&K Farms, LLC do hereby voluntarily proffer, as the applicant and owner of record of the property (the "Property") respectively, which is the subject of this special exception request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the Ample Storage Facility on Tax Map Parcels 330(0A)00-006-0 and part of 330(0A)00-003-0:

1. The development of the property shall substantially conform to the conceptual plan entitled, "Ample Storage Facility", prepared by Derrick Johnson, P.E., dated November 3, 2020.
2. Siding materials shall be hardiplank, brick, stone, stucco or finished metal panels or material having the appearance of such material. Alternative materials may be permitted if approved by the Planning Department; however vinyl siding shall not be permitted.
3. Vehicles, RVs, camper trailers and boats shall be permitted provided they are screened from public rights of way or any occupied residential dwelling and no stored item can exceed the height of the compound fence or buildings to include boat masts, satellite dishes/antennas.
4. Any freestanding signage to be of monument type and approved by staff during the Site Plan Review process.
5. Portable signs, to include flashing arrow signs, shall not be permitted on the premises.
6. The gated entry into the storage area shall have a hydraulic controlled gate operated by automated keyless entry system.
7. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
8. All existing mobile homes will be removed from the property prior to issuance of a final occupancy permit for the mini storage development.
9. This permit may be revoked by the County of Prince George Board of Supervisors or 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.

I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

*Paul B. Kendrick, CO-owner*  
Owner of Record – Signature

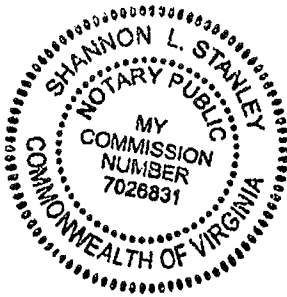
Date: 11/3/20

B&K Farms, LLC \_\_\_\_\_

I Shannon Leigh Stanley - a Notary for the State of Virginia, Prince  
George County do verify that the foregoing instrument was signed before me this the 3  
day of November, 2020.

Shannon Leigh Stanley

11-30-2022  
My Commission Expires

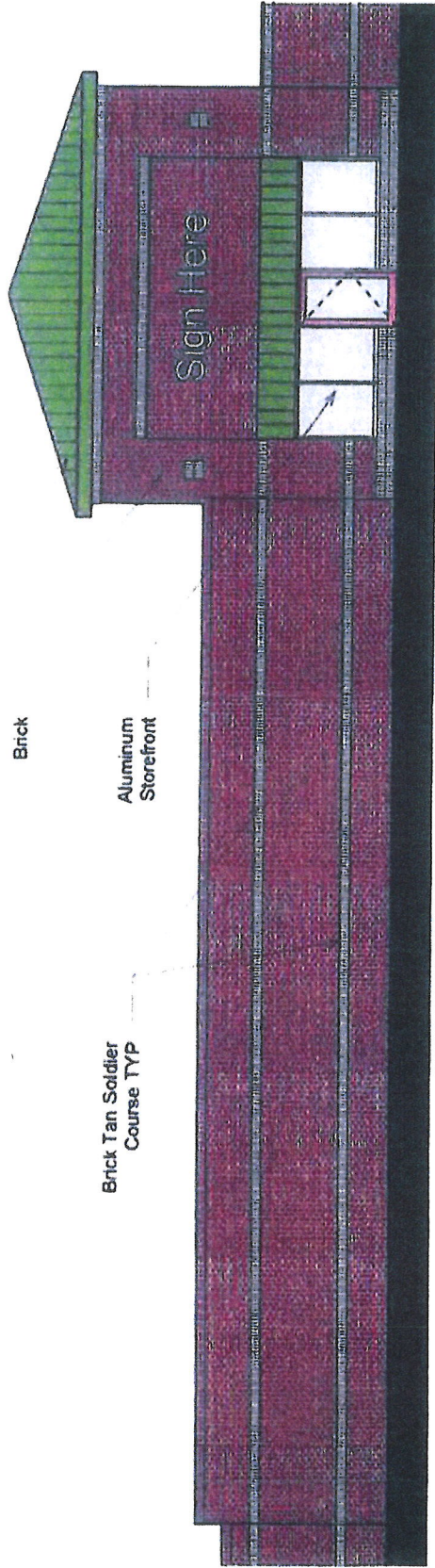


Metal

Brick

Aluminum  
Storefront

Brick Tan Soldier  
Course TYP



# Ample Storage

A3 Building B Elevations

Scale: 1/8" = 1'-0"

Project No. 1818

XXV 06/26/2019 AND CHAC PANAGIARIS

RND Architects, PA  
3608 University Drive, Suite 204  
Durham, NC 27707  
T 919.490.1266  
www.RNDpa.com

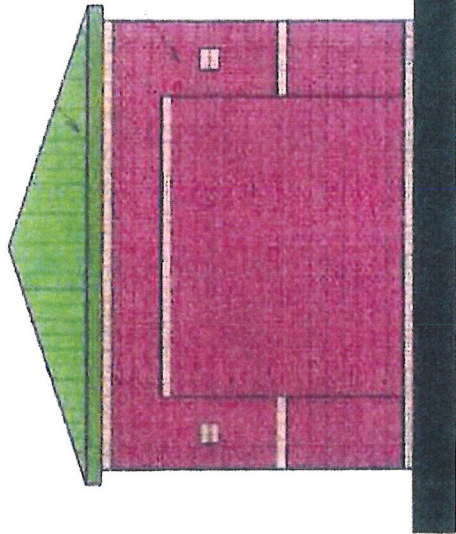
Date 3/11/19

RND



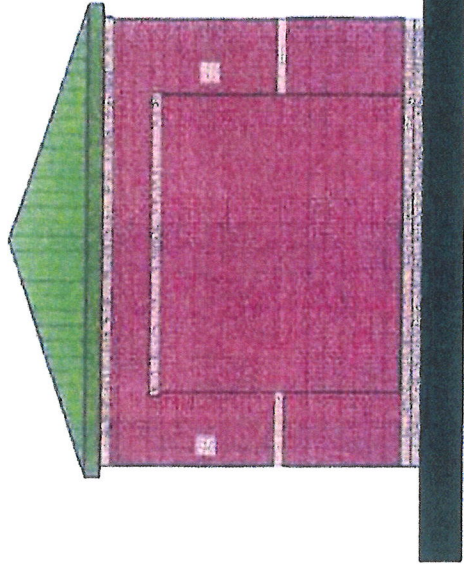
Metal Roof

Brick with Brick Tan Accent Courses



2 Building A Site Entrance Side Elevation

A2 1/8" = 1'-0"



3 Building A Side Elevation

A2 1/8" = 1'-0"

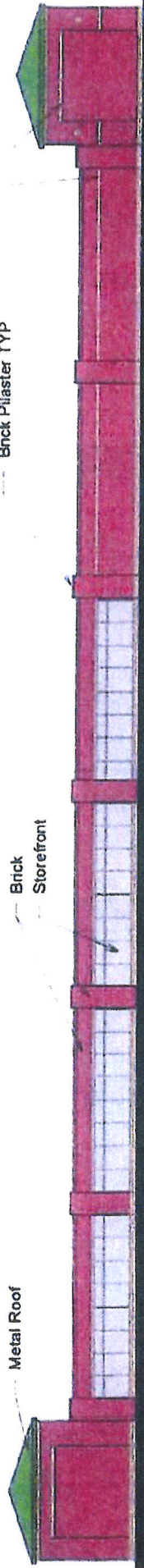
180' - 0"

Brick Tan Soldier Course TYP

Brick Pilaster TYP

Metal Roof

Brick Storefront



1 Building A Elevation

A2 3/64" = 1'-0"

Ample Storage

A2 Building A Elevations

Scale: As indicated

Project No. 1818

SEAL OF ARCHITECT

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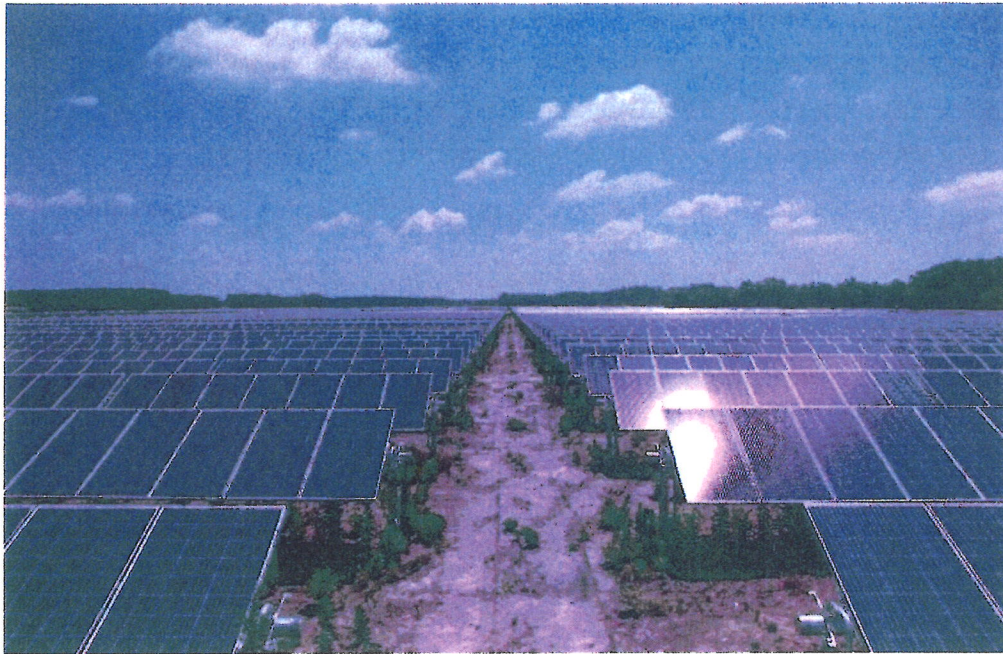
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# As solar farms multiply across Virginia, officials reckon with land use challenges

By Sarah Vogelsong - December 1, 2020



Dominion Energy's Whitehouse solar farm in Louisa County generates 20 megawatts on a 250 acre site. (Dominion Energy)



Second in a *five-part series* on the commonwealth's transition to a carbon-free electric grid. Tomorrow: The push to ramp up distributed solar.

Once upon a time, Virginia saw Halifax County as a golden place.

Just above the North Carolina border, in the heart of Southside Virginia, Halifax's sunshine and abundant lands yielded some of the country's largest crops of brightleaf tobacco. Mild and fragrant, the yellow-leaved variety sometimes known as "golden tobacco" sparked awe among visitors to the county's auction warehouses and brought wealth pouring into the county. It was, the local historical society would later recall, the golden age of Halifax.

Today, the landscape is far different. The population has shrunk and is aging. South Boston, once an independent city that until the Great Depression was the second-biggest brightleaf market in the country, reverted to a town in 1995 after ongoing fiscal struggles. Tobacco is a shadow of its former glory.

Halifax, though, still has the two resources that once put it on the map: sunshine and abundant land. Together, they have made the county one of

the most attractive in Virginia for solar developers looking to convert vast swathes of agricultural and forest lands into fields of solar panels capable of providing the thousands of megawatts of power needed for the 100 percent renewable grid lawmakers have pledged to create by 2050.

In Halifax, that looks like a sort of 21st-century gold rush. Over the past five years, the county has seen proposals for roughly a dozen large-scale solar farms. Eight projects covering some 5,500 acres have been approved, and County Administrator Scott Simpson said there's room for more.

"The infrastructure that's in place in Halifax as far as the power infrastructure that's owned by the power companies is robust enough to accept more energy into that grid," he said. And "Halifax has a lot of land that's available around that infrastructure."

Throughout Virginia, "we now see an increase of activity from larger players in the development game, including national or multinational companies," said Matthew Gooch, an attorney with Richmond-based energy law firm Reisinger Gooch. "Those with the sophistication and know-how are entering the Virginia market given the certainty of demand for these projects."

For large-scale solar, though, demand means land. And as the pace of development accelerates, Virginians will have to grapple with major changes to the Old Dominion's landscape. Compared to coal and natural gas plants that emit pollution that is dangerous to human health, contributes to climate change and disproportionately affects low-income and minority communities, solar installations are low impact. But even advocates concede they have a larger geographic footprint, and tensions exist between rural areas that see themselves as bearing the burdens of the solar buildout and the urban areas that drive demand for renewables.

"The reality is there's going to be a lot of solar going in — like, a lot," said Jonah Fogel, a program manager with the University of Virginia's Environmental Resilience Institute who has studied the overlap between the state's renewables goals and local land use concerns. "For the average person driving down the roads, they're going to be seeing energy in their life in a way that hasn't happened before."

## **A transition already underway**

Virginia's landmark Clean Economy Act of 2020 committed the state to an ambitious future of renewables rather than the fossil fuels it has long extracted from its southwestern mines and piped in from the shale fields. But for solar, the biggest changes came from a lesser-known package of laws that attempt to resolve growing tensions between rural areas and the solar developers increasingly flocking to them.

"We generally viewed solar with a jaundiced eye," King and Queen County Administrator Tom Swartzwelder told more than 200 attendees at Virginia's second Clean Energy Summit this October. "Like, 'Well, that's great, we're going to get this 2,000 acre solar farm, and it's going to support a new Amazon facility somewhere in Northern Virginia, and they're going to have \$1 billion of (capital expenditures) for this facility and 10,000 jobs, and we're going to have a solar facility.'"

Unlike most other renewables, utility-scale solar was already on the upswing in Virginia prior to the VCEA's passage. By the end of 2019, according to one developer's calculation, plans had been announced for more than 17 gigawatts of solar energy in the commonwealth, most of it by non-utility developers. The Department of Environmental Quality's permit by rule program, which reviews solar projects of between 5 and 150 megawatts, had seen applications grow from one in 2015 to more than 70 notices of intent in 2020.

Consequently, the VCEA's mandate that by 2035 electric utilities Dominion Energy and Appalachian Power Company put forward plans for 16.7 gigawatts of new solar and onshore wind — the equivalent of nearly seven Coastal Virginia Offshore Wind farms — proved one of the least debated portions of the bill.

"The utility-scale sector was already robust. The VCEA just matched that," said David Murray, executive director of the Maryland, Delaware, District of Columbia and Virginia chapter of the Solar Energy Industries Association, one of the biggest players in Virginia's renewables sphere.

Still, as solar companies sought land across Virginia for their projects, counties began to balk. The rule of thumb given current technology is that for every megawatt of power, roughly 10 acres is required. DEQ's permit by rule coordinator, Mary "Beth" Major, has calculated that the 50 projects already permitted by the department represent 27,000 acres of solar



development. If all 70 projects in the program's queue go forward, that figure will rise to almost 100,000 acres.

While some of those projects are likely to fail, others are certain to take their place. As it has for wind and energy storage, the VCEA has locked in demand for large-scale solar. Carveouts in the law requiring 35 percent of all new solar to come from non-utility developers also guarantees that while Dominion and Appalachian Power will be the primary offtakers of the resource, they won't be the only ones in the game. Intended to reduce utility costs that could drive up customers' bills, these provisions are in line with regulators' preference for power purchase agreements over utility construction, which the State Corporation Commission says "[provides significant safeguards for customers.](#)"

In their earliest plans for how they will comply with the VCEA, Dominion and Appalachian have signaled their embrace of third-party development. Of the nearly 500 megawatts of solar Dominion proposed this October, more than 80 percent will come from non-utility companies. Appalachian Power's plan would source half its first tranche of projects from third parties.

Whether the full 16.7 gigawatts will ultimately need to be built out remains a matter of debate. As was the case with offshore wind, the question of whether the Clean Economy Act's declaration that 16.7 gigawatts of solar is in the public interest is a mandate for the commission to approve all solar projects up to that threshold remains unresolved. As Assistant Attorney General Mitch Burton noted during hearings on Dominion's long-range plan this October, "Any commission determination over whether a public interest declaration equals a build mandate has significant implications for future customer bills."





*Opponents of the proposed sPower solar project in Spotsylvania County decorated outside a meeting of the county Board of Supervisors in 2019 at Spotsylvania High School. (Sarah Vogelsong/ For the Virginia Mercury)*

## **'I've never seen anything move that quickly'**

Even before the VCEA threw Virginia's weight behind solar, the amount of land the projects required made Southside counties in particular nervous. The former tobacco- and textile-producing region has proven highly attractive to developers for its cheap, abundant land and large transmission lines that provide easy access to the electric grid. But its leaders feared losing too much land that they relied on for revenue and jobs.

"That's land that will be out of production for agriculture or timber production for at least a generation," said Simpson.

Solar developers and advocates argued tax revenues from solar farms far outstripped those from agriculture or timber. But many rural counties such as Halifax and King and Queen felt the arrangement was far from equitable. State solar incentives granted developers an 80 percent reduction in local property taxes and required that any projects larger than 25 megawatts be taxed according to the local real estate tax rate instead of the generally much higher machinery and tools tax rate.

"Over a cycle of 35 to 45 years, it really did not offset the impacts of solar," said Simpson. "We're giving up our natural resources, our land, and we're not being compensated properly for it. And we felt like there should be a lot more equity there."

As the 2020 General Assembly session drew near, the counties found themselves with unexpected bargaining power. The new Democratic majorities pushing for clean energy action needed solar development to not only continue but accelerate, and many projects were finding that the main bottleneck they faced was local approvals. Developers too were eager for a solution to smooth the path forward.

Three key laws ultimately emerged. One, known as the revenue share bill, allows localities to replace their machinery and tools tax for solar with an energy tax of up to \$1,400 per megawatt for a project. A second reduces the machinery and tools tax exemption over time. The third allows virtually all

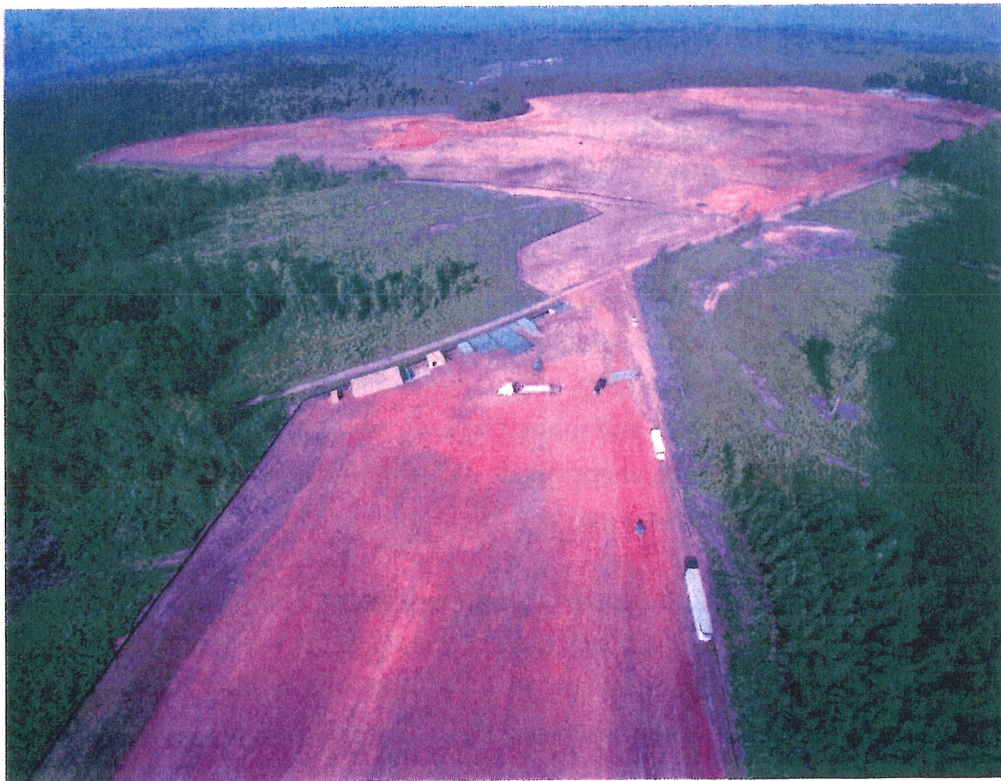


localities to negotiate siting agreements with solar developers that can include incentives related to broadband or other projects already in local budget or capital improvement plans.

“We wanted to empower counties to develop the right set of tools to make these projects work if they want them,” said Drew Price, managing director of Hexagon Power, which is currently developing 10 solar projects in Virginia. The new laws, he said, have “enabled projects that were previously struggling to find the right set of agreements to make it a compelling local economic development opportunity.”

Local governments have been quick to flex their new power. Surry County has used the revenue sharing law [to strike a deal with Spring Grove Solar](#). Others like Sussex have followed suit. A tool being developed by the Virginia Department of Mines, Minerals and Energy and the UVA's Weldon Cooper Center will also soon let localities weigh the financial impacts of the revenue sharing route versus the reduced machinery and tools tax exemptions.

“We have seen in the last five months tens of millions of dollars through the siting agreements being pledged,” Swartzwelder, the King and Queen County administrator, told Clean Economy Summit attendees in October. “In my tenure, I’ve never seen anything move that quickly to pump revenue into rural Virginia.”



## **Balancing conservation with carbon cuts**

Even as many local governments' concerns about revenues have eased — although not disappeared; Simpson for one said he still doesn't think counties are getting "the full value" of solar developments — land conservation concerns remain.

"When I'm looking at siting, and this has to do with any project ... these lands are oftentimes the same lands that are providing us our natural resource benefits, our ecological system benefits," said Dan Holmes, director of state policy for the Piedmont Environmental Council.

Under Gov. Ralph Northam, Virginia has placed an increased emphasis on conservation. The governor has set a goal of protecting the top 10 percent of the state's "high conservation value lands" and in October 2019 established a special cabinet to address the issue by executive order. The state's ConserveVirginia mapping tool is also regularly touted by the administration as a new frontier in state-level conservation efforts.

So what happens when the state's two goals — solar development and land conservation — collide?

That's increasingly likely to happen, said Fogel of the Environmental Resilience Institute: "As time goes on, we're going to see upwards of 1 percent of Virginia's land area taken up by solar."

Conservationists fear that those commitments will chip away at the commonwealth's valuable resources, ranging from concentrations of high-quality agricultural lands to forests that help prevent erosion and absorb the very carbon in the atmosphere that the renewables transition is trying to combat. Holmes pointed to the planned Cricket solar project in Culpeper, which was withdrawn in 2019, as an example: 75 percent of the land it was planned to cover is identified as top-priority land for conservation, he said.

Who is in the driver's seat when it comes to solar land use decisions also remains murky. With their zoning and permitting powers, local governments are often the primary assessors of a tract of land's best use, but their considerations tend to stop at the county line. State-level reviews do occur through DEQ's permit-by-rule process, or other approvals overseen by the State Corporation Commission or DMME, but all are

project-specific rather than offering a broad framework for new development.

Even a complete picture of what solar is being developed and where is lacking. Because projects can follow multiple permitting routes, information about what's in the pipeline is scattered between agencies. A recently launched dashboard by the public-private SHINE partnership between Southside Virginia Community College and MDV-SEIA has aimed to fill the gap but operates outside the auspices of government.

Funding is one impediment. Despite the explosive growth in solar projects, DEQ's permit by rule process continues to be overseen by a single full-time employee and is underfunded, with fees unchanged since 2012. Amendments to the regulations that govern the program still need Northam's signature to go into effect.

The conservation question, then, may point to a broader question likely to dog legislators in coming years: Who is at the helm of the clean energy transition?

"It's going to require a lot of cooperation," said Bill Shobe, director of the Weldon Cooper Center at UVA. "One thing the General Assembly is probably going to have to tackle this year is what sort of administrative locus on state government should have the responsibility."

#### **Sarah Vogelsong**

Sarah covers environment and energy for the Mercury. Originally from McLean, she has spent over a decade in journalism and academic publishing. Most recently she covered environmental issues in Central Virginia for Chesapeake Bay Journal, and she has also written for the Progress-Index, the Caroline Progress, and multiple regional publications. In 2017, she was honored as one of Gatehouse's Feature Writers of the Year, and she has been the recipient of numerous awards from the Virginia Press Association. She is a graduate of the College of William & Mary. Contact her at [svogelsong@viriniamercury.com](mailto:svogelsong@viriniamercury.com)