



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

INTEROFFICE MEMORANDUM

TO: Alex W. Bresko, Jr., Chairman
R. Steven Brockwell, Vice-Chairman
Tammy Anderson
Floyd M. Brown, Sr.
Imogene S. Elder
V. Clarence Joyner, Jr.
Joseph E. Simmons

FROM: Tim Graves, Planner I

RE: September 2022 Planning Commission Work Session & Business Meeting

DATE: September 15, 2022

CC: Julie C. Walton, Director
Dan Whitten, County Attorney
Andre Greene, Planner II
Missy Greaves-Smith, Office Manager

The Planning Commission's Work Session will be September 19, 2022 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, September 22, 2022 at 6:30 p.m. in the Board Room.

Please contact me at (804)722-8678 or via e-mail at tgraves@princegeorgecountyva.gov with any questions.

1	Agenda
2	Draft Work Session Minutes August 22, 2022
3	Draft Business Meeting Minutes August 25, 2022
4	Subdivision Waiver SW-22-02 Charles Sutton
5	Special Exception SE-22-09 Daniel Davis (Grand Slam, LLC)
6	Rezoning RZ-21-05 MAT Developments, LLC
7	Rezoning RZ-22-01 SL Well Station Road, LLC
8	Communications
9	Upcoming Cases October 27, 2022
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Begin

TAB 1

AGENDA – BUSINESS MEETING

Planning Commission of Prince George County, Virginia

Thursday, September 22, 2022 at 6:30 p.m.

County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Chairman Bresko

PUBLIC COMMENTS - Chairman Bresko

The Public Comment period is open to anyone who wishes to speak to the Commissioners on any items not being heard as Public Hearing items this evening. Please state your name and address, and you will have three (3) minutes to speak.

ORDER OF BUSINESS

A-1. Adoption of the Work Session Minutes – August 22, 2022 [2] **Chairman Bresko**

A-2. Adoption of Meeting Minutes – August 25, 2022 [3] **Chairman Bresko**

A-3 **SUBDIVISION WAIVER SW-22-02:** Request of Charles Sutton for a minor subdivision exception as set out in § 82-31 and § 82-351 and authorized under § 70-208, to permit a minor subdivision creating one additional lot of no less than five acres without connecting to public water and sewer systems, from a parcel located within the Prince George Planning Area and R-A zoning district, and with the remainder tract meeting applicable zoning requirements. The subject property is known as Tax Map 530(01)00-00A-0 and is located at 6214 Thweatt Drive. [4] **Tim Graves**

PUBLIC HEARINGS

P-1. **SPECIAL EXCEPTION SE-22-09:** Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as

Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses. [5] **Andre Greene**

P-2. REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development. [6] **Andre Greene**

P-3. REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development. [7] **Julie Walton**

COMMUNICATIONS – Tim Graves, Planner

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
 - a. BOS Recap [8]
- C. Upcoming Cases for October 2022 [9]
 - a. SE-22-07: Jordan Point Country Club
 - b. RZ-22-02: Harvest Road Rezoning
 - c. CPA-22-02: County of Prince George Future Land Use Map update
 - d. RZ-22-03: County of Prince George Rezoning – Former Continental Motel Property
 - e. SE-22-10: Robert Dempsey Home Occupation Car Repair Shop

ADJOURNMENT – Chairman Bresko

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, August 22, 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – 5:30p.m. by Chairman Bresko

Roll Call –

Present: Simmons, Elder, Bresko, Joyner (arrived at 5:39), Anderson

Absent: Brown, Brockwell

Staff Present: Julie Walton, Tim Graves

AGENDA REVIEW FOR AUGUST 25 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-1. SPECIAL EXCEPTION – SE-22-06:** Request of Charles Skalsky, pursuant to §90-103(21) of the Zoning Ordinance to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District. The subject property is approximately 23.4 acres in size, located on West Quaker Road (SR 629) and is identified by Tax Maps 340(0A) 00-136-0, 137-0, 139-0, and 108-0. The Prince George County Comprehensive Plan Future Land Use Map indicates that the property is planned for Residential uses. **Julie Walton filled in for Andre Greene to review the staff report and case materials and answered several questions from the Commission.**
- P-2. SPECIAL EXCEPTION SE-22-07:** Request of Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Tim Graves reviewed the staff report and case materials and answered questions. Staff and the Commission also discussed an email received from the Jordan on the James HOA which requested a postponement of the case to allow them more time to understand the request. Staff and the Commission discussed whether this was a valid reason to delay the case, with a general consensus that it was not. As a followup, Mr. Graves promised to double check that all required letters were sent to adjacent property owners.**

P-3. SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) “Cottage industry home occupation on a parcel of five acres or more in area.”. The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. **Tim Graves filled in for Andre Greene to review the staff report and case materials and answer questions from the Commission.**

COMMUNICATIONS - None

ADJOURNMENT – 6:24 p.m. (motion by Joyner, second by Anderson, vote 5-0)

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

August 25, 2022

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

MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, August 25, 2022 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Alex W. Bresko, Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Mrs. Anderson	Present
Mr. Brown	Absent
Mr. Brockwell	Absent

Also present: Julie Walton, Director, Dan Whitten, County Attorney, Tim Graves, Planner I and Missy Greaves-Smith, Office Manager

INVOCATION. Mr. Simmons provided the Invocation.

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

ADOPTION OF THE AGENDA. Mr. Bresko asked the Commissioners for a motion to approve the meeting Agenda for the August 25, 2022 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Ms. Anderson seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

PUBLIC COMMENT PERIOD. At 6:33 p.m., Mr. Bresko opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as a Public Hearing item. Citizens were asked to limit their comments to three (3) minutes.

With no one present indicating they wished to speak, the Public Comment Period was closed at 6:33 p.m.

ORDER OF BUSINESS.

- A-1.** Mr. Bresko asked the Commissioners to review the minutes of the July 25, 2022 Work Session of the Planning Commission. Mrs. Elder made a motion to approve the July 25, 2022, Work Session minutes. Mr. Simmons seconded the motion.

Roll Call:

In favor: (4) Simmons, Elder, Anderson, Bresko

Abstain: (1) Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

- A-2.** Mr. Bresko asked the Commissioners to review the minutes of the July 28, 2022, meeting of the Planning Commission. Mr. Simmons made a motion to approve the July 28, 2022 meeting minutes. Mrs. Elder seconded the motion.

Roll Call:

In favor: (4) Simmons, Elder, Anderson, Bresko

Abstain: (1) Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

- A-3.** SPECIAL EXCEPTION – SE-22-06: Request of Charles Skalsky, pursuant to §90-103(21) of the Zoning Ordinance to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District. The subject property is approximately 23.4 acres in size, located on West Quaker Road (SR 629) and is identified by Tax Maps 340(0A) 00-136-0, 137-0, 139-0, and 108-0. The Prince George County Comprehensive Plan Future Land Use Map indicates that the property is planned for Residential uses.

Mrs. Walton presented the case to the Planning Commission.

Background information:

The applicant submitted a preliminary application on March 4, 2021 and a formal special exception application on June 10, 2022.

The borrow pit has operated since May 13, 2018 without a renewed special exception by the Board of Supervisors (BOS).

First granted in 1990 by the BOS, the Special Exception has been renewed several times through the years.

Request Summary:

Mr. Skalsky and Co-Applciant, Mr. Ellis, request to renew the Special Exception and expand the borrow pit that was previously approved in 2013.

They would like to continue the borrow pit operations in the three parcels and an additional parcel in this new application. The proposed disturbed area consists of approximately 23.4 acres divided into three (3) work areas/zones that impact four (4) parcels of land. Approximately 10% of the farm is used in the borrow

pit operation. Proposed hours of operation will be Monday-Saturday from 7:00 a.m. to 5:30 p.m. with some occasional work on Sundays.

Summary from all Staff Review from all departments:

1. Land Disturbing activity not covered under the Department of Mines and Minerals permit in excess of 10,000 square feet but under one acre will need to be covered under a Land Disturbance Permit issued by Prince George County. In addition to the local permit, activities one acre and above will need to be covered under a Construction General Permit issued by the Virginia Department of Environmental Quality.
2. A commercial entrance is proposed from SR 629, West Quaker Road to access the project. SR 629 West Quaker Road has a functional classification of major collector and an AADT of 2205.
3. The proposed use as outlined in the application will require a commercial entrance meeting VDOT standards.
4. The applicant discussed constructing a construction entrance from the unnamed road to the Petersburg Jail Annex and Farm. This is not a VDOT maintained state road and VDOT does not have the authority to issue permits or allow new users on the roadway.
5. Pursuant to opinion from the Department of Taxation, the acreage affected by this Special Exception would not be eligible for the Land Use Assessment Program; therefore, the Owner would need to submit an acreage change application each time the site changes.
6. The access road being used for the borrow pit off Route 460 is actually a private road owned by the City of Petersburg. It is not a VDOT maintained road. I am assuming the property owner has the legal ability to access his property from the City of Petersburg-owned road since it is adjacent to the subject parcel. The City of Petersburg may want to review this action.

Recommended Conditions:

1. This Special Exception is granted to Charles Skalsky for the following uses for the extraction of natural resources (borrow pit) on Tax Maps 340(0A)00-0136, 137-0, 139-0 and 108-0.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. All applicable requirements of Chapter 54-6 (Quarries, Pits and Mines) of the Code of the County of Prince George, Virginia and all other applicable Federal, State and County Code requirements are shall be observed and adhered to.
4. The owner/applicant shall retain existing trees for visual and noise buffering purposes. Any removal of trees that currently contribute to the visual and noise buffer shall require advance permission in writing from the Director of Planning.
5. The owner/applicant shall obtain an updated letter from the City of Petersburg granting the applicant permission to utilize the existing access road located off County Drive (U.S. Route 460). This letter is shall be provided to the Director of Planning prior to Site Plan approval. If updated permission is not obtained from the City of Petersburg, then the entrance utilizing this road shall not be permitted.
6. The Borrow Pit shall be limited to 10 acres of mining operation at any one time.

7. The applicant shall modify their existing permit held with VDMM prior to disturbing in excess of the 3.6 acres that has been permitted by the VDMM.
8. A Site Plan shall be approved before excavation activities can begin.
9. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 12 months from the date of Special Exception Approval.
10. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
11. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Staff recommended approval of this renewal request for a Borrow Pit.

Mr. Simmons asked if the surrounding property owners of Mr. Skalsky's operation, for the last 22 years, have coexisted without major conflicts? Mrs. Walton indicated yes, to her knowledge, there have been no major conflicts.

Mr. Bresko opened the Public Hearing at 6:44 p.m. anyone wishing to speak for or against SE-22-06. Citizens were asked to state their name and address and would be allowed three (3) minutes to speak.

Richard Shaver, of 6571 West Quaker Road, asked if the operation would have any burning. His wife has asthma and he would have concerns for her health. Mr. Bresko asked Mr. Ellis to comment. Mr. Ellis stated that there would be no burning and if the dust became a problem, he would spray to control it.

With no one else wishing to speak, Mr. Bresko closed the Public Hearing at 6:46 p.m.

Mrs. Elder moved that the Planning Commission forward SE-22-06 to the BOS with the recommendation of approval along with the conditions stated in the Staff Report. Mr. Joyner seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

- A-4.** SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) "Cottage industry home occupation on a parcel of five acres or more in area.". The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

Tim Graves presented the case to the Planning Commission.

Background information:

The applicant wishes to convert an existing post mid-century split level home into a single-family and a bed and breakfast. The existing home will be converted from a four (4) bedroom split level to a four (4) bedroom with private baths and a working fireplace.

The bed and breakfast will be the owner's private residence.

The bed and breakfast will operate year round commencing in 2023.

Request Summary:

The applicant would like to renovate an existing single-family dwelling and convert it into a Bed & Breakfast (Cottage industry home occupation for the rental of rooms).

Summary from all Staff Review from all departments:

1. The use is described as a "Lodging House" and is permitted to be classified as "R-5" per the VUSBC. All requirements of Sections R310, R311, R340, R330, R331 of the Virginia Residential Code (VRC) must be satisfied by this request. Any construction or Improvements to this structure that is not defined as exempt per the VUSBC section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits and inspections Other items may become apparent during future submissions requests.
2. Applicant needs to work with an Authorized Onsite Evaluator or Professional Engineer who can determine what sewage disposal system and water supply needs are for the proposed project. The P.E. can provide you with a Waste Characterization Letter which will state the waste strength and water flow needed to support the proposed usage for your project. Since this a B & B, you will need to submit an application to the Health Department with the \$40.00 fee.
3. The proposed use will require a low volume commercial entrance to provide access. The existing entrance from SR 618 appears to meet VDOT's requirements for a low volume commercial entrance.
4. VDOT has no objection to the submitted special exception application.

Recommended Conditions:

1. This Special Exception is granted for the following use on Tax Map 530(0A)00-043-A
 - A. Cottage industry home occupation on a parcel of no less than five acres in size, for the rental of rooms not to exceed four, including bed and board.
2. The cottage industry home occupation (bed and breakfast) use is subject to the following conditions:
 - A. Overnight accommodations shall not exceed four (4) bedrooms including bed and board (food).
 - B. The term of overnight stays shall be limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
 - C. The owner or operator shall maintain records to uniquely identify occupants and length of stay, which shall be provided to the County upon written request.

- D. The owner or operator shall collect transient lodging tax, which shall be reported and submitted to the Commissioner of Revenue office on a schedule as required by law.
 - E. During any period in which the property is used for the permitted Cottage industry home occupation use, either the property owner or business operator shall live in the permitted dwelling unit on the property.
3. The applicants shall provide adequate parking on-site.
 4. Signage for the business on the property shall be limited to two freestanding signs with an aggregate square footage no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting sign setback requirements in the zoning ordinance.
 5. The applicants shall take appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
 6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
 7. The applicants shall obtain and hold all required State and County permit or license approvals, which may include: Drinking water permit from the Virginia Department of Health; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Permits as required for any on-site or off-site food preparation; Business licenses from the Commissioner of Revenue.
 8. This Special Exception is renewable or transferrable to future owners only with approval from the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
 9. This Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
 10. This Special Exception may be revoked by Prince George County, or by its designated agent, for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Vonda Green Capria, applicant and owner, gave a brief history of her life growing up in Disputanta and her family's history to the area. Her retirement dreams include turning the family home place into a bed & breakfast.

Mr. Bresko asked for clarification on the number of bedrooms in the home. Ms. Capria stated that she would be renting out four (4) bedrooms and would be living in the fifth. Mr. Bresko asked about the number of bathrooms. Mrs. Capria explained that upstairs there is a master suite with a bathroom and two additional rooms that would share a bathroom. Downstairs she would like to offer her guests a handicap suite option. There is also a half bathroom near the kitchen.

Mr. Bresko opened the Public Hearing at 7:10 p.m. anyone wishing to speak for or against SE-22-08. Citizen were asked to state their name and address and would be allowed three (3) minutes to speak.

With no one wishing to speak, Mr. Bresko closed the Public Hearing at 7:10 p.m.

Ms. Anderson moved that the Planning Commission forward SE-22-08 to the BOS with the recommendation of approval along with the conditions stated in the Staff Report. Mr. Simmons seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

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

- A. Actions of the Board of Zoning Appeals
 - a. Approved SE-BZA-22-02
 - b. No scheduled cases for September
- B. Actions of the Board of Supervisors
 - a. BOS Recap
- C. Upcoming Cases for September 2022
 - a. (SW-22-02) Sutton Subdivision Waiver Request
 - b. (SE-22-09) Grand Slam LLC – Day support (Special care hospital)
 - c. (RZ-21-05) MAT Developments Rezoning M-1 to M-2
 - d. (RZ-22-01) Wells Station Road Rezoning I-2 to M-2

ADJOURNMENT. At 7:15 p.m., Mr. Bresko asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. A motion to adjourn was made by Mr. Joyner and seconded by Mrs. Anderson. Roll was called on the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

Begin

TAB 4

**SUBDIVISION WAIVER REQUEST – SW-22-02
PLANNING COMMISSION STAFF REPORT – SEPTEMBER 22, 2022**

RESUME

APPLICANT: Morris Williams

PROPERTY OWNER: Charles Sutton

REQUEST: Minor Subdivision Exception for a single-lot division within the Prince George Planning Area without connecting to public water and sewer systems.

STAFF RECOMMENDATION: Staff is not making a recommendation because this type of request is for an exception to the standard ordinance requirements, and is the decision of the Planning Commission pursuant to Section 70-208 through 70-208.8.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Resolution for Planning Commission Approval
4. Staff Report
5. Copy of the Application with attachments
6. Copy of proposed Subdivision Plat S-22-24
7. Summary of relevant County Code Sections
8. APO letter, map, mailing list

Sample Motions

Sample Motion to APPROVE:

“I move that subdivision waiver request SW-22-02 be hereby APPROVED, by adopting resolution R-22-02 to include the following findings:

1. Strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship (specify): _____
_____.
2. There is no prejudice to the health and safety of the surrounding citizens.
3. The remainder tract will be required to meet applicable zoning requirements during the administrative review process.

Sample Motion to APPROVE WITH CHANGE(S):

“I move that we approve subdivision waiver request SW-22-02 by adopting resolution R-22-02 with the following change(s) (specify):

Sample Motion to DENY:

“I move that we DENY subdivision waiver request SW-22-02 for the following reason(s):

Sample Motion to POSTPONE:

“I move that we POSTPONE a decision on subdivision waiver request SW-22-02 until _____ to
allow time for _____.” (DATE)
(ACTION/EVENT)

Planning Commission
County of Prince George, Virginia

Resolution

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 22nd day of September, 2022:

Present:

Alex Bresko, Jr., Chair
Roy Stephen Brockwell, Vice-Chair
Tammy Anderson
Floyd M. Brown
Imogene S. Elder
V. Clarence Joyner, Jr.
Joseph E. Simmons

Vote:

A-3

On motion of ____ ____, seconded by ____ ____, which carried by a vote of ____ to ____, the following Resolution was adopted:

Approval of the following request:

RESOLUTION: Approval of SUBDIVISION WAIVER SW-22-02: Request of Charles Sutton for a minor subdivision exception as set out in § 82-31 and § 82-351 and authorized under § 70-208, to permit a minor subdivision creating one additional lot of no less than five acres without connecting to public water and sewer systems, from a parcel located within the Prince George Planning Area and R-A zoning district, and with the remainder tract meeting applicable zoning requirements. The subject property is known as Tax Map 530(01)00-00A-0 and is located at 6214 Thweatt Drive.

WHEREAS, the Comprehensive Plan for Prince George County designates the Prince George Planning Area (PGPA) as the planned growth area for dense, suburban type development and states that it will be necessary to have water and wastewater infrastructure installed in the PGPA to provide for the anticipated commercial, industrial and residential growth; and

WHEREAS, Subdivision Ordinance Section 70-768(a) of the Code of Prince George County requires that public water and sewage systems are to be provided and built in accordance with the county's water and wastewater utility ordinances; and

WHEREAS, Sections 82-75 and 82-395 of the County's Utilities Ordinance require that when any development is proposed to be located within the PGPA, the developer shall design and construct at their expense public water and wastewater systems to serve their development and expand as necessary improvements and extend the county facilities to serve their property; and

WHEREAS, Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to approve a minor subdivision exception as set out in the definition of "development" within Section 82-31 and Section 82-351 of the Utilities Ordinance; and

WHEREAS, this request is eligible for consideration according to the above-named sections of the County Code because it involves a minor subdivision creating one additional lot of no less than five acres from a parcel in the PGPA and R-A zoning district existing as of September 1, 2011, and any remainder tract will be required to meet applicable zoning requirements; and

WHEREAS, the existing public water system and sewer system are located approximately 3.8 miles and 4 miles away from the proposed subdivision; and

WHEREAS, the Commission finds that in the case of this request:

1. Strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship: _____; and
2. There is no prejudice to the health and safety of the surrounding citizens; and
3. The remainder tract will be required to meet applicable zoning requirements during the administrative review process; and

WHEREAS, adjacent property owners were mailed a notice of this request by U.S. Mail and provided opportunity to comment on this request; and

WHEREAS, the Commission recognizes that if the applicant does not accept the decision or the approved conditions for the request, the applicant may make appeal to the Prince George County Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby approves this subdivision waiver request of Charles Sutton to allow one parcel of no less than 5 acres to be divided from Tax Map 530(01)00-00A-0 without the requirement to connect the newly divided parcel to public water and sewer systems, and subject to the following conditions:

1. Private water and septic are permitted, with Virginia Department of Health approval, on the newly divided parcel to serve permitted uses.
2. Any further development will require connection to the public utilities in accordance with the County Code.
3. Should public utilities be extended in the future, the newly divided parcel will be required to connect to the public utilities at that time and pay all associated connection fees, in accordance with applicable County Code requirements.
4. The subdivision plat that may be approved with this waiver shall meet all other applicable requirements as approved by the Subdivision Agent.

A Copy Teste:

Alex W. Bresko, Jr.
Chair, Prince George County Planning Commission



PLANNING COMMISSION STAFF REPORT

Public Meeting – September 22, 2022

SW-22-02 – Subdivision Waiver: Minor Subdivision Exception

Applicant: Morris Williams (for owner Charles Sutton)

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

I. Request Summary

Property owner Charles Sutton would like to subdivide an approximately 5-acre parcel from a 11.679-acre parcel in order to sell the new parcel to applicant Morris Williams. The County Code requires that the proposed new parcel be connected to public water and sewer systems since the division is considered “development” within the Prince George Planning Area.

Mr. Williams, on behalf of the owner, submitted this request for a waiver of the utility connection requirement. This waiver request is known as a “minor subdivision exception” as authorized under Section 70-208 of the Subdivision Ordinance. This request requires consideration and approval by the Planning Commission.

II. Property

Address: 6214 Thweatt Drive

Tax Map: 530(01)00-00A-0

Site Size: 11.679 (5-ac division proposed)

Legal Owner: Charles Sutton

Zoning District: R-A Residential Agricultural

Current Use: Single-family Residential

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases affecting property: None

III. Meeting Information

Planning Commission Meeting: September 22, 2022 (NOTE: Not a public hearing)

Board of Supervisors Meeting: TBD (only applicable if the Planning Commission decision is appealed)

IV. Background and Ordinance Requirements

1. The Comprehensive Plan for Prince George County designates the Prince George Planning Area (PGPA) as the planned growth area for dense, suburban type development and states that it will be necessary to have water and wastewater infrastructure installed in the PGPA to provide for the anticipated commercial, industrial and residential growth. Since the County government does not have a budget for extending water and sewer infrastructure to serve new areas, the responsibility to extend the necessary infrastructure falls on developers (i.e. subdividers) who desire to develop the land.
2. To implement the Comprehensive Plan goals of building out the public water and sewer systems within the PGPA, the County’s Subdivision and Utility ordinances require that the subdivided parcels be connected to public water and sewer systems at the developer’s (subdivider’s) expense. A copy of the relevant County Code sections is attached to this Staff Report and below is a summary of the requirements that give rise to this request:
 - a. Subdivision Ordinance Section 70-768(a) requires that “public water and sewage systems are to be provided and built in accordance with the county’s water and wastewater utility ordinances”.
 - b. Sections 82-75 and 82-395 of the county’s Utilities Ordinance state: “When any development is proposed to be located within the Prince George Planning Area, as shown in the most recently adopted comprehensive plan, the developer shall design and construct at his expense a public water distribution system to serve his development and shall design and construct at his expense

water system improvements to expand as necessary and extend the county facilities to his property”.

- c. Sections 82-31 and 82-351 of the Utilities Ordinance define the term “Development” as “any residential subdivision, being proposed on any tract of land under single ownership or unified control.” Part of the definition offers a possible exception in certain situations with approval of the Planning Commission: “The term ‘development’ shall not include a minor subdivision creating one additional lot of no less than five acres from parcels in the Prince George Planning Area within R-A and A-1 districts existing as of September 1, 2011 provided that such division is authorized under section 70-208 and any remainder tract meets applicable zoning requirements.”
 - d. Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to approve a minor subdivision exception set out in section 82-31 and section 82-351, and specifies the criteria for granting approval:
 - i. “In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”
 - ii. “No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”
3. The property owner submitted a subdivision application identified as S-22-24 on 6-29-22 showing the proposed subdivision of one parcel into two within the PGPA, which is classified as “development” by the County Code. The development is therefore required to connect to public water and sewer systems regardless of distance and cost, unless a subdivision waiver request is granted by the Planning Commission.

V. Applicant Proposal

Staff understands based on discussions with the owner and applicant that the purpose of the proposed subdivision is to allow Mr. Sutton to sell the proposed new parcel to Mr. Morris so that he can build a new single-family dwelling with a private well and a private septic system (instead of extending and connecting to public water and sewer systems).

In the application materials, Mr. Morris provided the following reasons why they are making this request:

1. The parcel is in the Prince George Planning Area while the Rural Conservation Area is directly across Thweatt Drive from this parcel.
2. The subdivision ordinance requires public sewer and water connections in the Prince George Planning Area.
3. The nearest public sewer connection is approximately 7,980 l.f. and the nearest water connection is over 22,000 l.f. The cost to extend these utilities is more than an individual can afford especially for a single division of a 5-acre parcel. If utilities were in front of the parcel we would not have any problem connecting to them.

VI. Planning & Zoning Division Comments

1. A copy of the proposed subdivision plat submitted under application # S-22-24, titled “Plat showing a subdivision of tax parcel 530(01)00-00A-0 for Charles Sutton”, is provided with this Staff Report. The resulting lots on the submitted plat meet the general requirements of the zoning ordinance and the plat will need to be revised to meet applicable subdivision ordinance and zoning ordinance requirements prior to final plat approval.

2. If the subdivision waiver request is approved by the Planning Commission, the plat will also need to contain appropriate notation referencing the waiver and addressing the requirements that apply to future divisions of the property.
3. The proposed division is eligible for the Planning Commission’s consideration because it meets the description provided in the definition of development in the Utilities Ordinance: “A minor subdivision creating one additional lot of no less than five acres from parcels in the Prince George Planning Area within R-A and A-1 districts existing as of September 1, 2011” and the “remainder tract meets applicable zoning requirements.”
4. Staff reviewed the request against the criteria for making a decision, as provided in Section 70-208:

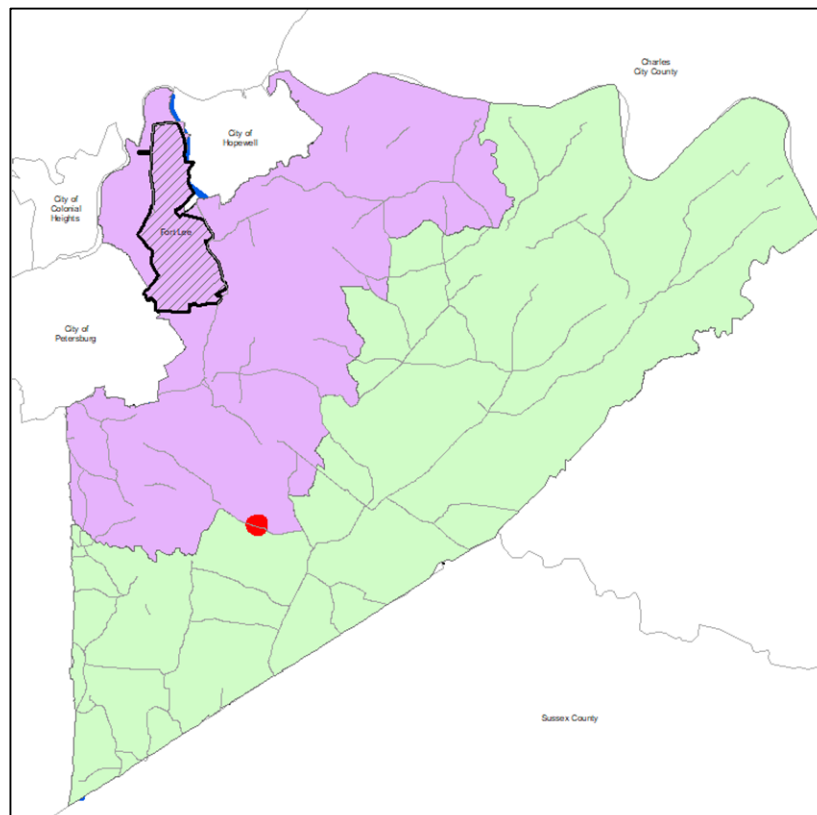
Criteria	Staff Comments
“In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”	<p>This does not represent an unusual situation because anyone desiring to subdivide property in the outer areas of the PGPA faces similar challenges of distance and cost.</p> <p>The Commission may decide that the owner faces a substantial injustice or hardship. If so, Staff recommends that the Commission consider specifying what the injustice or hardship is. This would provide Staff and the Commission with a point of reference when considering similar requests for waivers in the future.</p> <p>For example, a possible hardship or injustice could be “the cost to extend public utility infrastructure multiple miles is unreasonable for this lot owner”, or potentially something else that the applicant or owner explains to the Commission, such as a personal financial hardship that necessitates the land sale.</p> <p>Staff provided a Sample Motion for approval that would allow the motion-maker to specify what the Commission views as the hardship or injustice that the applicant faces.</p>
“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”	<p>There does not appear to be anything illegal about this request.</p> <p>There does not appear to be anything that would prejudice the health and safety of citizens of the county.</p>

5. Per the comments from the Utilities Department (below), the existing public water system and sewer system are located approximately 3.8 miles and 4 miles away from the proposed subdivision.
6. Per the information provided by the applicant and property owner, the primary purpose if the proposed division is to sell the new parcel and build a house.
7. The Planning Commission has previously considered two (2) subdivision waiver requests since the waiver language was added to the Subdivision Ordinance in 2011. Below is a brief summary of each prior request and outcome:
 - a. S-12-13 – Request of Deloris Lewis to divide a 5-acre from a 30-acre parcel. The reasoning provided was that Ms. Lewis wished to sell the existing single-family dwelling formerly owned

by her father (on the 5 acres) and retain the remaining land within the family for future use. Ms. Lewis was attempting to pay off a recent Reverse Mortgage Loan that her father received prior to going into a nursing home. The Planning Commission approved the request on June 28, 2012 by a 7-0 vote.

- b. SW-21-01 – Request of Timmy and Taira Cibula to divide a 30-acre parcel from a 240.5-acre parcel. The reasoning provided was that they wanted to divide off a 30-acre parcel to build a house and pledge the remaining land as collateral on a loan to operate their farm business on the same land. The Planning Commission approved the request on November 18, 2021 by a 5-0 vote.

8. Below is a map showing the location of the property in relation to the PGPA boundaries. The subject property is identified by the red dot.



VII. Supplemental Staff Review Comments

Utilities Department – *Rachael Lumpkin, Department of Engineering and Utilities*

1. The closest waterline available to the proposed subdivision is approximately 20,000 linear feet (3.8 miles) and the closest gravity wastewater line is approximately 21,000 linear feet (4 miles) from the proposed subdivision.
2. This area has not yet been master planned to show future water and wastewater line extensions. A master plan, acceptable to the Utilities Department, of the area would be required prior to any water or wastewater extensions.

VIII. Public Notice and Community Feedback

- Staff notified adjacent property owners by U.S. Mail sent September 12, 2022
- Because this is not a public hearing, no notice was required or advertised in the local newspaper.

- The applicant received a copy of this report prior to the Planning Commission meeting date.
- No comments from the community were received prior to finalizing this report.

IX. Staff Recommendation

Given that this request is for an exception to the standard ordinance requirements, and is therefore similar to a variance request to the Board of Zoning Appeals, Staff is not providing a recommendation on approval or disapproval. If the Commission wishes to approve this request, it is required to find that the request meets all of the criteria provided for in the ordinance (copied below and in the draft resolution).

Staff has prepared sample motions and a draft resolution for the Commission to use if it finds this request worthy of approval.


Criteria for this type of request, as defined in Section 70-208:

- A. In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.
- B. There is no prejudice to the health and safety of the surrounding citizens.
- C. The remainder tract meets applicable zoning requirements.

X. Recommended Conditions

Staff has recommended the below conditions to accompany this Subdivision Waiver request based on comments from the Utilities Director and the other applicable requirements in the Subdivision Ordinance. The Applicant has reviewed and supports these conditions.

1. Private water and septic are permitted, with Virginia Department of Health approval, on the newly divided parcel to serve permitted uses.
2. Any further development will require connection to the public utilities in accordance with the County Code.
3. Should public utilities be extended in the future, the newly divided parcel will be required to connect to the public utilities at that time and pay all associated connection fees, in accordance with applicable County Code requirements.
4. The subdivision plat that may be approved with this waiver shall meet all other applicable requirements as approved by the Subdivision Agent.

	<h2 style="margin: 0;">SUBDIVISION WAIVER REQUEST</h2> <p style="margin: 0;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>	<p style="text-align: center; font-weight: bold;">OFFICE USE ONLY</p> <p>APPLICATION #: SW-22-02</p> <p>DATE SUBMITTED: JUN 29 2022</p> <p>BY: _____</p>
PLEASE FILL IN ALL BLANKS BELOW		
REQUEST	<p>TYPE OF WAIVER REQUESTED: (As authorized by Section 70-208 – Check one)</p> <p><input checked="" type="checkbox"/> Minor subdivision exception Section 82-31 / 82-351</p> <p><input type="checkbox"/> Chapter 70 Article VII Standard (provide code reference): _____</p>	
	<p>ATTACHMENTS: (Check all that apply)</p> <p><input checked="" type="checkbox"/> APPLICANT STATEMENT (REQUEST DETAILS)* Attach additional document(s) to provide details about your request. At a minimum, describe your goals and describe why the situation is unusual or why a strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, per Section 70-208.</p> <p><input checked="" type="checkbox"/> PLAT REVIEW APPLICATION* (Application #: <u>5-22-24</u>)</p> <p><input checked="" type="checkbox"/> APPLICABLE LEGAL DOCUMENTS OR AFFIDAVITS FROM DIRECTLY AFFECTED PARCEL OWNERS For requests involving private roads or if otherwise applicable, attach document(s) such as a letter, deed of easement, draft road maintenance agreement, etc. that indicate agreement or acceptance from directly affected property owners.</p> <p><input type="checkbox"/> OTHER: _____ * Required</p>	
	<p>REQUEST TAX PARCELS: (List all parcel numbers for the request property)</p> <p style="font-size: 1.2em;">530(01)00-00A-0</p>	
OWNER	<p>NAME(S): <u>Charles Sutton</u></p>	
	<p>MAILING ADDRESS: (Incl. City, State, Zip) <u>6214 Thineatt Drive Disputanta VA 23842</u></p>	
	<p>E-MAIL:</p>	<p>PHONE: <u>757.329.3085</u></p>
APPLICANT	<p>NAME(S): (If different than owner) <u>Morris Williams</u></p>	
	<p>RELATION TO OWNER: <u>REPRESENTATIVE</u></p>	
	<p>MAILING ADDRESS: (Incl. City, State, Zip) <u>213 WAGON DR, BRACEY, VA, 23919</u></p>	
	<p>E-MAIL: <u>POINT2PROVETRUCKINGLLC@GMAIL.COM</u></p>	<p>PHONE: <u>434.623.8377</u></p>
OFFICE USE ONLY (Completed at the time of accepting application)		
<p>COMMENTS:</p>		<p>IDENTIFY & LIST OTHER PARCELS AFFECTED:</p>

OWNER AFFIDAVITS (Attach multiple sheets if necessary)

REQUEST PROPERTY OWNER(S) / AGENT STATEMENT

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.

OWNER / AGENT NAME:

MORRIS X. WILLIAMS JR

OWNER / AGENT NAME :

SIGNATURE:

Morris X. Williams Jr

SIGNATURE:

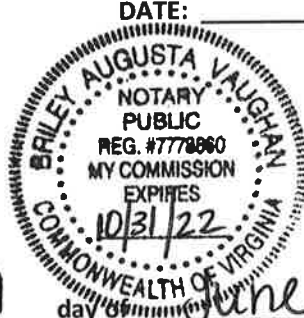
DATE: 06/29/22

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George



Subscribed and sworn before me this 29 day of June, 20 22.

Briley Vaughan
Notary Public

My Commission expires: Oct 31, 20 22

AFFIDAVIT

June 6, 2022

Morris Williams, Has Paid Charles Sutton for five acers of land in full.

After all fees are paid in full the deed to the five acers will be signed over to Morris Williams.

A handwritten signature in black ink, appearing to read "Charles J Sutton", with a long horizontal flourish extending to the right.

Charles J Sutton

Mr. Graves,

We are seeking a subdivision waiver for Tax parcel #530(01)00-00A-0 the following reasons:

- 1: The parcel is in the Prince George Planning District while the rural conservation district is directly across Thweatt Drive from this parcel.
- 2: The subdivision ordinance requires public sewer and water connections in the Prince George planning district.
- 3: The nearest public sewer connection is approximately 7,980 l.f. and the nearest water is over 22,000 l.f. The cost to extend these utilities is more than an individual can afford especially for a single division of a 5 acre parcel. If utilities were in front of the parcel we would not have any problem connecting to them.

Please advise if there is any other information that you would need or if there is any other items that we can provide to help the commission to rural in favor of this request.

Thanks,

Morris Williams

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THIS PLAT SHOWING A SUBDIVISION OF TAX PARCEL 530(01)00-00A-0, FOR CHARLES SUTTON, TEMPLETON DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

GIVEN UNDER OUR HANDS THIS _____ DAY OF _____, 20____

CHARLES SUTTON

SOURCE OF TITLE

THE LAND EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO CHARLES SUTTON, AN INDIVIDUAL, BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF PRINCE GEORGE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200001298.

CHARLES C. TOWNES, II, P.E., L.S. _____ DATE _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE COUNTY OF PRINCE GEORGE, VIRGINIA BOARD OF SUPERVISORS AND ORDINANCES OF PRINCE GEORGE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH;

GIVEN UNDER MY HANDS THIS _____ DAY OF _____, 20____

CHARLES C. TOWNES, II, P.E., L.S. _____

APPROVED BY PRINCE GEORGE COUNTY

APPROVED FOR RECORDATION IN PRINCE GEORGE COUNTY, VIRGINIA THIS PLAT SHALL BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL.

SUBDIVISION AGENT _____ DATE _____

VDOT ENGINEER _____ DATE _____

VIRGINIA DEPARTMENT OF HEALTH _____ DATE _____

VIRGINIA DEPARTMENT OF HEALTH

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL, ONSIDE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE REGULATIONS), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW TO 32.1.163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTHS REGULATIONS BY RONNIE FIELDS.
PHONE - 804-930-1007.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENCE AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

AOSE/PE SIGNATURE: _____

DATE: _____

NOTARY'S CERTIFICATE

I, _____, CITY/ COUNTY OF _____, TO WIT: _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FORGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____ MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

SITE SUMMARY & NOTES:

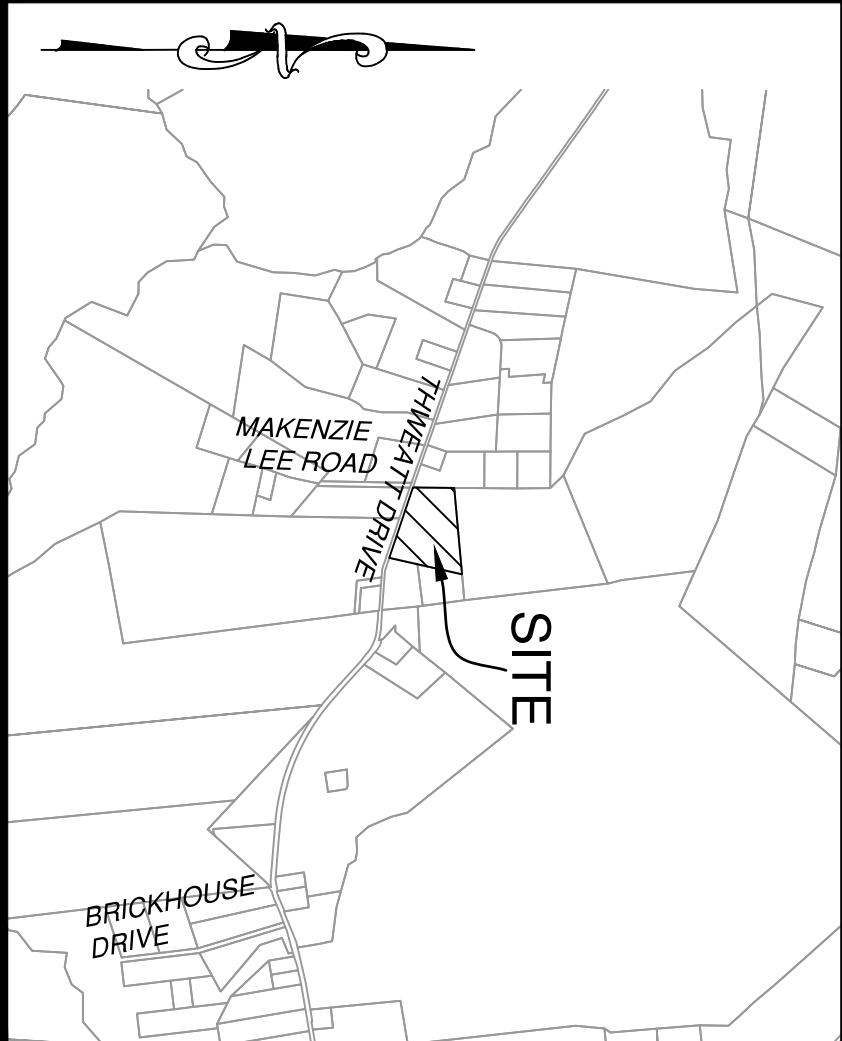
ADDRESS: 6214 THWEATT DRIVE
DISPUTANTA, VA 23842
TAX MAP: 530(01)00-00A-0
ACREAGE: 11.679 ACRES (EXISTING)
OWNERSHIP: CHARLES SUTTON
6214 THWEATT DRIVE
DISPUTANTA, VA 23842
INSTRUMENT #200001298

ZONED: R-4
EXISTING WATER: PRIVATE (WELL)
PROPOSED WATER: PRIVATE (WELL) - UNCHANGED
EXISTING SEWER: PRIVATE (SEPTIC)
PROPOSED SEWER: PRIVATE (SEPTIC) - UNCHANGED
CBPA: _____
PARCEL IS NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA

TABULATION:
TOTAL NUMBER OF PARCELS: 2 (PROPOSED)
AREA IN PARCELS: 11.679 ACRES
AREA IN ROW: 0.000 ACRES
TOTAL AREA: 11.679 ACRES

BUILDING SETBACKS:
FRONT YARD: 75 FEET
SIDE YARD: 15 FEET
REAR YARD: 35 FEET

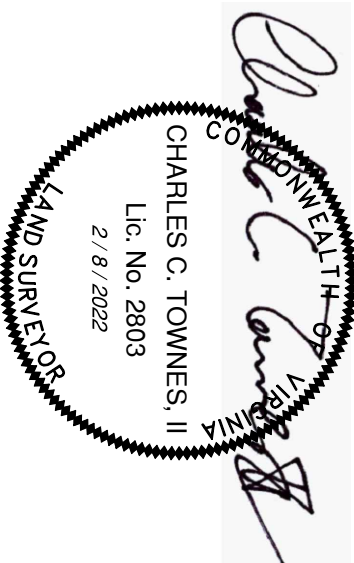
PARCELS ARE LOCATED IN THE RURAL CONSERVATION AREA



VICINITY MAP
1" = 2000'

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	79.41	5151.00	0°33'00"	N66° 25' 26" W
				79.41

THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON MARCH 25, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



PLAT
SHOWING A SUBDIVISION OF TAX
PARCEL 530(01)00-00A-0

FOR
CHARLES SUTTON

TEMPLETON DISTRICT
PRINCE GEORGE COUNTY, VA
FEBRUARY 8, 2022
SCALE: N/A

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@ctownespc.com

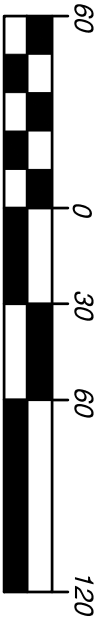
TOWNES

DRAWN BY: JSL CHECKED BY: SHEET: 1 OF 3

SUBDIVISION AGENT

DATE

APPROVED BY PRINCE GEORGE COUNTY



HANCOCK
TIMBERLAND XII INC
T.M.#530(01)00-00B-0
INST.#170003546

JAMES R. &
MAGGIE H. WHEATLEY
6110 THWEATT DRIVE
T.M.#520(07)00-008-0
D.B. 452, PG. 525

5.035 ACRES (PROPOSED)

6.644 ACRES (PROPOSED)

T.M.#530(01)00-00A-

T.M.#530(01)00-00A-0

CHARLES SUTTON
6214 THWEATT DRIVE
T.M.#530(01)00-00A-0
INST.#200001298

WAYNE K. THWEATT
ET ALS
T.M.#530(01)00-00A-1
INST.#180000035

SHEILA D. EVANS
6314 THWEATT DRIVE
T.M.#530(0A)00-004-0
INST.#200003529

PROPOSED
WELL LOCATION

BH 4

BH 2

PRIMARY
DRAINFIELD

BH 1

BH 3

GARAGE

ONE-STORY
FRAME
DWELLING
6214

GRAVEL
DRIVEWAY

EX.
DRAINFIELD

WELL

SHED

PIPE
FD.

PIPE
FD.

514.69'

35' R.Y.S.B.

ROD
SET

907.57' (TOTAL)

PIPE
FD.

481.28'
S17°56'56"W

635.07'
S24°01'03"W

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

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15' S.Y.S.B.

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15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

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15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.

15' S.Y.S.B.



D.B. 149, PG. 412

THIS IS TO CERTIFY THAT I MADE AN ACCURATE
FIELD SURVEY ON MARCH 28, 2021. ALL VISIBLE
IMPROVEMENTS ARE AS SHOWN HEREON AND THAT
THERE ARE NO VISIBLE ENCROACHMENTS OTHER
THAN SHOWN.



PLAT
SHOWING A SUBDIVISION OF TAX
PARCEL 530(01)00-00A-0

FOR

CHARLES SUTTON

TEMPLETON DISTRICT
PRINCE GEORGE COUNTY, VA
FEBRUARY 8, 2022 SCALE: 1"=60'

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

townes

DRAWN BY: JSI

CHECKED BY:

SHEET 2 OF 2

SUMMARY OF RELEVANT COUNTY CODE SECTIONS FOR A SUBDIVISION WAIVER REQUEST

CHAPTER 70 – SUBDIVISIONS – Article II. - Administration

Sec. 70-208. Waivers authorized.

- (a) In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, the commission may waive standards contained in article VII of this ordinance and approve the minor subdivision exception set out in section 82-31 and section 82-351, under the terms, procedures, and conditions established in this ordinance. No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.

Sec. 70-208.2. Waiver process.

- (a) Each request for a waiver from the terms of this ordinance shall be made in writing by the subdivider, stating specifically the provision from which the waiver is requested, and the grounds therefore. Where possible, the subdivider should submit a request for a waiver with the preliminary plat submission. All waiver requests shall be accompanied by such plats, drawings, and engineering documents required by the agent to allow the commission to understand and act on the waiver.

Sec. 70-208.4. Authority to grant waiver.

- (a) The commission shall review, then approve or disapprove any request for a waiver.

Sec. 70-208.6. Time period for consideration of waiver request; notice.

- (a) The commission shall take action on a request for a waiver within 60 days after the application is forwarded to the commission. At least ten days prior to final action, the commission shall give written notice by regular mail or by delivery to landowners adjoining the plat involved in the request.

Sec. 70-208.8. Action on waiver request.

- (a) The commission shall grant or deny each request in writing, stating the reasons therefore. The action of the commission shall be final. As to each waiver, the commission shall preserve and record the application and the basis for the waiver or denial of the waiver.

CHAPTER 70 – SUBDIVISIONS – Article VII. – Requirements for Designs Standards and Public Improvements

Sec. 70-768. Public water and sanitary systems required.

- (a) Public water and sewage systems are to be provided and built in accordance with the county's water and wastewater utility ordinances.
- (b) In those instances where private water and sewage systems are permitted by the county's water and wastewater utility ordinance, the subdivision agent shall not approve any subdivision where sanitary sewers and public water supplies are not provided unless the agent shall receive in writing from the health officer a statement to the effect that the area contained in the subdivision is satisfactory for the installation of septic tanks and private wells, and that they will not, so far as can be determined, create hazards to public health.

CHAPTER 82 – UTILITIES – Article II. – Water Service

Sec. 82-31. Definitions.

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 (EDUs) or any residential subdivision, being proposed on any tract of land under single ownership or unified control. The term "development" shall not include subdivisions approved under chapters 70 and 90 for development under residential estates zoning prior to July 1, 1988. The term "development" shall also not include any property previously zoned for residential development having a density greater than that permitted by the residential estates zoning classification, provided that:

- (1) Application for rezoning to residential estates had been submitted prior to July 1, 1988;
- (2) Such application is approved by the board of supervisors and the property rezoned to residential estates;
- (3) A tentative subdivision plat depicting development consistent with the residential estates zoning classification had been filed prior to July 1, 1988;
- (4) The plat is approved and recorded in accordance with chapter 70; and
- (5) The property is developed in accordance with residential estates zoning classification.

The term "development" shall also include subdivisions in the A-1 general agricultural zoning district regardless of size if they are located within the county planning area as adopted in the comprehensive plan in 1986. The term "development" shall not include subdivisions in the A-1 general agricultural zoning district involving lots five acres or larger in size or five acres or larger in size in the R-A residential-agricultural district in the rural conservation district. The term "development" shall not include a minor subdivision creating one additional lot of no less than five acres from parcels in the Prince George Planning Area within R-A and A-1 districts existing as of September 1, 2011 provided that such division is authorized under section 70-208 and any remainder tract meets applicable zoning requirements. The term "development" shall not include subdivisions created under the family division provisions of the subdivision ordinance [chapter 70].

Sec. 82-75. Development within the Prince George Planning Area.

- (a) When any development is proposed to be located within the Prince George Planning Area, as shown in the most recently adopted comprehensive plan, the developer shall design and construct at his expense a public water distribution system to serve his development and shall design and construct at his expense water system improvements to expand as necessary and extend the county facilities to his property. Groundwater source systems will not be allowed to be extended for residential

subdivisions within the county planning area unless plans for the extension of such system were received and reviewed by the utility department prior to the adoption of the County Code on May 2005. Upon completion and approval of the system by the county, it shall be conveyed to the county.

CHAPTER 82 – UTILITIES – Article III. – Wastewater Service

Sec. 82-351. Definitions.

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 (EDUs) or any residential subdivision, being proposed on any tract of land under single ownership or unified control. The term "development" shall not include subdivisions approved under chapters 70 and 90 for development under residential estates zoning prior to July 1, 1988. The term "development" shall also not include any property previously zoned for residential development having a density greater than that permitted by the residential estates zoning classification, provided that:

- (1) Application for rezoning to residential estates had been submitted prior to July 1, 1988;
- (2) Such application is approved by the board of supervisors and the property rezoned to residential estates;
- (3) A tentative subdivision plat depicting development consistent with the residential estates zoning classification had been filed prior to July 1, 1988;
- (4) The plat is approved and recorded in accordance with chapter 70, subdivisions; and
- (5) The property is developed in accordance with the residential estates zoning classification.

The term "development" shall also include subdivisions in the A-1 general agricultural zoning district regardless of size if they are located within the county planning area as adopted in the comprehensive plan in 1986. The term "development" shall not include subdivisions in the A-1 general agricultural zoning district involving lots five acres or larger in size or five acres or larger in size in the R-A residential-agricultural district in the rural conservation district. The term "development" shall not include a minor subdivision creating one additional lot of no less than five acres from parcels in the Prince George Planning Area within R-A and A-1 districts existing as of September 1, 2011 provided that such division is authorized under section 70-208 and any remainder tract meets applicable zoning requirements. The term "development" shall not include subdivisions created under the family division provisions of the subdivision ordinance [chapter 70].

Sec. 82-395. Development within the Prince George Planning Area.

- (a) When any development is proposed to be located within the Prince George Planning Area, as shown in the most recently adopted comprehensive plan, the developer shall design and construct at his expense a public wastewater collection system to serve his development and shall design and construct at his expense a sewer system to extend and expand as necessary improvements to expand as necessary and extend the county facilities to serve his property. Upon completion and approval of the system by the county, it shall be conveyed to the county. Stand-alone or independent wastewater treatment facilities will not be allowed to be constructed within the Prince George Planning Area to meet the requirements of this section.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

September 12, 2022

PLANNING COMMISSION MEETING NOTICE

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a meeting on **Thursday, September 22, 2022 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. During the meeting, the Commission will consider the following request that involves the Prince George County Subdivision Ordinance:

SUBDIVISION WAIVER SW-22-02: Request of Charles Sutton for a minor subdivision exception as set out in § 82-31 and § 82-351 and authorized under § 70-208, to permit a minor subdivision creating one additional lot of no less than five acres without connecting to public water and sewer systems, from a parcel located within the Prince George Planning Area and R-A zoning district, and with the remainder tract meeting applicable zoning requirements. The subject property is known as Tax Map 530(01)00-00A-0 and is located at 6214 Thweatt Drive.

This notification is being sent to you because your property adjoins the subject property. We have included a GIS Map showing the general location of the request. This letter is for informational purposes and there is no obligation for you to respond back to the County. If you would like, you may attend the meeting, which will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public comment section of the meeting in person. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/.

Public comments can be submitted prior to 5:00 p.m. on the meeting date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting.

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner

WHEATLEY JAMES R & MAGGIE H
6110 THWEATT DR
DISPUTANTA, VA 23842

LOPEZ REFIGIO & MARIA A
6155 THWEATT DR
DISPUTANTA, VA 23842

JOYNER MARK W & TERRI L
6205 THWEATT DR
DISPUTANTA, VA 23842

SUTTON CHARLES
6214 THWEATT DR
DISPUTANTA, VA 23842

HANCOCK TIMBERLAND XII INC
HANCOCK FOREST MANAGEMENT
13950 BALLANTYNE CORP PL STE 150
CHARLOTTE, NC 28277

EVANS SHEILA D & MITCHELL L
6314 THWEATT DR
DISPUTANTA, VA 23842

THWEATT BERNICE D LIFE ESTATE
6305 THWEATT DR
DISPUTANTA, VA 23842

THWEATT WAYNE K ET ALS
1104 PENOBSCOT RD
RICHMOND, VA 23227

Begin

TAB 5

SPECIAL EXCEPTION REQUEST -- SE-22-09
PLANNING COMMISSION STAFF REPORT – September 22, 2022

RESUME

APPLICANT: Daniel Davis (Grand Slam, LLC), prospective buyer

PROPERTY OWNER: Vinson Investments Inc.

REQUEST: Special Exception request to permit a Special Care Hospital within the B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

STAFF RECOMMENDATION: Staff recommends Approval, subject to recommended conditions.

ATTACHMENTS:

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application with Attachments
6. APO letter, map, mailing list and newspaper ad

Sample Motions

Sample APPROVAL Motion:

I move to forward request **SE-22-09** to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation are:

(EXAMPLES):

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

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

Sample DENIAL Motion:

I move to forward request **SE-22-09** to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request **SE-22-09** until _____.
(DATE)

Board of Supervisors
County of Prince George, Virginia

DRAFT Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2022:

Present:

Marlene J. Waymack, Chair
Donald R. Hunter, Vice-Chair
Floyd M. Brown, Jr.
Alan R. Carmichael
T. J. Webb

Vote:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-09 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for a Special Care Hospital (Day Support Services) on Tax Maps 33A(01)00-006-B, C & D.
2. The hours of operation shall be from 8:00 AM to 5:00PM.
3. The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
4. A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
5. The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit.
6. The applicant shall obtain all required State licenses/permits for operation of day support facility.
7. The applicant shall obtain a local business license.

8. No loitering shall be allowed after the facility is closed for business.
9. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
10. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing: September 22, 2022

SE-22-09- Special Exception for a Special Care Hospital (Day Support Services) in an existing commercial building

Applicant: Daniel Davis (Grand Slam, LLC)

Property Owner: Vinson Investments Inc.

Case Manager: Andre Greene - (804)722-8675

I. Request

The applicant would like to provide day support services within an existing commercial building for people with mental, physical and emotional challenges to spend time during the day and develop life skills and become more independent.

In order for this to be permitted, they are requesting a special exception for a special care hospital, pursuant to Section 90-393(8).

II. Property

Address: 10551, 10533, and 10555 South Crater Road	Zoning District: B-1 General Business
Tax Map: 33A(01)00-006-B, C & D	Current Use: Vacant
Site Size: Approx. 0.074 acres (3,224 sq. ft.)	Comp Plan Land Use: Commercial
Legal Owner: Vinson Investments	Planning Area: Prince George Planning Area
RE Taxes Paid?: Yes	Previous Zoning Cases: None

Figure 1: Aerial view of request area



IV. Background

Grand Slam, LLC has been providing service in the Tri-Cities area for 8 years and has an office location in the City of Petersburg on Sycamore Street.

The applicant submitted a preliminary application on May 6, 2022 and a final application on August 1, 2022.

V. Applicant Proposal

The applicant wishes to purchase an existing commercial building (which is divided into 3 suites) located at 10551, 10533 and 10555 South Crater Road. The building contains approximately 3,185 square feet of space. The applicant is proposing to utilize approximately 1,920 square feet of the available space and will reserve the residual space for future expansion. There are no plans to make any significant exterior modifications to the building. When fully operational, Grand Slam LLC will create approximately 6-7 full-time jobs. Grand Slam anticipates up to 16 patients onsite at any given time. The hours of operation will be from 8AM to 5PM, Monday thru Friday. Medication will be stored and/or provided on site.

According to the application statement, “This program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges with a supportive and engaging environment to develop life skills and become more independent.”

VI. Exhibits

Exhibit 1 – Zoning Map

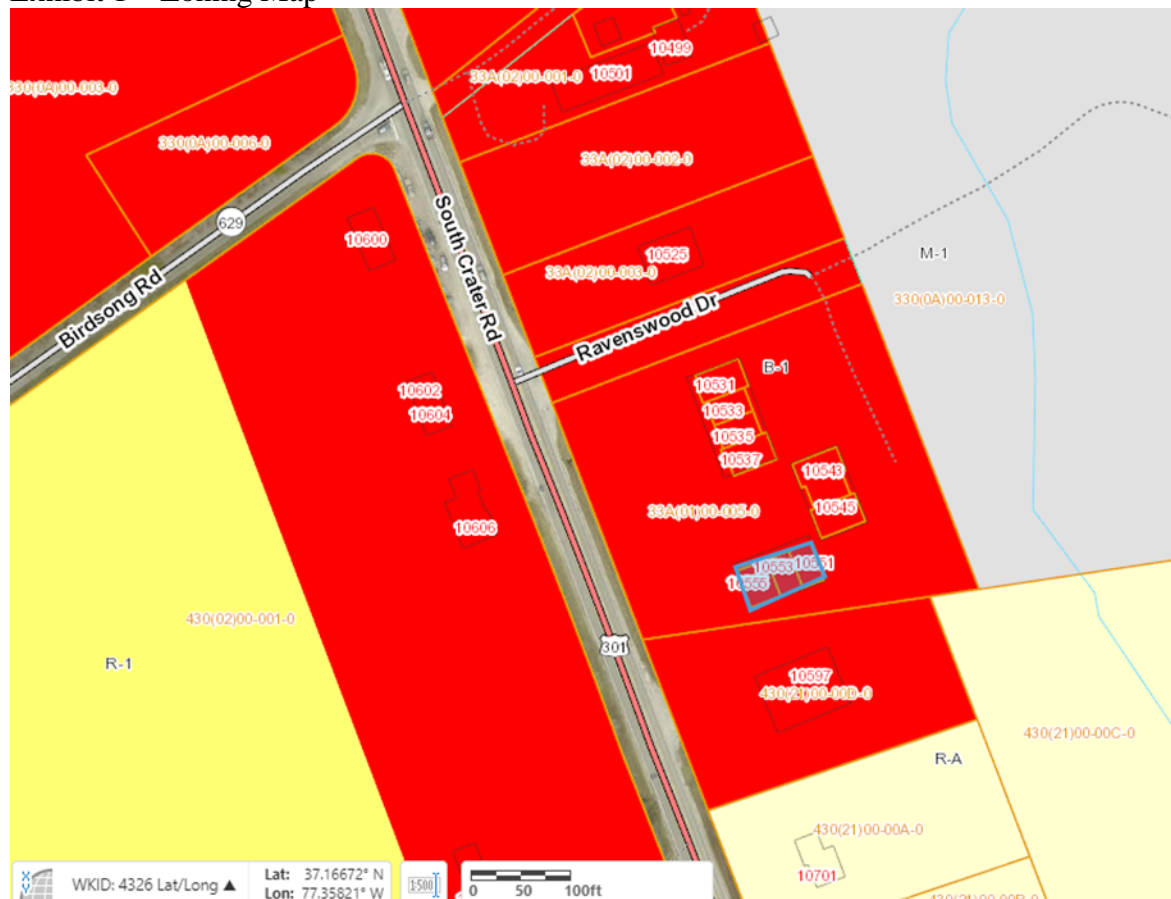
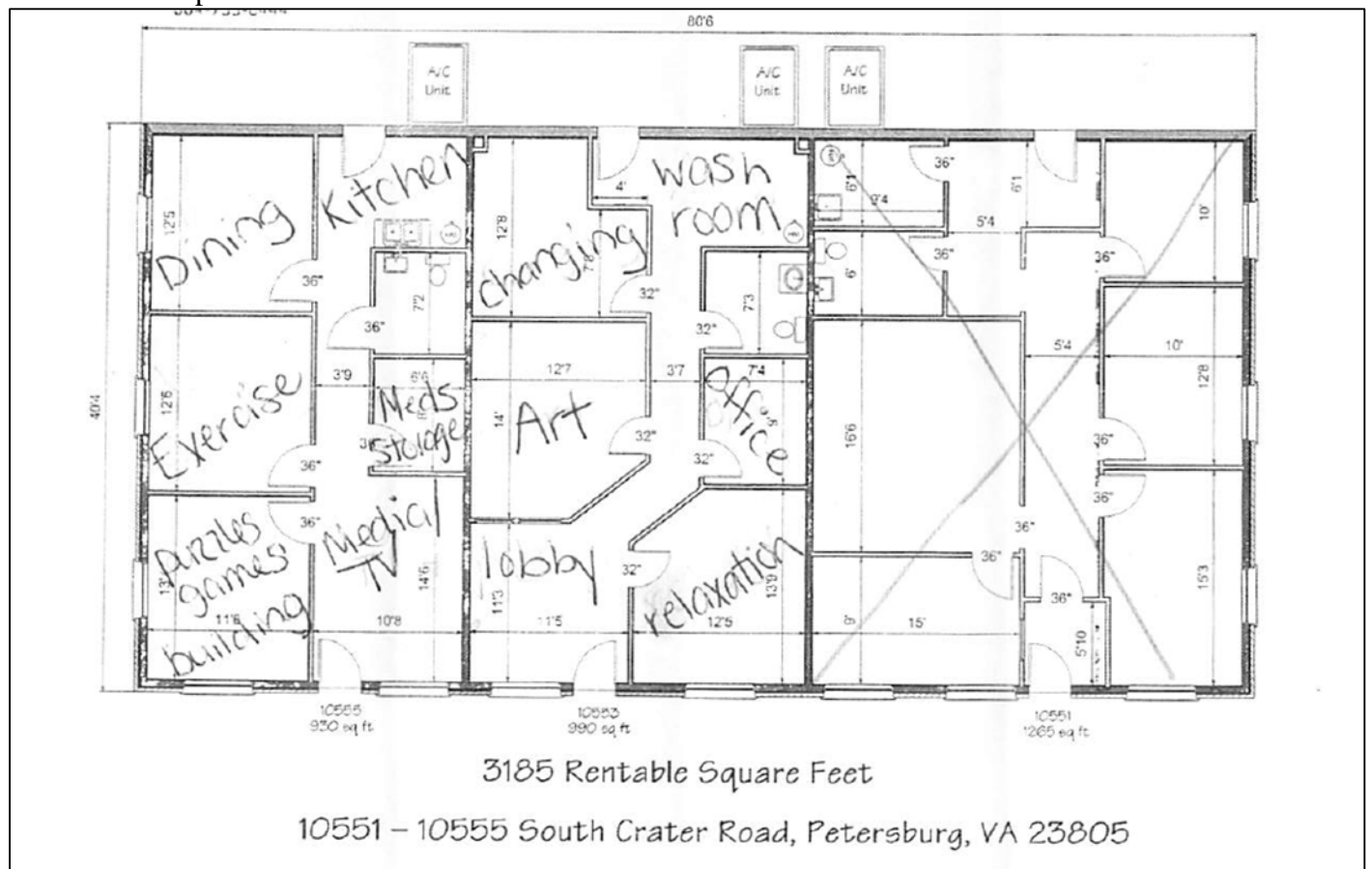


Exhibit 2 – Proposed Floor Plan



VII. Planning and Zoning Review Comments

1. The current zoning of the property is B-1 General Business.
2. The proposed land use of “day support facility” is not listed among the permitted uses in any zoning district, however Staff has classified this land use as a “special care hospital” which can be permitted with a special exception, which requires review by the Planning Commission and approval by the Board of Supervisors. Staff recommends consideration of adding “day support facility” as a separate land use in certain zoning districts.
3. Comparable Zoning Case: SE-21-07 – BrightView Health (outpatient drug rehab and treatment facility) – That request was also categorized as a “special care hospital” however the focus for that business was on medication-assisted treatment” rather than “day support”.
4. The proposed specialty care facility for day support services would have minimal impact on surrounding business and residences. The use will be located in an existing commercial complex that has sufficient off-street parking.
5. Increased traffic is expected to be minimal.
6. Current land uses on adjacent properties:
 - a. North: Commercial/Professional Offices and Bretmor Head Gear LLC (sales office)
 - b. South: Gladin Automotive and Repair Facility
 - c. East: A duplex, a hair salon and Rick Moore’s Auto Service.
 - d. West: Commercial Offices (which includes Crossroads Drug Treatment Facility)
7. Other approval/permits and licensures required:
 - a. Tenant Uplift permit/ Change of Use from the Building Official’s Office.

- b. License(s) from the State department of Behavioral Health and Developmental Services.
 - c. A local business license from Prince George County.
8. The request appears to be compatible with the Comprehensive Plan as the site in question is designated for commercial uses in accordance with the Comprehensive plan's future land use plan.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. Please note any new structures to be erected on this property, or renovation(s)/alteration(s) to existing structures not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the 2018 VCC/VUSBC will be required to be permitted and meet all provisions of the VUSBC.
2. Day Support Facilities must meet the criteria of Ch. 304.1.1 (2018 CC/VUSBC) and meet the minimum standards for “B” occupancy/classification types.
3. A Change of Use/Updated Certificate of Occupancy will be required before occupancy/use if the structure(s) is granted.

Paul Hines, P.E., LEED AP, VDOT Land Use Engineer – (804) 863-4012

paul.hinson@vdot.virginia.gov

1. The site is accessed from the private road Ravenswood Drive. The entrance from U.S. Route (301 S. Crater Rd.) to Ravenswood Dr. is acceptable for the proposed uses being served by Ravenswood Dr.
2. VDOT had no objection the submitted special exception application.

Stacey English, Economic Development – (804) 722-8613

senglish@princegeorgecountyva.gov

1. The parcels are in Prince George's Enterprise Zone.

Rachel A. Lumpkin, Utility Project Engineer

rlumpkin@princegeorgecountyva.gov

1. The existing building is already served by public wastewater. Prince George County public water is not available.

The departments below reviewed this request and had no comments.

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

Prince George County Fire & EMS Department

Environmental Division - Angela Blount, Environmental Program Coordinator

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Prince George County Sheriff's Office

Prince George County Police Department

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Staff is recommending approval subject to the recommended conditions.


This recommendation for approval is based on the following considerations:

SE-22-09 | Planning Commission Staff Report | Page 4

1. The applicant's request is consistent and compatible with existing and surrounding land uses. There is an existing Special Care Facility located in the commercial office park.
2. The request is consistent with the Comprehensive Plan's Future Land Use Map.
3. The proposed use (day support services) fits within the Zoning Ordinance definition of a Special Care Hospital.
4. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
5. Staff has recommended the conditions stated below to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Recommended Conditions

1. This Special Exception is granted to Daniel Davis (Grand Slam, LLC) for Special care hospital pursuant to 90-393(8) on Tax Maps 33A(01)00-006-B, 33A(01)00-006-C & 33A(01)00-006-D.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. The hours of operation shall be from 8:00 AM to 5:00PM.
4. The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
5. A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
6. The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit.
7. The applicant shall obtain all required local and state licenses/permits for operation of day support facility business.
8. No loitering shall be allowed after the facility is closed for business.
9. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

 <div style="position: absolute; top: 0; left: 0; font-size: 2em; color: blue; transform: rotate(-45deg); opacity: 0.5;">RECEIVED</div> <div style="position: absolute; top: 0; right: 0; font-size: 1.2em; color: blue;">SE-22-0015 INV00002563</div> <div style="position: absolute; top: 10%; left: 10%; color: red;">JUL 29 2022</div> <div style="position: absolute; top: 10%; left: 15%; color: red;">AUG - 1 2022</div> <div style="position: absolute; top: 10%; left: 20%; font-family: cursive; font-size: 1.5em;">C. H. W.</div>		SPECIAL EXCEPTION APPLICATION		OFFICE USE ONLY	
		Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov		APPLICATION #:	
				DATE SUBMITTED:	
BY: _____ APPLICANT FILL-IN ALL BLANKS					
REQUEST	REQUEST: <div style="font-size: 1.2em; font-family: cursive;">Special exception for a Day Support</div>				
	REQUEST PROPERTY ADDRESS / LOCATION: <div style="font-size: 1.2em; font-family: cursive;">10551 - 10555 South Crater Rd. Prince George, Va 23805</div>				
	REQUEST TAX MAP PIN(S): (List all) <div style="font-size: 0.9em;"> 10551 - 33A "01" 00-006-D 10553 - 33A "01" 00-006-C 10555 - 33A "01" 00-006-B </div>		AFFECTED ACREAGE (Each parcel): <div style="font-size: 0.9em;"> 10551 0.022 10553 0.022 10555 0.03 </div>		ENTIRE PARCEL (Y / N) - Each parcel:
	ATTACHMENTS (Check if Attached; * = Required): <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* <small>(Show proposed improvements; Use GIS or Engineer Drawing)</small> </div> <div style="width: 45%;"> <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS: </div> </div>				
	NAME(S): <div style="font-size: 1.2em; font-family: cursive;">Vinson Investments Inc</div>				
LEGAL OWNER	MAILING ADDRESS: (Incl. City, State, Zip): <div style="font-size: 1.2em; font-family: cursive;">PO Box 189 Prince George, Va 23875</div>				
	E-MAIL: <div style="font-size: 0.9em;">vinsoninvestments.darryn@gmail.com</div>		PHONE: <div style="font-size: 0.9em;">804-720-0078</div>		
APPLICANT CONTACT	NAME(S): If different than owner): <div style="font-size: 1.2em; font-family: cursive;">Daniel Davis</div>				
	RELATION TO OWNER: <div style="font-size: 1.2em; font-family: cursive;">N/A</div>				
	MAILING ADDRESS: (Incl. City, State, Zip): <div style="font-size: 1.2em; font-family: cursive;">7390 Blue Tartan Rd. N. Dinwiddie, Va. 23803</div>				
	E-MAIL: <div style="font-size: 0.9em;">dkkddav@aol.com</div>		PHONE: <div style="font-size: 0.9em;">804-892-1189</div>		
OFFICE USE ONLY (Completed at the time of application)					
ZONING DISTRICT(S):			LAND USE(S) CODE REFERENCE(S):		
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:

OWNER AFFIDAVIT

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

NAME:

DARRYN M. VINSON

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

7-21-22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

Florida

COUNTY OF:

POIK

Subscribed and sworn before me this

21

day of

July

, 20

22

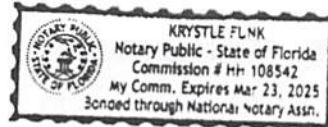
Notary Public

My Commission expires:

03-23

, 20

25



AFFIDAVIT

Mission Statement:

It is the mission of Grand Slam, LLC, to advance the delivery of exceptional individualized services, supports, and supervision to mentally, physically, and emotionally challenged Individuals in a community-based, active living and learning environment in partnership with families and the surrounding community.

Philosophy:

The philosophy of Grand Slam, LLC, Community-Based Support Services program is that everyone has the ability and the right to be a part of their community in whatever capacity possible and that personal choice is a fundamental right for each Individual we serve. We are all part of a greater community and life is enhanced by utilizing and engaging in our communities to our fullest abilities.

Purpose:

The purpose of Grand Slam, LLC, Community-Based Support Services program is to: Facilitate Community Engagement and involvement in a manner that is appropriate for everyone. Foster relationships between Individuals and community-based merchants, service providers, friends, and neighbors. Provide the necessary supports to each Individual so that they can engage in and enjoy events, experiences, activities, and involvement; and encourage real interactions in real time with people, places, and things outside the residential setting that have value and meaning to the Individual.

Goals:

The goals of Grand Slam, LLC, Community-Based Support Services program are to: Promote positive, pleasurable community-based experiences for all Individuals; Utilize person-centered planning to better serve and facilitate service, care, and understanding for everyone. Provide real life experience happening outside the traditional home, center-based setting. Grow and build new experiences and relationships for people at Grand Slam and in the outside community in general. Use the skills learned to further enhance and grow everyone's life value and pleasure; and use what we all use in the community and to act only as a facilitator of growth vs. a sole provider of care.

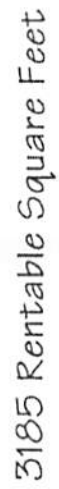
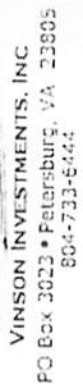
Values:

The Grand Slam, LLC, Community-Based Support Services program is guided by the following values: People have the right to be treated with dignity and respect. People have the right to be free from abuse, neglect, and exploitation.

Grand Slam Residential has been operating in the Tri-Cities area for 8 years and is looking to expand the opportunity to service clients in Prince George County. We propose to open a Day Support Program, this program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges, with a supportive and engaging environment, to develop life skills and become more independent. The preliminary plan would be to operate Monday through Friday between the hours of 8am – 5pm.

Please contact me if any questions arise.

Sincerely,
Daniel Davis, Owner
804-892-1189



10551 - 10555 South Crater Road, Petersburg, VA 23805



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"
Zoning Confirmation Letter

September 12, 2022

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, September 22, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

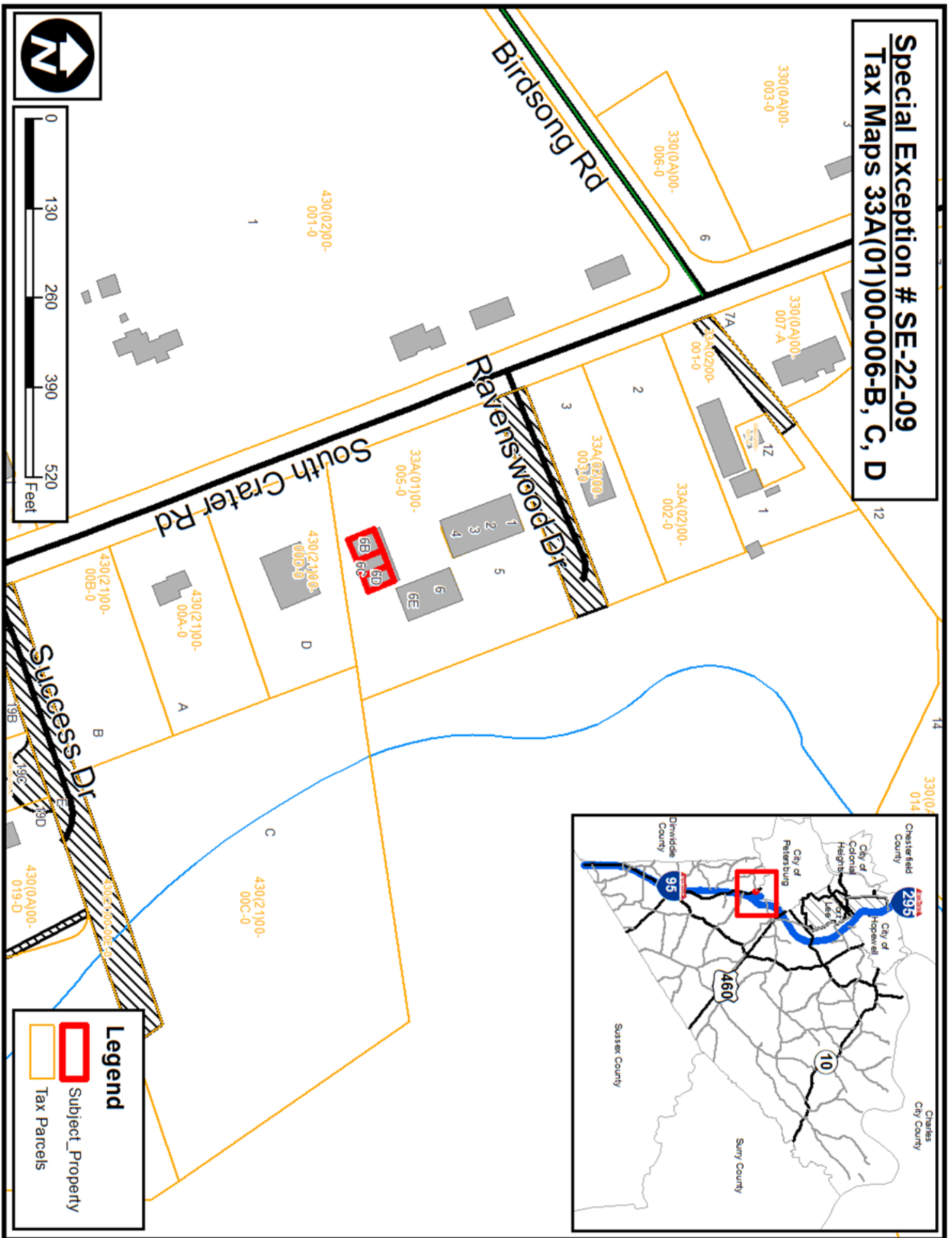
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II

Special Exception # SE-22-09
Tax Maps 33A(01)00-006-B, C, D



Legend

- Subject_Property
- Tax Parcels

SPECTER PROPERTIES LLC
PO BOX 2455
CHESTERFIELD, VA 23832

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

THE MARK BENSON SPECTER REVOC
TRUST C/O MARK BENSON SPECTER
PO BOX 2455
CHESTERFIELD, VA 23832

SPECTER PROPERTIES LLC
PO BOX 2455
CHESTERFIELD, VA 23832

RAVENSWOOD OFFICE PARK ASSOC INC
PO BOX 2455
CHESTERFIELD, VA 23832

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

PRINCE GEORGE DENTAL PROPERTY LLC
5231 HICKORY PARK DR #E
GLEN ALLEN, VA 23059

DAGOBAH HOLDINGS LLC
11120 SONGBIRD LN
SOUTH PRINCE GEORGE, VA 23805

METCALF ROLAND B & LABBEE JUDY M
9221 RAMSGATE LN
NORTH CHESTERFIELD, VA 23236

GLADIN GREGORY & CONNIE K
TRUSTEES
15199 PROVIDENCE RD
SOUTH PRINCE GEORGE, VA 23805

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George County Planning Commission will hold public hearings on Thursday, September 22, 2022 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning district to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 6

REZONING AMENDMENT REQUEST – RZ-21-05
PLANNING COMMISSION STAFF REPORT – September 22, 2022

RESUME

APPLICANT: T. Preston Lloyd, Jr. Esq., William Mullen

PROPERTY OWNER: MAT Developments, LLC

REQUEST: To conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor-trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Road and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

STAFF RECOMMENDATION: Staff Recommends Approval, subject to the proffered conditions.

**STAFF REPORT CONTENTS/
ATTACHMENTS**

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors Approval
4. Staff Report
5. Copy of the Application with Attachments
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request RZ-21-05 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

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

APPROVE WITH CHANGES:

I move to forward request RZ-21-05 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-21-05 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-21-05 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2022:

Present:

Marlene J. Waymack, Chair
Donald R. Hunter, Vice-Chair
Floyd M. Brown, Jr.
Alan R. Carmichael
T. J. Webb

Vote:

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-21-05 is granted as an amendment to the official zoning map; and

The Property known as Tax Map # 330(0A)00-016-C, consisting of approximately 10 acres, is hereby rezoned from M-1 Light Industrial District to M-2 General Industrial District; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
 - b. Blacksmith shops, welding or machine shops.
 - c. Building material sales yards and plumbing supplies storage.
 - d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
 - e. Petroleum Storage.

- f. Sawmills and planing mills.
- g. Brick manufacture.
- h. Boiler shops
- i. Meat, poultry and fish processing.
- j. Public Utilities.
- k. Concrete products or central mixing and proportioning plants.
- l. Vehicle impound facility.

2. Natural Buffer.

- a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing September 22, 2022

RZ-21-06: MAT Developments, LLC Rezoning Request

Applicant: T. Preston Lloyd, Jr. Esq., Williams Mullen

Owner: MAT Developments, LLC

Case Manager: Andre Greene - (804)722-8678

I. Request

This request is to conditionally rezone approximately 10 acres from M-1 Light Industrial to M-2 General Industrial to allow overflow tractor-trailer parking for E-commerce fulfillment transportation services.

II. Property

Address: N/A

Tax Map: 330(0A)00-016-C

Site Size: Approximately 10 Acres

Legal Owner: MAT Developments LLC

RE Taxes Paid?: Yes

Zoning District: M-1, Light Industrial

Current Use: Vacant Wooded Site

Comp Plan Land Use: Industrial

Planning Area: Prince George Planning Area

Previous Zoning Cases: None

III. Meeting Information

Planning Commission Public Hearing: September 22, 2022

Board of Supervisors Public Hearing: October 25, 2022 (Tentative)

IV. Background

1. The applicant originally submitted a preliminary rezoning request to rezone the property from M-1 Light Industrial to M-2 General Industrial on June 24, 2021.
2. The applicant submitted the final rezoning application on October 6, 2021. However, the rezoning request was delayed due to traffic- and road-related concerns of VDOT which are noted later in this staff report. Additionally, because the road (Corporate Road) used to access the affected site is located within the corporate limits of the City of Petersburg, staff awaited comments from the City of Petersburg.

V. Applicant Proposal

1. The applicant requested the rezoning in order to make possible the use of the property as overflow tractor-trailer parking for E-commerce fulfillment transportation services.
2. The rezoning request includes a conceptual plan which shows the parking area along with a stormwater management BMP Pond.
3. The conceptual plan included with the application calls for 169 parking spaces to be constructed on the property. Essentially, the proposed development will be a trailer storage facility where the trailer portion of the tractor trailer is stored when not in use. The applicant has stated at least 10-15 trailers will be moved in and out of the facility per day. This amounts to approximately 1-2 trailers moving into or out of the site during peak hours.
The number of trailers on the site will fluctuate during holidays, thus being a seasonal location.
4. In a recent communication with the applicant, the parking area will be constructed utilizing 21B gravel that is injected with water during the laydown of the 21B. This process involves rolling area and creates a hard, dust-free service (See Exhibit 3).

5. There are no structures planned for construction and no extensions of public water and sewer utilities.
6. A proffer statement was voluntarily submitted with the rezoning request.

VI. Exhibits

Exhibit 1: Aerial view of request area



Exhibit 2: Conceptual Plan

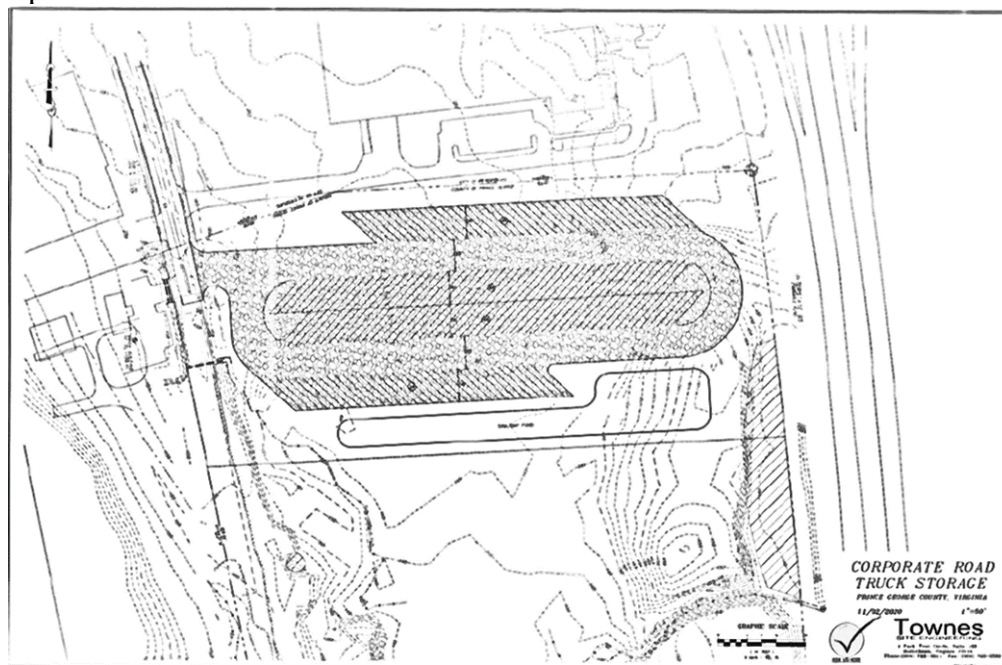


Exhibit 3: Photo of Applicant's Parking Lot in Chesterfield County



Exhibit 4: Zoning Map

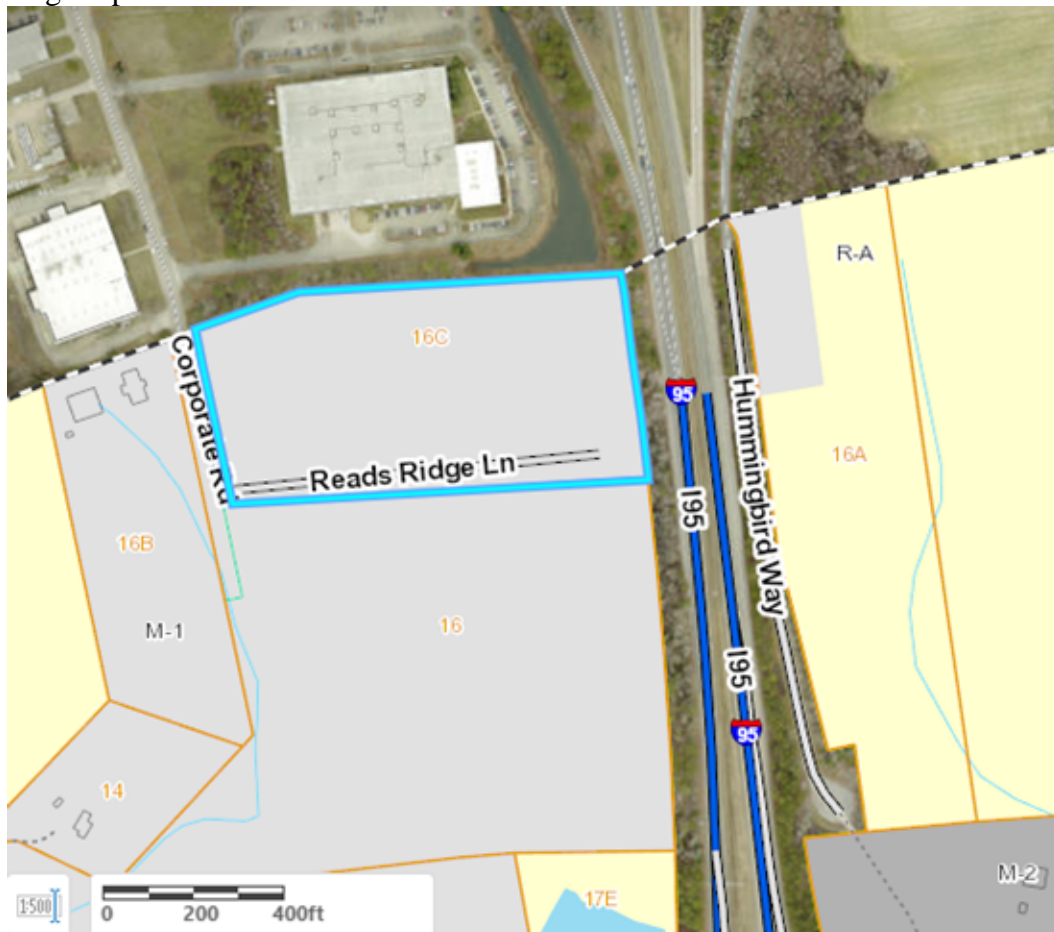
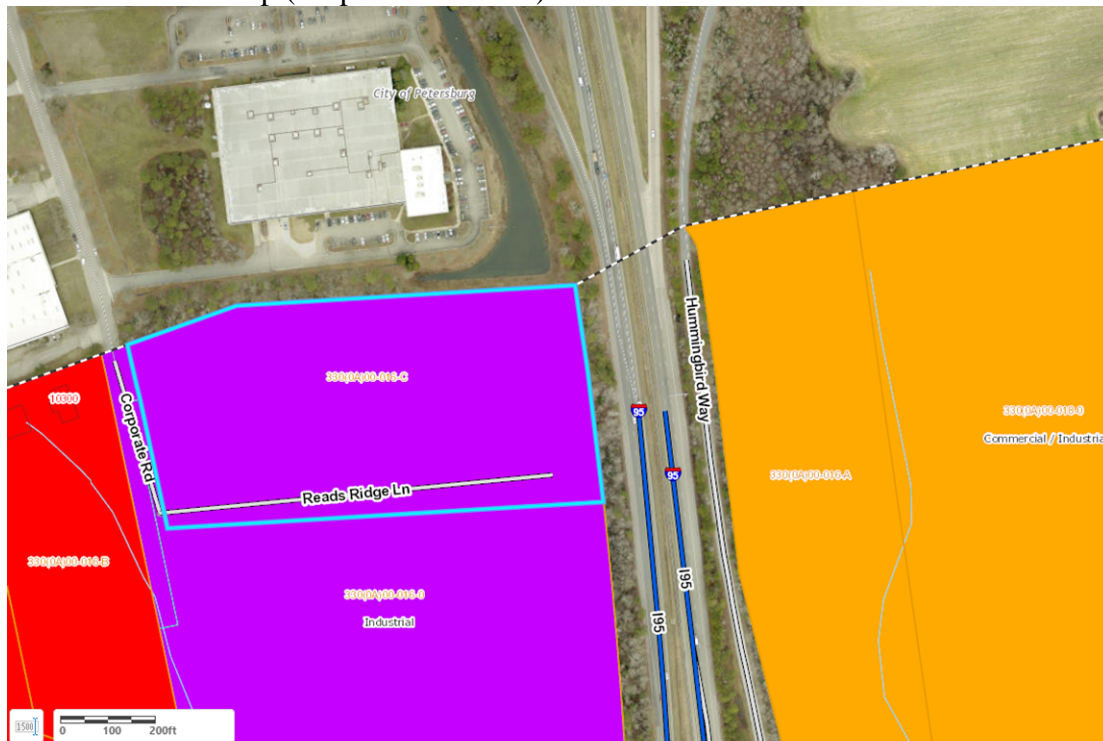


Exhibit 5: Future Land Use Map (Purple = Industrial)



VII. Planning and Zoning Review Comments

1. Case ZM-84-3 rezoned the property to M-1. There are no conditions.
2. The proposed use of the property for tractor-trailer parking is considered a “Truck Terminal” land use which would be permitted by-right under Section 90-492(1) if the land is rezoned to M-2 General Industrial.
3. Expected impacts of proposed uses on adjacent properties and roadways include:
 - a. Additional traffic on Rives Road and Corporate Road (located in the corporate limits of the City of Petersburg).
 - i. The applicant prepared a Turn Lane Warrant Analysis for the City of Petersburg and traffic generation data. The City of Petersburg and Paul Hinson with VDOT reviewed the analysis and concluded that based on the existing traffic volumes and projected site usage, neither a left-turn lane nor right-turn lane is warranted at the intersection of Rives Road and Corporate Drive. No other road improvements have been required.
 - b. It has been determined that Corporate Road is a public road. The City of Petersburg has not requested a maintenance agreement with the applicant.
4. The proposed use appears to be compatible with the existing surrounding uses, which include DAS Distribution, Mountainous Coffee, and the Petersburg’s Department of Social Services (located within the corporate limits of the City of Petersburg). The site is directly across from the Home Builder’s Association Building located at 10300 Corporate Road in Prince George County. Other surrounding use include woodlands and Interstate 95.
5. The proposed zoning district and land use is compatible with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area. (See Exhibit 5)

VIII. Supplemental Staff Review Comments

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

As of 9-13-22: “My [previous] comments have been addressed. VDOT has no objection to the zoning application.”

Utilities Department - Frank Haltom, Director of Engineering and Utilities

1. If public utilities are required to serve this facility or needed for future development of the parcel, the water will be provided by the City of Petersburg. Sewer will be provided by the County.
2. The city may require an assessment to determine the impact the development within PG would have on city’s water facilities. If required, the developer will be responsible for providing the assessment.

Economic Development – Stacey English, Economic Development Specialist

1. This property is located in the Enterprise Zone.

Environmental Division - Angela Blount, Environmental Program Coordinator

1. Comments will be reserved for site plan submission.

The departments below reviewed this request and had no comments.

PG Police Department / Sheriff’s Department - Chris Douglas

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

Fire & EMS Department – Shawn Jones

Building Inspections Division – Charles Harrison III, Building Official

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the applicant’s proffered conditions.

This recommendation is based on the following considerations:

1. The applicant’s request is compatible with existing and surrounding land uses.
2. A rezoning from M-1 Light Industrial to M-2 General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. Concerns of VDOT have been addressed.
4. A site plan is required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, and outdoor lighting concerns.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports (see proffer statement dated October 5, 2021.)

XI. Recommended/Proffered Conditions

The following conditions were proffered by the applicant in their proffer statement dated October 5, 2021 and are acceptable to Staff:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
 - b. Blacksmith shops, welding or machine shops.
 - c. Building material sales yards and plumbing supplies storage.
 - d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
 - e. Petroleum Storage.
 - f. Sawmills and planing mills.
 - g. Brick manufacture.
 - h. Boiler shops
 - i. Meat, poultry and fish processing.
 - j. Public Utilities.
 - k. Concrete products or central mixing and proportioning plants.
 - l. Vehicle impound facility.
2. Natural Buffer.
 - a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
 - b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.



REZONING APPLICATION

Department of Community Development and Code Compliance
Planning & Zoning Division

6602 Courts Drive, Prince George, VA 23875
(804) 722-8678 | www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

RZ-21-05

DATE SUBMITTED:

OCT 06 2021

BY: MBS

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST: Conditional zoning from M-1 to M-2 to authorize use of property for overflow tractor trailer parking for e-commerce fulfillment transportation.				
	REQUEST PROPERTY ADDRESS / LOCATION: Corporate Road				
	REQUEST TAX MAP(S): (List all) Tax Parcel No. 330(OA)00-016-C	AFFECTED ACREAGE: Approx. 10 ac.	ENTIRE PARCEL?: (Y / N) Yes	CURRENT ZONING: M-1	PROPOSED ZONING: M-2
	REQUIRED ATTACHMENTS: (Check if Attached; * = Required) <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot) <input type="checkbox"/> ADDITIONAL ATTACHMENTS:				
LEGAL OWNER	NAME(S): MAT Developments, LLC				
	MAILING ADDRESS (Incl. City, State, Zip) c/o Abilene Motor Express, 265 Pembroke Ct., Richmond, VA 23238				
	E-MAIL: alan@abilenemotor.com		PHONE:		
APPLICANT CONTACT	NAME(S) (If different than owner): T. Preston Lloyd, Jr., Esq., Williams Mullen				
	RELATION TO OWNER: Attorney-In-Fact for MAT Developments, LLC				
	MAILING ADDRESS: (Incl. City, State, Zip) 200 S. 10th Street, Suite 1600, Richmond, VA 23219				
	E-MAIL: plloyd@williamsmullen.com		PHONE: 804.420.6615		
OFFICE USE ONLY (Completed at time of application)					
COMMENTS:					
PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050		FEE PAID: \$2450.00		PAYMENT TYPE: <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: 590216		DATE RECEIVED: 10/6/2021		RECEIVED BY: MBS

APPLICANT AFFIDAVIT

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

NAME:

NAME:

T. Preston Lloyd, Jr., Esq., Acting Under Special Land Use Power of Attorney

SIGNED:

SIGNED:

T. Preston Lloyd Jr.
T. Preston Lloyd, Jr. a/u POA

DATE: 10/9/21

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

CITY
COUNTY OF: Richmond

Subscribed and sworn before me this 4th day of October, 20 21

Denise D. Kern
Notary Public

My Commission expires: 6.30.24, 20 24



**INVOICE (INV-00000627)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT
MAT Developments
265 Pembroke Ct
Richmond, VA 23219



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000627	10/06/2021	10/06/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-21-0003	PGC Rezoning to B-1 \$140 per acre calculated	\$1,400.00
	PGC Rezonings	\$1,050.00
SUB TOTAL		\$2,450.00

REMITTANCE INFORMATION
Prince George County, VA 6602 Courts Drive P.O. Box 68 Prince George, VA 23875

TOTAL **\$2,450.00**

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

October 5, 2021

VIA EMAIL AND FEDEX PRIORITY OVERNIGHT

Community Development & Code Compliance
Planning & Zoning Division
County Administration Building, 1st Floor
6602 Courts Drive
Prince George, Virginia 23875

Re: Rezoning Application, County Parcel Id. No. 330(OA)00-016-C

Ladies and Gentlemen:

On behalf of the Applicant, MAT Developments, LLC, a Virginia limited liability company, we enclose a Rezoning Application for the captioned property, which is comprised of approximately 10 acres located in the County of Prince George, Virginia (the "Property"), including the below-listed materials.

The application proposes the rezoning of the Property to M-2 General Industrial to authorize use as overflow tractor trailer parking for e-commerce fulfillment transportation, pursuant to Sec. 90-492(1) of the County of Prince George, Virginia (the "County") Code of Ordinances, and as shown on the enclosed Conceptual Plan (as hereinafter defined). The Property currently is zoned M-1 Light Industrial.

The subject Property is presently vacant, comprised only of unimproved land. Located near Corporate Road between US Route 301 and Interstate 95 in the County, the Property is situated in an area designated Commercial by the County's Future Land Use Map (the "Map") in the County's Comprehensive Plan, adopted March 27, 2018, by the County's Board of Supervisors (the "Comprehensive Plan"). According to the Map, the future land uses of surrounding properties are recommended to be Village Center, Residential, and Commercial/Industrial. The Comprehensive Plan provides that future development along US Route 301 should be planned and designed to ensure that the safety and capacity of the road is managed. Further, maintenance and enhancements in Road Corridor Development areas, such as the land along US Route 301, can be critical to the success of the County's economic development and marketing activities.

The proposed rezoning presents the opportunity to maintain industrial use of the Property in an area that the Map portrays as Commercial. While the Map serves as a general guide for the future development of the County, it is not intended to be parcel specific. Further, the Master Plan states that a mixture of land uses may be found in any designation. Given the close proximity of the Property to a Road Corridor Development area combined with the Property's current zoning classification, the proposed rezoning would enhance the County's ability to manage the safety and capacity of surrounding roads, as it would provide safe and commodious trailer parking and storage.

The proposed use of the Property contemplates improvements to the parking areas, as shown on the enclosed Conceptual Plan. The parking surface will be constructed of pervious materials, including

WILLIAMS MULLEN

October 5, 2021

Page 2

approximately eight inches (8") of base material and topped with crush-and-run. The proposed use of the Property does not contemplate construction of any enclosed structure(s). Accordingly, no corresponding public water or sewer connections are proposed at this time. (If in the future, the owner desires to expand the improvements to include an enclosed structure requiring public water and sewer, such connections would be subject to prior County approval in connection with site plan review.)

Access to the Property would be provided via Corporate Road, a public road maintained by the City of Petersburg, Virginia (the "City"). The northern boundary of the Property contiguous with the municipal boundary-line between the County and the City. The proposed use of the Property will generate approximately 15 vehicle trips per day. Accordingly, the proposed use does not generate sufficient vehicle trips to require review by the Virginia Department of Transportation (VDOT) of a traffic impact analysis pursuant to Chapter 527 of the 2006 Acts of Assembly (Virginia Code § 15.2-2222.1) or the corresponding VDOT regulations (24VAC30-155).

Other site features including landscaping, vegetative screening, stormwater management, and erosion and sediment control measures will be provided as required in connection with the County's site plan review.

The following application materials are enclosed:

1. Rezoning Application Form;
2. Proffer Statement;
3. Conceptual Plan entitled "Corporate Road Truck Storage, Prince George County, Virginia," dated November 2, 2020 (the "Conceptual Plan");
4. Special Limited Power of Attorney; and
5. Check payable to the County in the amount of \$2,450.00 for the Application Fee.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or should you require additional materials in connection with the County's review.

Sincerely,



T. Preston Lloyd, Jr.

Enclosures

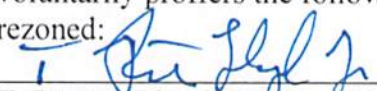
Cc: Mr. Alan K. Jones, MAT Developments, LLC

46218532_1

PROFFERS FOR CONDITIONAL REZONING

Rezoning Case No. _____

Pursuant to Section 24-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:



T. Preston Lloyd, Jr., Esq., a/u special power of attorney October 5, 2021
Date

1. Prohibited Uses. The following uses shall be prohibited on the Property:

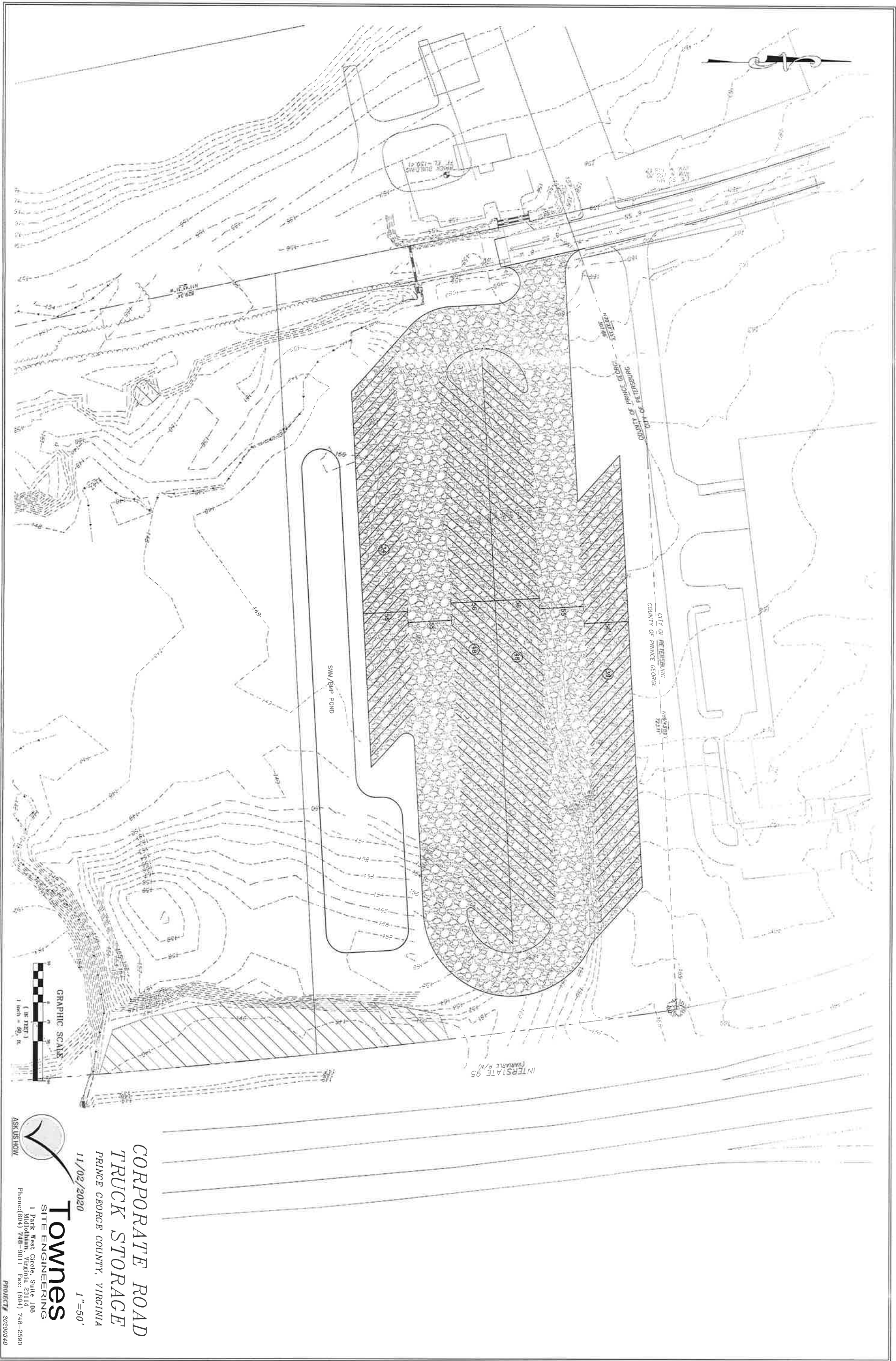
- a. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- b. Blacksmith shops, welding or machine shops.
- c. Building material sales yards and plumbing supplies storage.
- d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- e. Petroleum storage.
- f. Sawmills and planing mills.
- g. Brick manufacture.
- h. Boiler shops.
- i. Meat, poultry and fish processing.
- j. Public utilities.
- k. Concrete products or central mixing and proportioning plants.
- l. Vehicle impound facility.

2. Natural Buffer.

- a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be as approved in connection with site plan review.

- b. **Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.**

46218588_1



CORPORATE ROAD
TRUCK STORAGE
PRINCE GEORGE COUNTY, VIRGINIA

11/02/2020 1"=50'

Townes
SITE ENGINEERING
1 Park West Circle, Suite 108
Middleton, Virginia 22114
Phone: (004) 740-9011 Fax: (004) 740-2590

ASK US HOW

PROJECT# 20200340



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"
Zoning Confirmation Letter

September 12, 2022

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, September 22, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

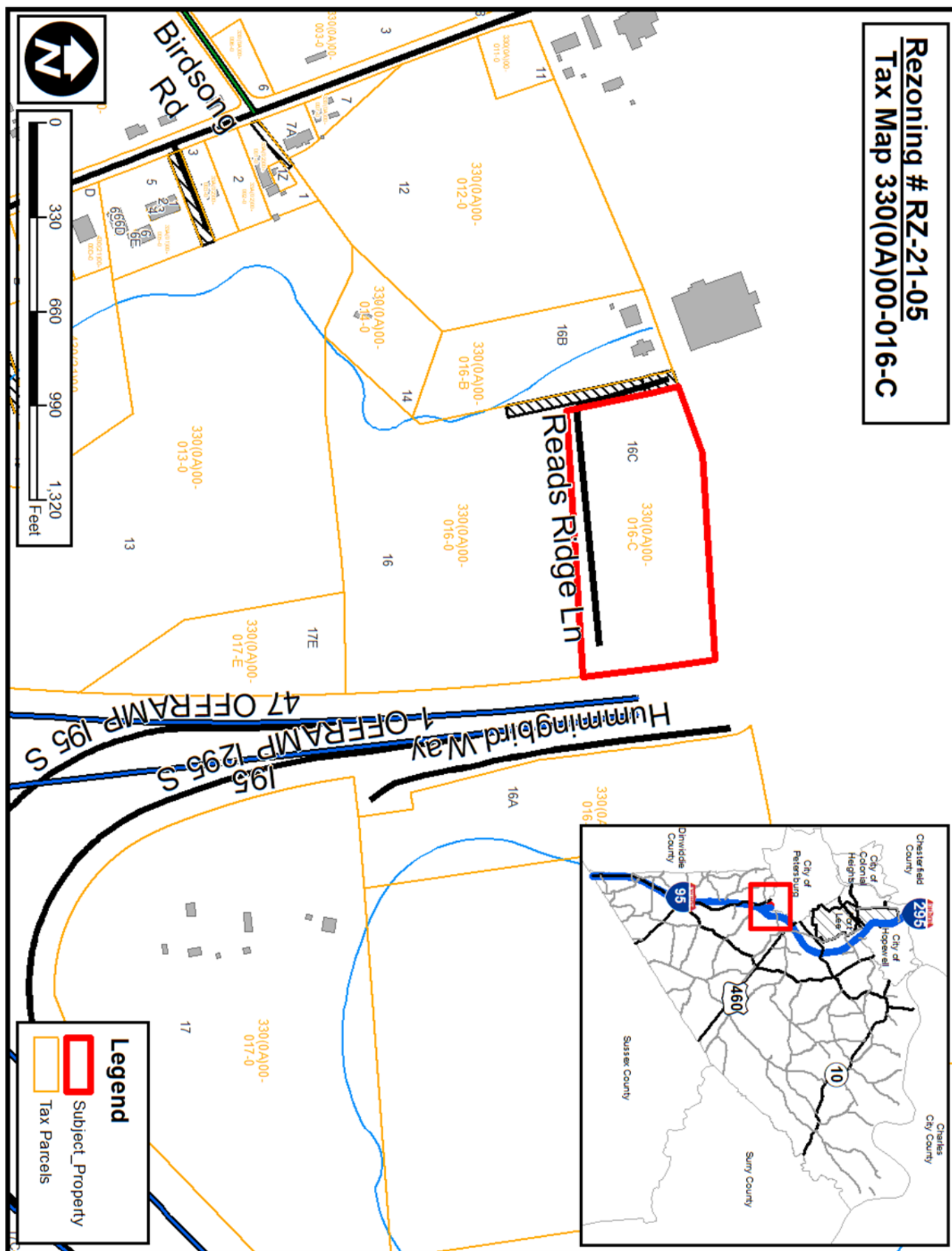
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II

Rezoning # RZ-21-05
Tax Map 330(0A)00-016-C



Legend

- Subject_Property
- Tax Parcels

H B PROPERTY ASSOCIATES LLC
8544 CULFOR CRES
NORFOLK, VA 23503

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS, VA 23834

COMSTOCK PAMELA M
117 ROANOKE AVE
COLONIAL HEIGHTS, VA 23834

MAT DEVELOPMENTS LLC
265 PEMBROKE CT
RICHMOND, VA 23238

CITY OF PETERSBURG
135 N. Union St.
Petersburg, VA 23803

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George County Planning Commission will hold public hearings on Thursday, September 22, 2022 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning district to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 7

REZONING AMENDMENT REQUEST – RZ-22-01
PLANNING COMMISSION STAFF REPORT – September 22, 2022

RESUME

APPLICANT: Andrew M. Condlin – Roth Jackson Gibbons Condlin, PLC

PROPERTY OWNER: SL Well Station Road LLC

REQUEST: To conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning district to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(OA)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

STAFF RECOMMENDATION: Staff Recommends Approval, subject to the proffered conditions.

**STAFF REPORT CONTENTS/
ATTACHMENTS**

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors Approval
4. Staff Report
5. Copy of the Application with Attachments
6. Copy of previous zoning case ZM-08-004
7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request RZ-22-01 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

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

APPROVE WITH CHANGES:

I move to forward request RZ-22-01 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-22-01 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-22-01 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2022:

Present:

Marlene J. Waymack, Chair
Donald R. Hunter, Vice-Chair
Floyd M. Brown, Jr.
Alan R. Carmichael
T. J. Webb

Vote:

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(OA)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-01 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 340(OA)00-134-0, consisting of approximately 880 acres, as delineated in recorded Instrument # 220001922, is hereby rezoned from I-2 General Industrial District, as stipulated in the Prince George County Zoning Ordinance adopted December 27, 2007, to M-2 General Industrial District, as stipulated the current adopted zoning ordinance; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant:

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.

2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
3. The following uses will not be permitted upon the Property:
 - (1) Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.
 - (2) Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.
 - (3) Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.
 - (4) Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.
 - (5) Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.
 - (6) Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.
 - (7) Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.
 - (8) Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.
4. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing September 22, 2022

RZ-22-01– 8800 Wells Station Road Rezoning

Applicant: Andrew M. Condlin – Roth Jackson Gibbons Condlin

Owner: SL Well Station Road LLC

Case Manager: Andre Greene - (804)722-8678

I. Request

This request is to conditionally rezone 880.4 acres from I-2 General Industrial to M-2 General Industrial in order to market the property for leasing of the existing facilities and to commence development of the remaining acreage for build-to-suit and speculative opportunities.

II. Property

Address: 8800 Well Station Road

Tax Map: 340(0A)00-134-0

Site Size: 880.4 Acres

Legal Owner: SL Wells Station Rd, LLC

RE Taxes Paid?: Yes

Zoning District: I-2, General Industrial

Current Use: Industrial, mostly vacant wooded site

Comp Plan Land Use: Industrial

Planning Area: Prince George Planning Area

Previous Zoning Cases: ZM-08-004

III. Meeting Information

Planning Commission Public Hearing: September 22, 2022

Board of Supervisors Public Hearing: September 27, 2022 (Tentative)

IV. Background

SL Well Station purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center. The Property was previously owned by Rolls-Royce Crosspointe LLC and contains the manufacturing facility and accessory uses previously used by Rolls-Royce for the production of gas turbine engines. The Rolls-Royce facility recently closed.

V. Applicant Proposal & Rationale

The applicant wishes to rezone 880.4 acres of land located at 8800 Wells Road from I-2, General Industrial to M-2, General Industrial in order to market the property to lease the existing facilities and to commence developing the remaining acreage for build to suit and speculative opportunities. The rezoning request includes a conceptual plan and a voluntarily submitted proffer statement.

The applicant is requesting a zoning change from I-2 to M-2 because the I-2 zoning district no longer exists as a zoning district within the County's current Zoning Ordinance and because the conditions of the zoning case further limit the development potential of the property for new industrial users. The proffered conditions that applied to the property when it was rezoned to accommodate Roll Royce and the production of gas turbine engine are no longer applicable since the company has ceased operation on the property.

The applicant desires to rezone the former site of the Rolls-Royce facility to M-2, which is a zoning district that does exist in the current Zoning Ordinance, and to provide a set of proffered conditions that are up-to-

date and on-trend with current market conditions. This rezoning would enable the applicant to more effectively market the property for leasing and other development opportunities.

VI. Exhibits

Exhibit 1: Aerial view of request area



Exhibit 2: Zoning Map (Light blue color = I-2 zoning)

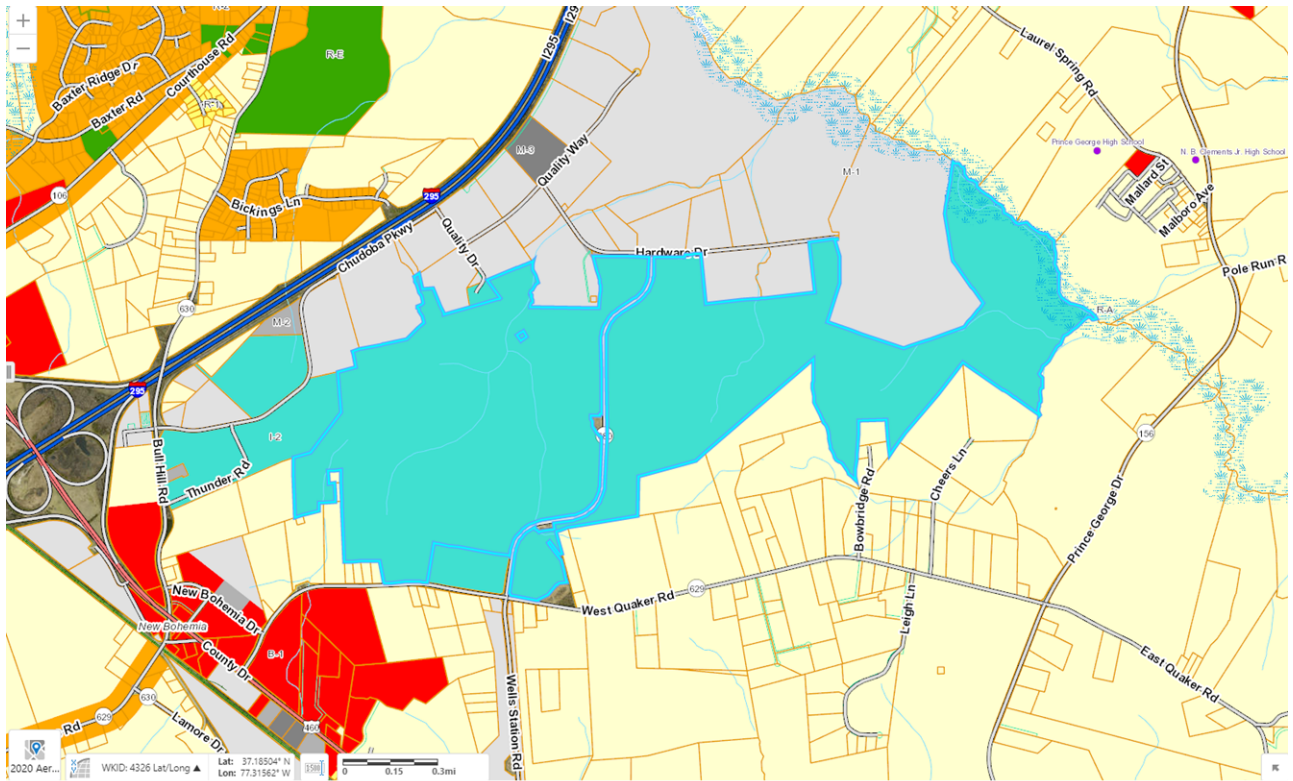


Exhibit 3: Future Land Use Map (Purple color = Industrial)

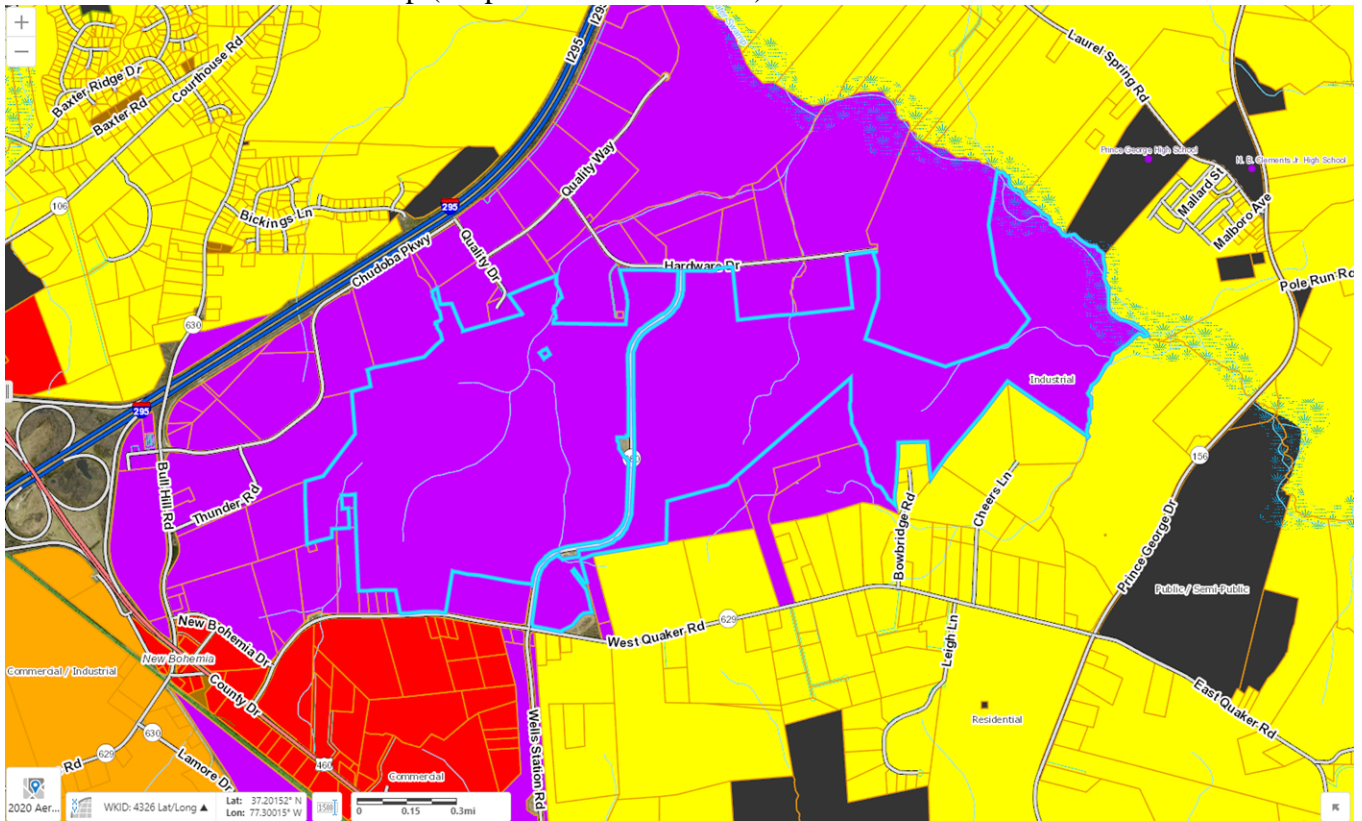
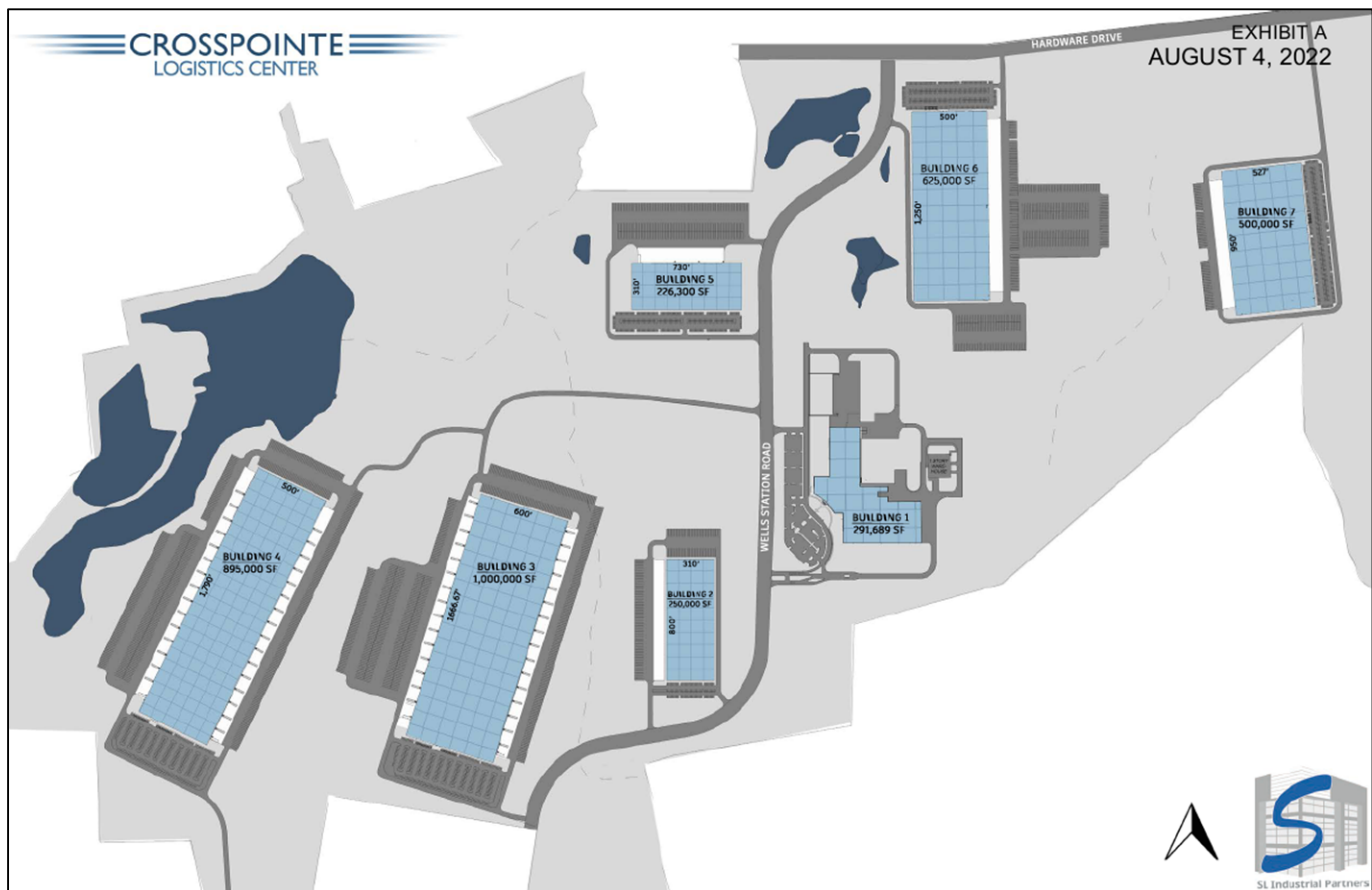


Exhibit 4: Conceptual Plan



VII. Planning and Zoning Review Comments

1. Rezoning Case ZM-08-004 rezoned the property to I-2, General Industrial with proffered conditions that were specifically designed for Rolls-Royce and suppliers for the production of gas turbine engines.
2. The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility) as well as the remaining land that remains undeveloped at this time.
3. Two parcels that were part of the original Rolls-Royce property are not part of this request and will remain zoned I-2:
 - a. 340(24)00-001-0 – 70 +/- acres sold to Service Center Metals with a facility under development
 - b. 340(0A)00-016-0 – 36 +/- acres retained by Rolls-Royce Crosspointe LLC
4. The owner has submitted a subdivision plat to divide the subject property into two parcels, with the former Rolls-Royce facility on its own parcel. Approval of the plat will follow after the BOS considers this request.
5. The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area (See Exhibit 3).

VIII. Supplemental Staff Review Comments

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

1. VDOT can support the amended proffer included in the 9-1-22 email from Andy Condlin.

Utilities Department – Rachael A. Lumpkin, Utility Project Engineer

1. The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
2. The only available capacity for the property is at the existing building where connection fees have been paid. There is currently no additional capacity for new buildings proposed on the property.

Economic Development – *Stacey English, Economic Development*

1. This property is located in the Enterprise Zone.
2. Comments will be reserved for site plan submission.

The departments below reviewed this request and had no comments.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

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

Fire & EMS Department – *Shawn Jones*

Building Inspections Division – *Charles Harrison III, Building Official*

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

PG Police Department – *Harold Shreves*

The departments below received this request and did not provide any comments.

PG Sheriff's Department - *Chris Douglas*

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to Staff's recommended conditions (based on the proffered conditions executed 9-6-22).

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from I-2, General Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The rezoning will serve to remove the I-2 designation from the subject property, which is an improvement because I-2 is not a zoning classification in the current Zoning Ordinance. Also, the proffers tied to the former Rolls-Royce operation at this location will be removed.
4. There are no major concerns from other County departments.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports, with minor changes to number all conditions and reference the current zoning ordinance.

XI. Recommended/Proffered Conditions

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.
2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
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4. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

RECEIVED
AUG - 8 2022
BY:



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-22-01

DATE SUBMITTED:

RECEIVED

AUG 05 2022

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS

REQUEST:

Rezoning the property from I-2 to M-2

REQUEST PROPERTY ADDRESS / LOCATION:

8800 Wells Station Road between West Quaker Road and Hardware Drive

REQUEST TAX MAP(S): (List all)

340(OA)00-134-0

**AFFECTED
ACREAGE:**

880.4 acres

**ENTIRE PARCEL?:
(Y / N)**

Yes

**CURRENT
ZONING:**

I-2

**PROPOSED
ZONING:**

M-2

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

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

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

☒ **PROPOSED CONDITIONS / PROFFER STATEMENT**

☐ **ADDITIONAL ATTACHMENTS:**

☒ **CONCEPTUAL SITE PLAN***

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

☐ **COMMUNITY MEETING SUMMARY**

LEGAL OWNER

NAME(S):

SL Well Station Road LLC

MAILING ADDRESS (Incl. City, State, Zip)

195 Morristown Road Basking Ridge NJ 07920

E-MAIL:

holdensabato@silvermangroup.com

PHONE:

973-765-0100 X 4083

APPLICANT CONTACT

NAME(S) (If different than owner):

Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

RELATION TO OWNER:

Attorney

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

1519 Summit Avenue, Suite 102 Richmond Virginia 23230

E-MAIL:

acondlin@rothjackson.com

PHONE:

804-977-3373

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

Rezoning Fee is Waived - Economic Development Project

PAYMENT

FEE DUE:

Rezoning: \$1,050 + [See Fee Schedule]
Amend Existing Zoning Case: \$1,050

FEE PAID:

Waived

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

N/A

DATE RECEIVED:

N/A

RECEIVED BY:

N/A

OWNER AFFIDAVIT

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

NAME: Andrew M. Condlin by Power of Attorney
for SL Well Station Road LLC

NAME: _____

SIGNED: [Signature]

SIGNED: _____

DATE: 8/5/22

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

CITY: Richmond
COUNTY OF: Richmond

Subscribed and sworn before me this 5th day of August, 2022.

[Signature]
Notary Public

My Commission expires: 11/20, 2025



Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

SL Well Station Road, LLC
8800 Wells Station Road
APPLICANT STATEMENT
August 4, 2022

SL Wells Station Road, LLC (the "Applicant") recently purchased approximately 880 acres of real property with an address of 8800 Wells Station Road within the Crosspointe Logistics Center (the "Property") located in the County of Prince George, Virginia (the "County"). The Property was previously owned in fee by Rolls-Royce Crosspointe, LLC, which contained the manufacturing facility and accessory uses for Rolls Royce. That facility has since closed.

The Applicant is a wholly owned subsidiary of SL Industrial Partners, which owns and manages over 25 million square feet of industrial product throughout the United States. The Applicant is actively marketing the Property to lease the existing facilities located on the Property and will begin developing the remaining acreage for build to suit and speculative opportunities. The Property is currently zoned I-2, which is no longer an existing zoning district within the County's existing Zoning Ordinance. Further, the proffered conditions applicable to the Property include specific provisions related to the Rolls Royce company and its facilities, that are no longer applicable.

The Applicant would like to rezone the Property to an M-2 District, which currently exists in the Code, and provide for proffered conditions that are more up to date with current market conditions that will enable the Applicant to more effectively market the property for leasing and further development. This is an opportunity for the County to provide economic development and job growth opportunities in an area that is appropriate given the surrounding zoning, uses, and existing conditions.

The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance adopted December 27, 2007, a copy of which is attached and made part of this request.

The following development limitation is applicable to the Property:

Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of site plan approval.

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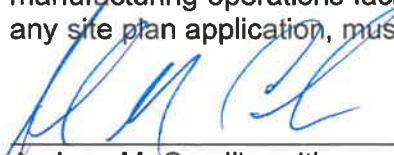
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A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.



Andrew M. Condlin, with power of attorney and on behalf of SL Well Station Road LLC

COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

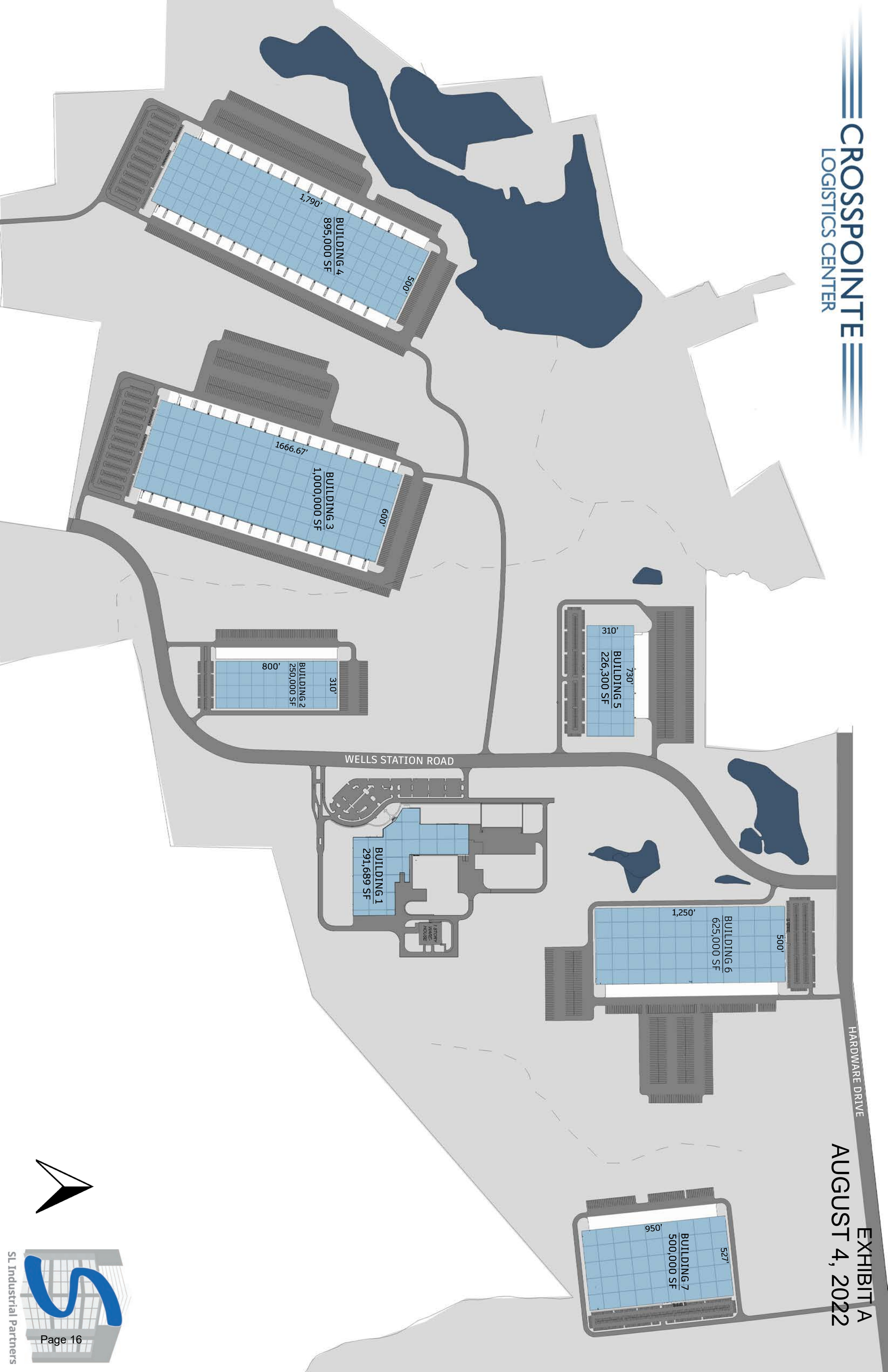
The foregoing was acknowledged before me the 6th day of September, 2022 by Andrew M. Condlin, with power of attorney for and on behalf of SL Well Station Road LLC.

My commission expires: 11/30/2025




Notary Public
Notary Reg No. 7714399

[Notary Stamp]

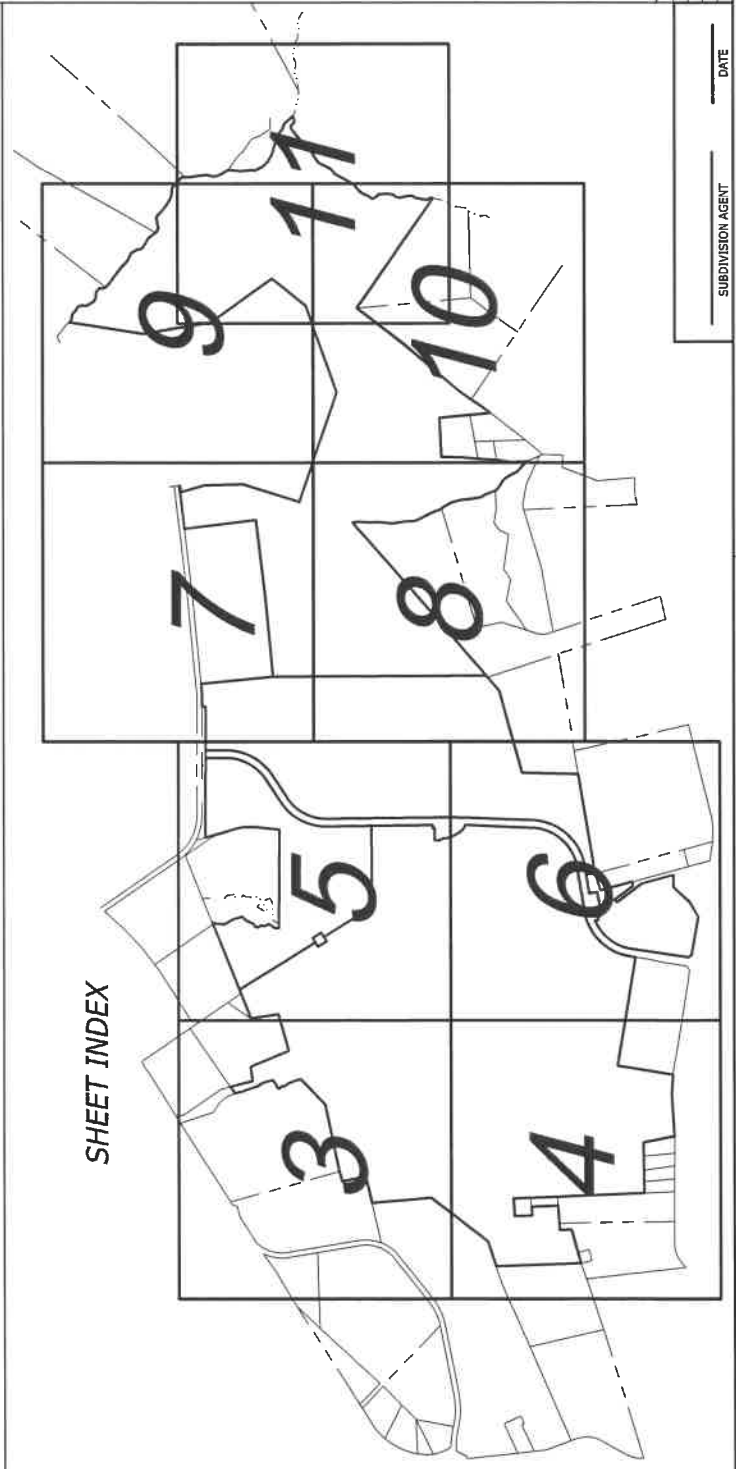
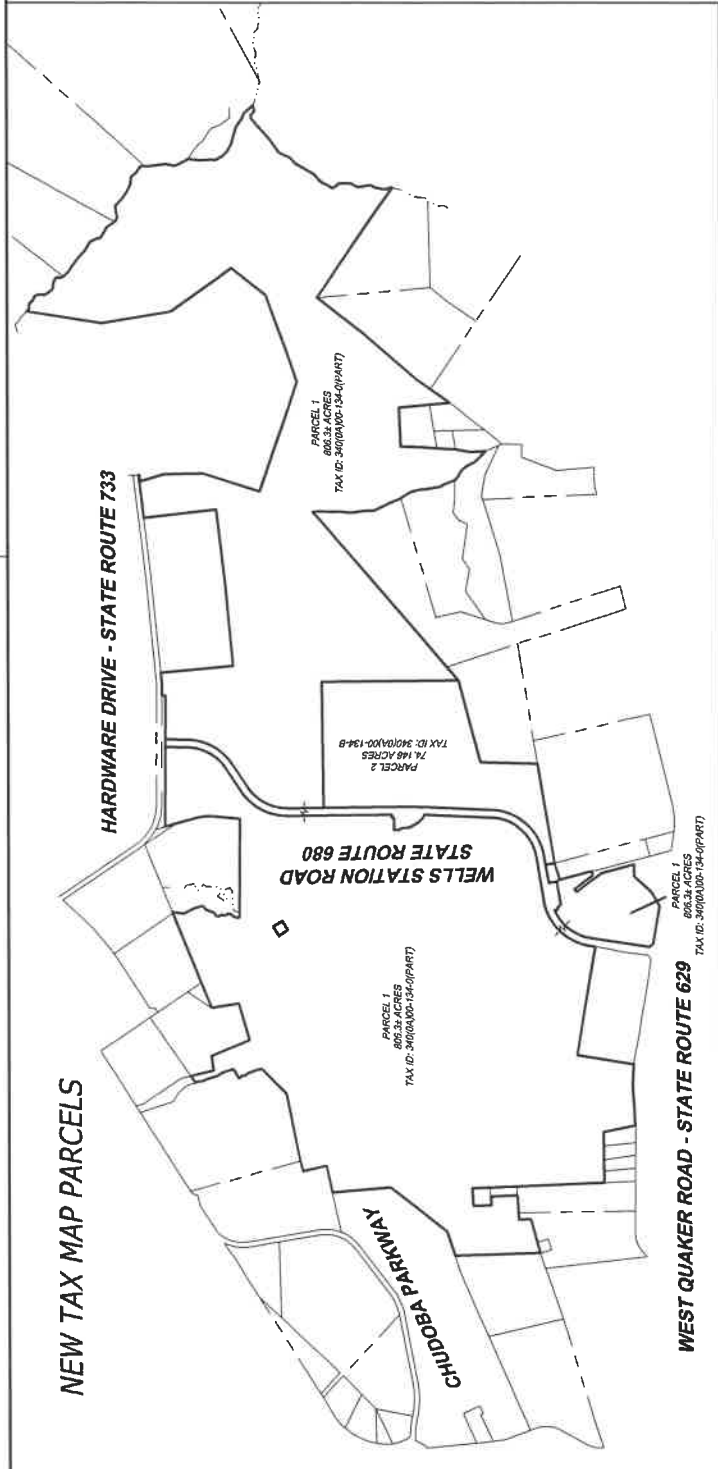
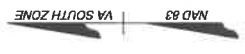




SUBDIVISION
 OF LAND OWNED BY
SL WELL STATION
ROAD, LLC
TAX MAP 340(0A)00-134-0

Shes District	Prince George County, VA
Date	June 15, 2022
Scale	1"=1,000'
Sheet	2 of 11
Drawn by	D. Pugh
Check by	D. Pugh
Revised	August 02, 2022 - Court Comments

SCALE 1"=1,000'
 0 1,000' 2,000'



SUBDIVISION AGENT	DATE
-------------------	------

COPY OF PREVIOUS ZONING CASE

ZM-08-004

Board of Supervisors
County of Prince George, Virginia

Zoning Map Amendment

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 28th day of October, 2008.

Present:

Henry D. Parker, Jr., Chairman
 Jerry J. Skalsky, Vice Chairman
 Alan R. Carmichael
 G. Reid Foster, Jr.
 William A. Robertson, Jr.

Vote:

Aye
 Aye
 Aye
 Absent
 Aye

P-1

On motion of Mr. Robertson, seconded by Mr. Skalsky, which carried a unanimous vote, the following Resolution was adopted:

REZONING MAP AMENDMENT – REQUEST OF ROLLS-ROYCE NORTH AMERICA (USA) HOLDINGS CO. (CONTRACT PURCHASER) TO CONDITIONALLY REZONE ONE THOUSAND AND THIRTY-FIVE (1,035) ± ACRES FROM I-1, LIMITED INDUSTRIAL DISTRICT TO I-2, GENERAL INDUSTRIAL DISTRICT. THE SUBJECT PARCELS ARE LOCATED IN CROSSPOINTE CENTRE, AND IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 340(0A)00-028-0, 340(0A)00-015-0, 340(0A)00-016-0, 340(0A)00-029-0, 340(0A)00-134-0, 340(03)00-001-0, 340(0A)00-142-0, 340(0A)00-143-0, 340(0A)00-141-A, 350(0A)00-001-0, 350(01)00-002-0, 350(01)00-001-0, 340(0A)00-032-0, 340(0A)00-033-0 AND 340(0A)00-014-D, IN THE RIVES DISTRICT.

The applicant, Rolls-Royce North America (USA) Holdings Co. (Contract Purchaser) is requesting to conditionally rezone one thousand and thirty-five (1,035) ± acres from I-1, Limited Industrial District to I-2, General Industrial District. The applicant's intent is to create a mixed use, industrial park. Currently, I-1, Limited Industrial District does not allow the permitted uses or the uses permitted by Special Exception. The I-2, General Industrial District allows the permitted uses and uses permitted by Special Exception under Sections 90-328.4 (A) and 90-328.4 (B) of the Zoning Ordinance.

WHEREAS, Rolls-Royce North America (USA) Holdings Co. (Contract Purchaser), did on September 25, 2008 make application identified as RZ 08-11, to the

Board of Supervisors of the County of Prince George, Virginia to conditionally rezone one thousand and thirty-five (1,035) ± acres from I-1, Limited Industrial District to I-2, General Industrial District; and

WHEREAS, the Board of Supervisors has given due consideration to all of the factors set forth in Section 90-2 of "The Code of the County of Prince George, Virginia"; and

WHEREAS, the notice and hearing requirements of Sections 15.2-2204 and 15.2-2285 of The Code of Virginia (1950, as amended) have been observed; and

WHEREAS, the Board of Supervisors finds that it is empowered by the County Code to approve the rezoning request for which application is made; and

WHEREAS, the Board of Supervisors has given due consideration to the interests of the surrounding area and to the interests of the general public; and

WHEREAS, the Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the requested conditional re-zoning; and

The Prince George County Planning Commission held a public hearing on October 23, 2008 concerning this request.

WHEREAS, the Board of Supervisors has duly reviewed the recommendation of the Planning Commission and is of the opinion that approval of this request is in the interests of public necessity, convenience, and good zoning practices;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 28th day of October, 2008 hereby amends the Official Map of the County of Prince George as follows:

Rezone Assessor's Parcel Numbers 340(0A)00-028-0, 340(0A)00-015-0, 340(0A)00-016-0, 340(0A)00-029-0, 340(0A)00-134-0, 340(03)00-001-0, 340(0A)00-142-0, 340(0A)00-143-0, 340(0A)00-141-A, 350(0A)00-001-0, 350(01)00-002-0, 350(01)00-001-0, 340(0A)00-032-0, 340(0A)00-033-0 and 340(0A)00-014-D, consisting of one thousand and thirty-five (1,035) ± from I-1, Limited Industrial District to I-2, General Industrial District with the following conditions:

The use of the property shall be substantially in according with the Conceptual Master Plan prepared by Timmons Group dated September 2, 2008 and shall be subject to, unless otherwise excluded by this document, the uses permitted in the I-2 (General Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance adopted December 27, 2007, a copy of which is attached and made part of this request.

The following land uses shall be permitted within the development:

Assembly: assembly and packaging of gas turbine engine power plants from previously manufactured components. Minor machining activity may be involved to facilitate the assembly process. Component staging, kitting (grouping of components into a kit) and some level of warehousing will be a sub-function of the assembly process.

Business Support Services: Establishments engaged in the sale, rental or repair of office equipment, supplies, materials, or the provisions of services used by Rolls-Royce and suppliers located on the Property.

Casting: Production of gas turbine components using precision-molding techniques e.g. lost wax process or permanent mold process (intended for supplier collocations).

Component Manufacture: Component manufacture will include precision machining activities such as grinding, turning, milling, drilling, finishing and other various metal shaping activities. Primary process inputs include previously processed materials such as metal alloy forgings, castings, bar stock, as well as previously machined components. Additional process steps may include heat treatment, surface preening, welding (i.e. linear friction and inertia) or coating. Component manufacturing may include the use of composite materials.

Corporate Activities and Administration: General office space that supports the overall business, including customer facing business units and supporting functions, e.g. to include, but not limited to, sales, marketing, finance, legal, communications, and IT. These offices may also house certain employee support services, e.g. medical services and food service, which may be a combination of fast food restaurant and table service with non-disposable containers.

Engine Repair and Overhaul: Engine disassembly, evaluation, inspection, refurbishment, replacement, and reassembly. Disassembly and assembly activities will contain a subset of activities described under "Assembly." Refurbishment activity will contain a subset of activities described under "Component Manufacture." Included with this use is appropriate ancillary storage for inducted or repaired engines or other components related to Rolls-Royce businesses.

Engine Testing: Operating the engine in a test bed environment to insure the integrity of the performance specifications of the engine for quality and regulatory compliance. Jet fuel is a required input for the testing process necessitating the presence of a fuel farm on site. The test bed facility is designed to control the external effects of the process, such as noise and vibration.

Forging: Production of gas turbine components through the process by which metal is heated and is shaped by plastic deformation by suitably applying compressive force (intended for supplier collocation).

Intermodal Facility/Railway Facility: A facility for the transfer of materials from one mode of transportation to another to facilitate import/export of materials to and from the site in an organized manner. This facility shall be a terminal linked to the existing Norfolk Southern line via an industrial park spur.

Laboratories and Research Facilities: Development of advanced manufacturing technologies that deliver step change, low cost, high intensity components via stable and capable processes. These facilities will be operated jointly with research-based universities and industry partners under the Commonwealth Center for Advanced Manufacturing (CCAM).

Limited Recycling Activity: A facility used for the collection and storage of recyclable materials and byproducts to support exclusively Rolls-Royce and supplier activities at Crosspointe.

Warehousing: A facility for the short term receipt, storage, subassembly, categorization and distribution of component subassemblies and group parts, which includes both third party and internal logistics.

The following land uses shall be permitted with a Special Exception:

Day Care Center: A Day Care Facility that will be available to employees of Rolls-Royce and its on-site suppliers and may be made available to the public on a space available basis. The center will be designed to support up to 100 children. Approximately two acres will be set aside for this use. Adequate logistical space to accommodate drop-off and collection of children will be incorporated into the design.

Fuel Farm: A facility providing short-term storage and usage of jet fuel for the exclusive use of Rolls-Royce to support the testing of gas turbine engine products, with a maximum capacity of 115,000 gallons. Extensive safeguards will be implemented and are outlined in Section VI, 'Impact Considerations.'

The following uses and accessory uses will be utilized by the employees of Rolls-Royce, its suppliers, partners and industrial park neighbors located at Crosspointe Centre, and their guests:

Food Service Cafeterias/Coffee Shops: An establishment engaged in the preparation and sale of food, beverages and desserts which may be a combination of a fast food restaurant in disposable containers and table service in non-disposable containers internally located within a corporate or administrative office space building.

Indoor Sports and Recreation: Predominantly participant uses conducted within an enclosed building. Typical uses include but are not limited to walking and jogging trails, fitness centers, and gymnasium building containing basketball, racquetball, volleyball and tennis courts, indoor track and swimming pools.

Internal Power Generator: A land based gas turbine power plant that generates electricity in a combined heat and power setting that may also facilitate the production of steam and hot water for site usage on the Property.

Outdoor Sports and Recreation: Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include but are not limited to swimming pools, volleyball, tennis and racquetball courts.

Corporate Training and Conference Center: A training and conference center containing corporate meeting rooms and state of the art facilities, which will include corporate lodging units available for rental or lease to transient guests capable of accommodating persons for short (less than 30 days) or long term (more than 30 days) stays on the Property. Services provided may include periodic maid services, onsite guest laundry and dry cleaning services, food service banquet facilities and indoor recreation uses such as but not limited to a fitness spa center and swimming pool. **Note:** The Corporate Training and Conference Center building(s) height shall be forty-five (45) feet or less within the I-2 Zoning District.

The following uses will not be permitted within the development:

Correction Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate those individuals from a surrounding community.

Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity. **NOTE: Chemical Manufacturing and Explosives shall not be permitted. A Fuel Farm has been requested as a Special Exception and shall be permitted as a use on the Property.**

Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.

Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.

Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.

Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.

Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.

Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

The following development standards shall be applicable:

All development standards as required by Article V of the County of Prince George Zoning Ordinance adopted December 27, 2008 shall be met.

A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of the site plan application, must approve a landscape plan.

The Engine Testing Facility must be designed to operate well within the 75 dbA requirement of Section 54-23 – NOISE of the Code of Prince George, Virginia, as adopted November 16, 2004.

The Fuel Farm must comply with all federal, state and local environmental laws and regulations, including the Environmental Protection Agency's Spill Prevention, Control and Countermeasures (SPCC) regulation, which requires professional engineering certification of the facility, as well as regular inspections.

Rolls-Royce in its operation of the fuel farms must utilize the following safeguards: Tanks will sit within a leak proof concrete bath that is sized to contain 110% of all liquid from tanks should leakage occur; Automatic detection and alarms should a tank leak or exceed its capacity; Special procedures to inspect and remove rainwater gathered within the concrete bath; Emergency Response Plans to ensure that both Rolls-Royce and local fire and EMS are prepared to respond to any incident.

Lighting will comply with Section 90-540.2 of the Zoning Ordinance, as adopted December 27, 2007. A lighting plan must be submitted as part of site plan approval for any development within Crosspointe Centre. Each plan must show location of all proposed lighting, type of lighting, fixture heads, height of lighting and the foot-candle produced by the lighting. The Director of Planning, prior to site plan approval, must approve the lighting plan.

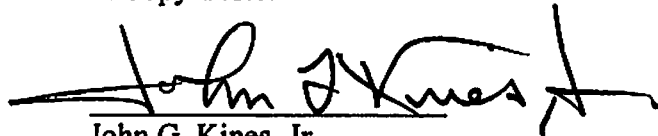
Rolls-Royce must provide onsite 24-hour security for its facilities.

Rolls-Royce must coordinate with local Emergency, Fire and Law Enforcement Agencies to insure that there are agreed security, emergency and disaster plans in place for Rolls-Royce facilities.

Rolls-Royce will provide a comprehensive signage plan to be approved by the Director of Planning for all developments within the Crosspointe Centre.

Developments within Crosspointe Centre may be required to submit a Traffic Impact Analysis (TIA) to the County of Prince George, for review by the Virginia Department of Transportation, as part of the site plan approval process, if deemed necessary by the County to address traffic impacts of the development. A TIA shall not be required for the 310 acres already analyzed in a study prepared by Timmons Group for the County of Prince George, dated July 15, 2008.

A Copy Teste:

A handwritten signature in black ink, appearing to read "John G. Kines, Jr.", with a stylized flourish at the end.

John G. Kines, Jr.
County Administrator



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"
Zoning Confirmation Letter

September 12, 2022

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, September 22, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

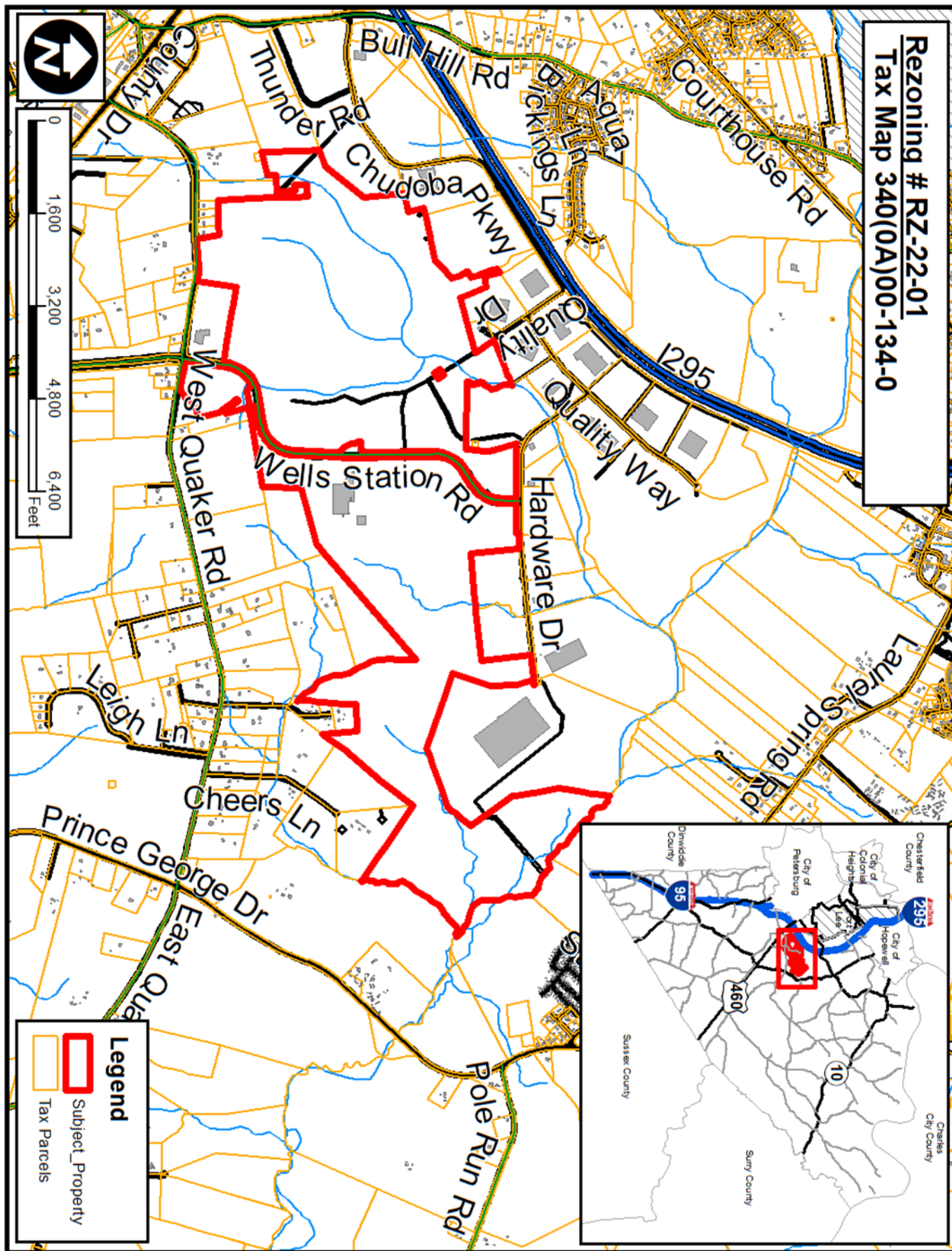
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II

Rezoning # RZ-22-01
Tax Map 340(0A)00-134-0



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

Phone: 804.722.8659 - Fax: 804.722.0702

www.princegeorgecountyva.gov

BAJANA GREGORIO J & JERRI
5296 W QUAKER RD
DISPUTANTA, VA 23842

BAUCOM BILLY J & KATHERINE
6010 W QUAKER RD
DISPUTANTA, NJ 23842

BLACKBURN E H & PATRICIA ANN
5809 W QUAKER RD
DISPUTANTA, VA 23842

BRADLEY TROY D
5280 W QUAKER RD
DISPUTANTA, VA 23842

BROWN ASSOCIATES PRINCE GEORGE
LLC
26 MAIN ST
ALBANY, NY 12204

CABANISS W KAY
8695 CHEERS LN
DISPUTANTA, VA 23842

CAROLINA CONTAINER LLC
1 PATRIOT PLACE
FOXBOROUGH, MA 02035

CEMETERY ON JOHN F VINSH
PROPERTY
6820 ANCHOR WAY
SARASOTA, FL 34231

COX AMY L & JACK K JR
9000 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

DUBOVSKY ELIZABETH V LIFE ESTATE
5901 W QUAKER RD
DISPUTANTA, VA 23842

GREENRICH LLC ATTN JEFFREY GREEN
8737 WILSHIRE BLVD
BEVERLY HILLS, CA 90211

GRIMM TIMOTHY L
8705 BOWBRIDGE RD
DISPUTANTA, VA 23842

HOLLINGSWORTH G P
TWO CENTRE PLAZA
CLINTON, TN 37716

KORKOS KALI
5304 W QUAKER RD
DISPUTANTA, VA 23842

LEWIS BARRY M & VERA B
8800 BOWBRIDGE RD
DISPUTANTA, VA 23842

NOLAND PROPERTIES INC
3131 S DIXIE DR STE 220
DAYTON, OH 45439-2223

NUNNALLY JACK MILTON SR & BERYL A
7621 LAUREL SPRING RD
PRINCE GEORGE, VA 23875

PERDUE FOODS INC
PO BOX 1537
SALISBURY, MD 21802-1537

PETIK ANDREW M
7501 LAUREL SPRING RD
PRINCE GEORGE, VA 23875

PRIODE KENNETH L & BARBARA V
6524 W QUAKER RD
DISPUTANTA, VA 23842

RADFORD R D & BILLIE
8716 BOWBRIDGE RD
DISPUTANTA, VA 23842

RAINES MARVIN M III
5515 W QUAKER RD
DISPUTANTA, VA 23842

REEVES TIMMY W & SHEILA B
8860 CHEERS LN
DISPUTANTA, VA 23842

ROACH LEONARD N SR & FLORENCE B
934 W HIGH ST
PETERSBURG, VA 23803

ROACH THOMAS & CLARA A C/O
LEONARD ROACH SR
934 W HIGH ST
PETERSBURG, VA 23803

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS, VA 23834

RP-SCM PROPERTIES LLC
800 E CANAL ST STE 1900
RICHMOND, VA 23219

SCHOOL BOARD OF PR GEO COUNTY
PO BOX 400
PRINCE GEORGE, VA 23875

SHODON
PO BOX 50
GWYNN, VA 23066

SI VIRGINIA LLC
1 ROCKY TOP LN
CLINTON, TN 37716

SKALSKY BRENDA S
6405 W QUAKER RD
DISPUTANTA, VA 23842

SKALSKY BRYAN C
2520 S ANDOVER ST
WEST HAVEN, UT 84401

SKALSKY CHARLES F & JOANN V
6002 COUNTY DR
DISPUTANTA, VA 23842

SL WELL STATION ROAD LLC C/O THE
SILVERMAN GROUP
195 MORRISTOWN RD
BASKING RIDGE, NJ 07920

SLOAN RODNEY E & ELIZABETH J
5801 W QUAKER RD
DISPUTANTA, VA 23842

SPAIN JOYCE V & VINSH JEAN F
3701 RIVES RD
SOUTH PRINCE GEORGE, VA 23805

THOMAS JAMES A
5411 W QUAKER RD
DISPUTANTA, VA 23842

THOMAS LEVON & CELESTINE D
5501 W QUAKER RD
DISPUTANTA, VA 23842

TIBBEDEAUX MARK W & DEBORAH E
5303 W QUAKER RD
DISPUTANTA, FL 23842

U S BANK TRUST NA TR C/O HUDSON
HOMES MANAGEMENT LLC
3701 REGENT BLVD STE 200
IRVING, TX 75063

UNIVERSITY OF VIRGINIA FOUNDATION
PO BOX 400218
CHARLOTTESVILLE, VA 22904

VINSH DAVID M & MARY E R
6820 ANCHOR WAY
SARASOTA, FL 34231

VINSH JEAN F
4204 WOODSTOCK RD
DISPUTANTA, VA 23842

VINSH JOSEPH J JR & MARY B TRUSTEES
VINSH FAMILY REVOCABLE TRUST
6512 W QUAKER RD
DISPUTANTA, VA 23842

VIRGINIA GATEWAY LOGISTICS
2195 EASTVIEW PKWY STE 100
CONYERS, GA 30013

VSP ATTN PAUL F MALGEE
8140 QUALITY DR
PRINCE GEORGE, VA 23875-3006

WALLERMAN LLC
6104 HARDWARE DR
PRINCE GEORGE, VA 23875

WOODRUFF SHANE L
5288 W QUAKER RD
DISPUTANTA, VA 23842

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George County Planning Commission will hold public hearings on Thursday, September 22, 2022 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning district to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 8

September 13 Meeting Recap

Board of Supervisors Adopts 2022 Strategic Plan for Prince George County

A Strategic Plan is a promise to the community on what their local government is going to try to achieve for them. It is a set of results that the government will dedicate people, resources, and partnerships for the community to achieve these results. After months of preparation with interviews, Focus Group Sessions, public input forums, and a survey/questionnaire, the County had its Strategic Plan meeting on May 14, 2022 where the Board came up with four strategic priorities. The four strategic priorities are Infrastructure, Economic Development & Prosperity, Land Use & Development, and Good Governance. Under each of these priorities are Strategic Goals. A Strategic Goal describes in measurable terms the significant results the Organization must accomplish over the next 2-5 years in order to fulfill the Board's intention for the Strategic Priority.

At the Board's August 9 work session, Managing Results LLC presented the final draft Strategic Plan documents including the Plan and Priorities, the County's Vision Statement and the County's Mission Statement that were developed over the past several months. At its September 13 meeting, the Board unanimously approved and adopted the Plan.

Other matters that came before the Board at its meeting:

- Received an update from Richard Bland College.
- Received a General Assembly update from Dan Whitten, County Attorney.
- Approved on consent and presented a commendation to Allan C. Richeson for his attainment of the Elections/Registration Administrator (CERA) Certification.
- Approved on consent and presented to Carol Crawford a commendation for her service to Prince George County.
- Approved on consent a resolution accepting utility easements and temporary construction easements for the Force Main Relocation Project.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Received a report on the Back to School Fair from Bertha Judge, Director of Social Services.

- Unanimously approved and adopted the 2022 Strategic Plan for Prince George County.
- Unanimously approved an award of contract for the purchase of two Pump Stations – Pump Station 9 and Pump Station 10 of \$204,400 Each (Total \$408,800) and a budget transfer from ARPA Utility Contingency Account for \$600,000 to cover total estimated Pump Station 9 and 10 Improvements.
- Unanimously approved a resolution changing the FY2022-2023 Position Control Chart with a budget appropriation of the Department of Criminal Justice Services School Resource Officer Grant Funds (\$103,389) for a School Resource Officer at Harrison Elementary.
- Unanimously approved a resolution changing the FY2022-2023 Position Control Chart to reclassify a PTR Utility Worker III to Full-Time Utility Inspector and FY2022-2023 budget transfer in the amount of \$11,968.
- Unanimously approved a revision to the Position Control Chart for reclassification of position in Real Estate Assessor's Office.
- Unanimously approved an appropriation of additional FY2023 State Revenues in the amount of \$121,829.
- Unanimously postponed to September 27 an award of contract and budget transfer in the amount of \$189,050 for an Organizational Review and Staffing Level Study – Managing Results, LLC.
- Unanimously approved an authority to advertise a Public Hearing for the appropriation of \$3,724,810.50 in Coronavirus State and Local Fiscal Recovery Funds (Tranche 2).
- Unanimously approved an authority to advertise a Public Hearing for the appropriation of \$1,809,789.62 in Unexpended Series Fall 2019 Stormwater Bond Proceeds for use in FY2023.
- Unanimously approved an appropriation of Opioid Settlement Funds in the amount of \$14,272.89 and Discussion of Allowable Uses.
- Held a public hearing and approved a Special Exception request of Charles Skalsky to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District.

- Held a public hearing and unanimously approved an Ordinance for a one-time waiver to allow the use of private water and wastewater facilities for Sheetz, Inc.
- Held a public hearing and unanimously approved a Lease Agreement for use of a storage bay at the Disputanta Community Center between the County of Prince George, Virginia and L3Harris Technologies, Inc.
- Held a public hearing and unanimously approved an Ordinance to Amend § 22-1 of “The Code of the County of Prince George, Virginia”, 2005, as amended, to change the name of the Industrial Development Authority of Prince George County to the Economic Development Authority of Prince George County.

Begin

TAB 9



SPECIAL EXCEPTION APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

SE-22-07

DATE SUBMITTED:

JUN 07 2022

BY: TWG

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:		
	Special Exception to See Attached Statement of Proffer		
	REQUEST PROPERTY ADDRESS / LOCATION:		
	1100 Jordan Point Road Prince George, Virginia 23860		
REQUEST	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y / N) - Each parcel):
	040 (02) 00-001-0 040 (0A) 00-003-A 140 (08) 00-00A-1 040 (0A) 00-002-A 040 (02) 00-001-A	1	Y
	ATTACHMENTS (Check if Attached; * = Required):		
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)		
LEGAL OWNER	NAME(S):		
	Jordan Point LLC / Eric Keck		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	6900 Sturgeon Point Rd Providence Forge, VA 23860		
APPLICANT CONTACT	E-MAIL:	PHONE:	
	EKEQ42@aol.com	804 241-7926	
	NAME(S): If different than owner):		
	Ihab Atallah		
APPLICANT CONTACT	RELATION TO OWNER:		
	Perspective Buyer		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	5460 Godfrey Rd Parkland, FL 33067		
PAYMENT	E-MAIL:	PHONE:	
	Ehab@TattsandTacos.com	954-661-4241	
	OFFICE USE ONLY (Completed at the time of application)		
	ZONING DISTRICT(S):	LAND USE(S) CODE REFERENCE(S):	
R-A + R-1			
Varroos - To be Confirmed			
PAYMENT	FEE DUE:	FEE PAID:	PAYMENT TYPE:
	Special Exception: \$700 Special Exception Home Occ: \$350	\$700	CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:
	check 6515 / Enargov:	6/24/22	TWG

OWNER AFFIDAVIT

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

NAME:

Jordon Point LLC

Eric L Keck Mng Member

SIGNED:

[Signature]

NAME:

SIGNED:

DATE:

6/25/22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Charles City

Subscribed and sworn before me this

25th

day of

June

, 20 22

Karen R Schureman

Notary Public

My Commission expires:

April 30, 2026



COUNTY OF PRINCE GEORGE
COMM DEV & CODE COMPLIANCE
PO BOX 156
6602 COURTS DR
PRINCE GEORGE, VA 23875-0156
(804) 722-8750
Welcome

19997364-0001 Tim G. 06/24/2022 10:56AM

EG INVOICE

ATALLAH, IHAB

2022 Item: INV-00002258

Special Exception

Request 700.00

700.00

Subtotal 700.00

Total 700.00

CHECK 700.00

Check Number 6515

Change due 0.00

Paid by: ATALLAH, IHAB

Thank you for your payment

CUSTOMER COPY

Application by Ihab Atallah
Former Jordan Point Golf and Country Club
Prince George County, Virginia
June 7, 2022

Ihab Atallah (the “**Applicant**,”) is submitting this application for the purpose of a special exception for an existing commercial location name to be determined (the “**Project**.”) The special exception for this property is necessary and further required in order to operate this property for multiple commercial uses. The said applicant is seeking a special exception for the Project to accommodate and help facilitate the proposed uses.

The proposed property included in the zoning request consist of approximately 143 acre parcel located in District Two of Prince George County, Virginia, located on Jordan Point Road between Route 10 and Route 5 (the “**Property**,”) formally the Jordan Point Golf and Country Club. This can be seen in the attached conceptual plan date 3 May, 2022. The property tax map parcels are 040(02)00-001-0, 040(0A)00-003-A, 140(08)00-00A-1, 040(0A)00-002-A, 040(02)00-001-A. The current zoning of the Property is R-A residential- agricultural and R-1 limited residential and partially wooded with several existing structures.

Project Description

The purpose of this project is to reactivate a once thriving established Country Club. We look to revitalize this location and give families and community members a place to enjoy the beauty of Prince George and Jordan Point while offering activities to encourage health and wellness such as biking trails, pickle ball courts, driving ranges, dog park, a Country Club and an already beautiful backdrop to host events such as weddings, receptions ect.. Our goal is enhance an already wonderful area and give locals a place to create memories and build relationships while improving quality of life.

STATEMENT OF PROFFER
SPECIAL EXCEPTION

Pursuant to Article XVIII of the Prince George County Zoning Ordinance, Ihab Atallah do hereby voluntarily proffer, as the applicant and prospective owner 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 former Jordan Point Golf and Country Club 1100 Jordan Point Rd Prince George, Virginia on tax map parcels 040(02)00-001-0, 040(0A)00-003-A, 140(08)00-00A-1, 040(0A)00-002-A, 040(02)00-001-A:

1. The development of the property shall substantially conform to the conceptual plan entitled, "Former Jordan Point Golf and Country Club," prepared by Ihab Atallah, dated June 7, 2022.
2. Country Club utilizing existing structures
3. Driving Range existing located near main entrance of property
4. Bike trails utilizing already existing golf cart pathways
5. Weddings events and receptions to be held in already existing country club structures on property

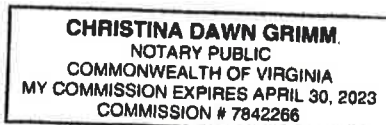
I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

 Date: 6-7-22
Signature

I Christina Dawn Grimm - a Notary for the State of Virginia, do verify that the foregoing instrument was signed before me this the 7th day of June, 2022.

April 30th, 2023
My Commission Expires

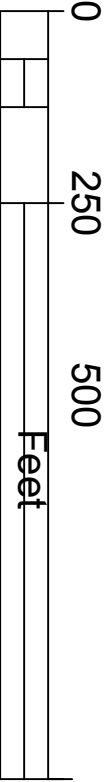
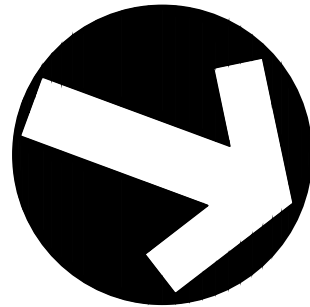
Christina Dawn Grimm





Special Exception Exhibit

1100 Jordan Point Rd - July 20, 2022



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RZ-22-0006
INV 00002692



BY: _____

REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-22-02

DATE SUBMITTED:

AUG 22 2022

BY: TWG

APPLICANT FILL-IN ALL BLANKS

REQUEST:

Rezone to M2

REQUEST PROPERTY ADDRESS / LOCATION:

7526 Harvest Rd. 7530 Harvest Rd. 7543 Harvest Rd.
7515 Harvest Rd. 7540 Harvest Rd. 5201 Prince George Dr.

REQUEST TAX MAP(S): (List all)

240(OA)00-069-A 240(OA)00-069-B 240(OA)00-069-C
240(OA)00-069-L 240(OA)00-069-M 240(OA)00-069-N
240(OA)00-069-F 240(OA)00-069-K

AFFECTED ACREAGE:

1.9

ENTIRE PARCEL?: (Y / N)

Y

CURRENT ZONING:

M1, R-A, R-200

PROPOSED ZONING:

M2

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

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

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ CONCEPTUAL SITE PLAN*

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

☐ COMMUNITY MEETING SUMMARY

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

☒ ADDITIONAL ATTACHMENTS:

NAME(S):

Jeff Oakley, Robert E Forehand Jr.

MAILING ADDRESS (Incl. City, State, Zip)

5115 Prince George Dr. Prince George, VA 23875

E-MAIL: bforehand@oakleytanklines.com

joakley@oakleytanklines.com

PHONE: Jeff Oakley Bob Forehand

804-543-4173 804-731-2278

NAME(S) (If different than owner):

Ashley Forehand Oakley

RELATION TO OWNER:

Spouse, daughter

MAILING ADDRESS (Incl. City, State, Zip)

5115 Prince George Drive, Prince George, VA 23875

E-MAIL: ashley@ashleyfoakley.com

PHONE:

804-731-2755

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT	FEE DUE: \$3,710 Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:

OWNER AFFIDAVIT

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

NAME:

Jeffrey S. Oakley

NAME:

Robert E. Forehand Jr

SIGNED:

Jeffrey S. Oakley

SIGNED:

Robert E. Forehand Jr

DATE:

8/22/22

DATE:

8/22/2022

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince GeorgeSubscribed and sworn before me this 22 day of August, 20 22.

Notary Public

Cathy Diane TaylorMy Commission expires: 8-31-, 20 23

AFFIDAVIT

August 19, 2022

Re: Preliminary Rezoning Application #21-03 Response to Comments

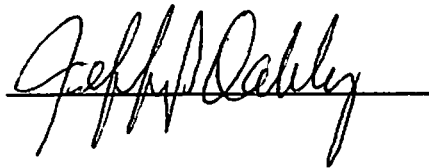
For the past 30 years at least 75% of the business in this park have required M-2 zoning. This includes some 25 different businesses.

Through this time county officials, property owners in the park, and neighbors all thought this park was zoned M-2.

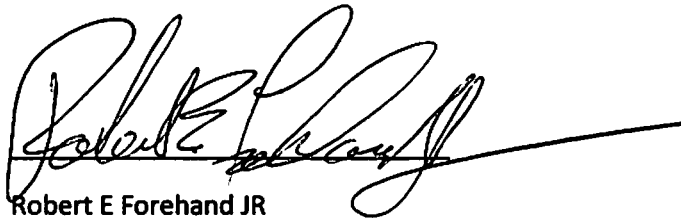
We are seeking consistent zoning in this small industrial park so current businesses which have all been issued appropriate business license are in compliance.

Additionally, the rezoning is for existing parcels only. There are no new development plans, there will be no increased traffic in to and out of the park, and the present buildings have all been in existence since 1981.

Ultimately when the zoning is corrected there will be no change to the impact for VDOT, public safety, business uses, or public opinion. The only change will be that current and future businesses will be operating in compliance with zoning laws and county tax income from the park will increase vs decrease.

A handwritten signature in black ink, appearing to read "Jeffrey S Oakley", written over a horizontal line.

Jeffrey S Oakley

A handwritten signature in black ink, appearing to read "Robert E Forehand JR", written over a horizontal line.

Robert E Forehand JR

August 10, 2022

**RE: Rezoning request from M-1 to M-2
7526, 7530, 7543, 7515, 7540, Harvest Drive
5201 Prince George Drive**

To whom it may concern:

Please consider the below conditions for the Rezoning request of the property owners for the above referenced properties.

The properties are located in an industrial park off Prince George Drive which has been in existence since before 1981. The properties over the years have been zoned various classifications, including Business, M-1, M-2 and I-2 (I-2 has since been removed from the Zoning districts). Our goal is to have one consistent Zoning that encompasses all the uses currently in park and allows for future owners and tenant to have clear guidance on allowable uses in the park.

The M-2 Zoning district designation for the industrial park would best fit the current and planned uses for the properties, with the following use restrictions:

Under Section 90-492. – Permitted Uses.

(1) Truck terminals.

(2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.

~~(3) Blacksmith shops, welding or machine shops.~~

(4) Building material sales yards and plumbing supplies storage.

(5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.

(6) Petroleum storage.

~~(7) Sawmills and planing mills.~~

~~(8) Brick manufacture.~~

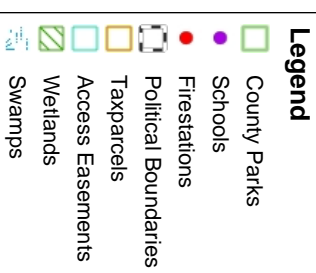
- ~~(9) Boiler shops.~~
- ~~(10) Meat, poultry and fish processing.~~
- (11) Public utilities.
- ~~(12) Conservation areas.~~
- ~~(13) Game preserves.~~
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- (17) Concrete products or central mixing and proportioning plants.
- ~~(18) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.~~
- (19) Vehicle impound facility.
- (20) All M-1 permitted uses.

Thank you for your review and consideration of this Rezoning request.

Sincerely,

The image shows two handwritten signatures in blue ink. The first signature, 'Jeff Oakley', is written in a cursive style. The second signature, 'Robert E. Forehand Jr.', is also in cursive and is longer, extending further to the right. Both signatures are positioned above the printed names of the signatories.

Jeff Oakley and Robert E. Forehand Jr.



Copyright, 2020 County of Prince George, VA

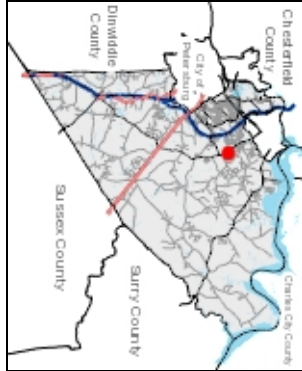
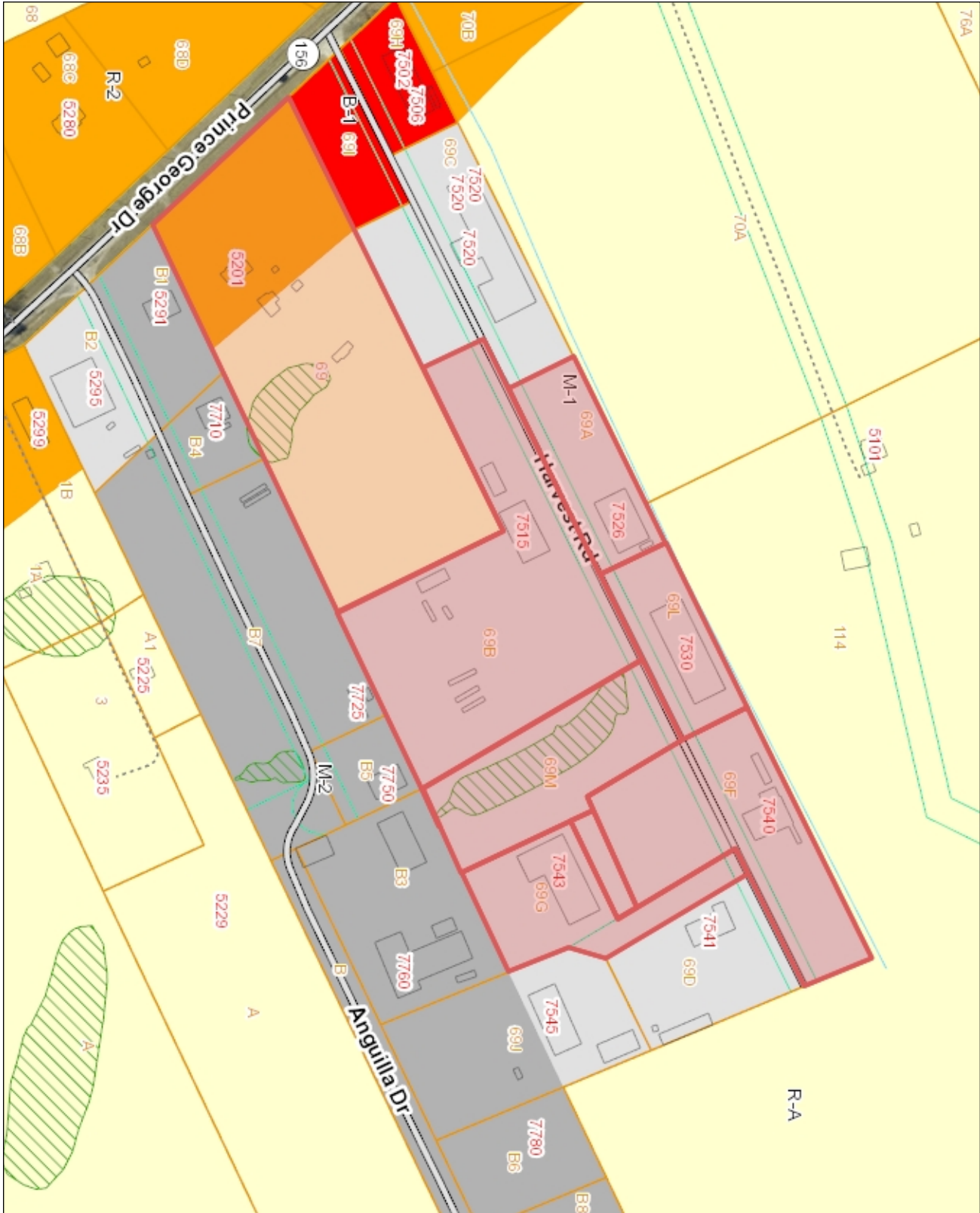


Feet

8/23/2022



County of Prince George



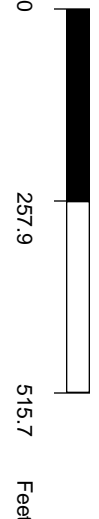
Legend

- County Parks
- Schools
- Firestations
- Political Boundaries
- Taxparcels
- Access Easements
- Wetlands
- Swamps
- Zoning
 - A-1
 - B-1
 - M-1
 - M-2
 - M-3
 - R-1
 - R-2
 - R-3
 - R-4
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 - R-100
- Other

Notes



The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.



Map Scale 1: 3,094
8/23/2022





COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

DATE SUBMITTED:

RECEIVED

SEP 01 2022

APPLICANT FILL-IN ALL BLANKS BELOW

REQUEST / PROPERTY DETAILS

IS THIS REQUEST RELATED TO A CURRENT ZONING APPLICATION? (IF SO, SPECIFY ID#):

REQUEST ADDRESS / LOCATION:

11800 S Crater Road - The Continental Motel

REQUEST TAX MAP(S):

430(03) - 00-00B-D

AFFECTED ACREAGE:

2.18

ENTIRE PARCEL (Y / N):

Yes

WHAT SPECIFIC CHANGE(S) IS/ARE REQUESTED FOR THE FUTURE LAND USE MAP?

Change land use from residential to business

EXISTING FUTURE LAND USE DESIGNATION:

Residential

REQUESTED FUTURE LAND USE DESIGNATION:

Business

REQUIRED ATTACHMENTS (CHECK IF ATTACHED):

☐ ADDITIONAL ATTACHMENTS (LIST):

☒ RATIONALE DOCUMENT

(SUPPORTING FACTS, REASONS)

☒ MAP TO SCALE

(USE GIS OR ENGINEER DRAWING)

LEGAL OWNER

NAME(S):

Prince George County

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

6602 Courts Drive Prince George, VA 23875

E-MAIL:

senglish@princegeorgecountyva.gov

PHONE:

804-722-8609

APPLICANT CONTACT

NAME(S) (IF DIFFERENT THAN OWNER):

Stacey English

RELATION TO OWNER:

Designee

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

Same as above

E-MAIL:

Same as above

PHONE:

Same as above

OWNER AFFIDAVIT

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

NAME:

Jeffrey D. Stoke

NAME:

SIGNED:

Jeffrey D. Stoke

SIGNED:

DATE:

8/29/2022

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this

29th

day of

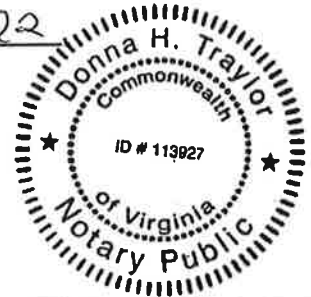
August

, 20 22

Donna H. Traylor
Notary Public

My Commission expires:

Dec 31, 2022



OFFICE USE ONLY

CURRENT ZONING DISTRICT(S):

SURROUNDING ZONING DISTRICT(S):

CURRENT LAND USE(S):

SURROUNDING LAND USE(S):

PRE-APPLICATION MEETING REQUIRED? (CIRCLE ONE)

Y / N / TBD / Held: _____

COMMUNITY MEETING REQUIRED? (CIRCLE ONE)

Y / N / TBD / Held: _____

COMMENTS:

FEE DUE:

AMEND COMPREHENSIVE PLAN: \$700

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:



MEMO

TO: Prince George Planning Department

FROM: Stacey English, Economic Development Specialist

DATE: August 30, 2022

SUBJECT: Comprehensive Plan Amendment for 11800 South Crater Road

MESSAGE:

Prince George County Economic Development is requesting an amendment to the most recent Comprehensive Plan, to allow for Business zoning at 11800 South Crater Road.

As specified in the Prince George County Exit 45 Strategic Action Plan, the County has recently purchased the Continental Motel Property, located at 11800 S Crater Road. The County has demolished this property and intends to market the property for redevelopment.

The County hopes to attract a restaurant or retail business in accordance with the Exit 45 Strategic Action Plan and the forthcoming County-wide Strategic Plan. Both plans are supported by the Prince George County Board of Supervisors. The Exit 45 plan recommends that the proper zoning is in place for a restaurant/retail use.

PRINCE GEORGE COUNTY ECONOMIC DEVELOPMENT

Prince George, VA • (804) 691-3454 • senglish@princegeorgecountyva.gov



MEMO

MESSAGE CONTINUED:

To comply with these plans, Prince George County Economic Development is requesting to rezone the property to B-1 to make it more marketable for retail or restaurant development. The County intends to reduce the blight at Exit 45 and add to the tourism and business offerings at the Exit.

Planning staff made the recommendation to Economic Development staff that an amendment to the Comprehensive Plan should be made with the rezoning request. As stated in the attached communications from Mr. Greene, the Comprehensive Plan lists this property's future land use as residential.

However, Mr. Greene mentioned that Planning staff would support rezoning this property to Business because it has previously operated as a business, and some of the adjacent and most of the surrounding properties have business zoning. This shows that a retail or restaurant use of the property would be consistent and compatible with surrounding land uses.

The Exit 45 Strategic Action Plan is available upon request, and can also be found on our website:
www.princegeorgecountyva.gov/business/exit_45_strategic_plan.php.
Economic Development Staff is available to answer any questions or concerns. Please contact Stacey English at 804-691-3454 or senglish@princegeorgecountyva.gov.

PRINCE GEORGE COUNTY ECONOMIC DEVELOPMENT

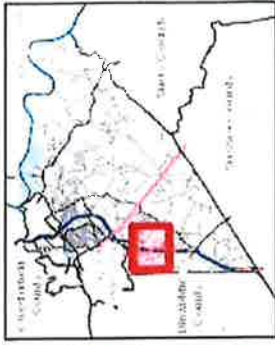
Prince George, VA • (804) 691-3454 • senglish@princegeorgecountyva.gov



Prince George County's Tourism Zone at Exit 45



Continental Motel Property



- Legend**
- Schools
 - Firestations
 - Political Boundaries
 - Road Centerlines
 - Virginia Secondary
 - Interstate
 - Virginia Primary
 - US Highway
 - Taxparcels
 - Access Easements
 - Road Intersections
 - Swamps

Notes

Property is indicated by the blue outline along S Crater Road.

Map Scale 1: 31,262

2/11/2022

5,210.4 Feet

2,605.2

0

The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.

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REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

DATE SUBMITTED:

RECEIVED

SEP 01 2022

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST:				
	Rezoning the subject parcel to B1				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	11800 S Crater Road 430(03)00-00B-0 The Continental Motel				
	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:	PROPOSED ZONING:
	430(03)-00-00B-0	2.18	Yes	R1	B1
LEGAL OWNER	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)				
	<input type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT				
	<input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing)				
	<input type="checkbox"/> COMMUNITY MEETING SUMMARY				
APPLICANT CONTACT	NAME(S):				
	Jeffrey D. Stoke				
	MAILING ADDRESS (Incl. City, State, Zip)				
	6602 Courts Drive Prince George, VA 23875				
	E-MAIL: senglis@princegeorgecountyva.gov PHONE: 804-722-8609				
APPLICANT CONTACT	NAME(S) (If different than owner):				
	Stacey English				
	RELATION TO OWNER:				
	Designee				
	MAILING ADDRESS: (Incl. City, State, Zip)				
Same as above					
PAYMENT	E-MAIL: same as above PHONE: same as above				
	OFFICE USE ONLY (Completed at time of application)				
	COMMENTS:				
	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050				
	FEE PAID:				
PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT					
CHECK # / TRANSACTION #:					
DATE RECEIVED:					
RECEIVED BY:					

OWNER AFFIDAVIT

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

NAME:

Jeffrey D. Stoke

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

8/29/2022

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

29th

day of

August

, 20 22

Notary Public

[Signature: Donna H. Traylor]

My Commission expires:

Dec. 31

, 20 22





MEMO

TO: Prince George Planning Department

FROM: Stacey English, Economic Development Specialist

DATE: July 21, 2022

SUBJECT: 11800 S Crater Road Rezoning

MESSAGE:

As specified in the Prince George County Exit 45 Strategic Plan, the County has recently purchased the Continental Motel Property, located at 11800 S Crater Road. The County intends to demolish the property to market it for redevelopment.

The County hopes to attract a restaurant or retail business in accordance with the Exit 45 Strategic Plan. The County intended to reduce the blight at Exit 45 and add to the tourism and business offerings at the Exit.

Even though there is not a specific end user for the property yet, Prince George County is requesting to rezone the property to B-1 to make it more marketable for a retail or restaurant development.

PRINCE GEORGE COUNTY ECONOMIC DEVELOPMENT


Prince George, VA • (804) 691-3454 • senglish@princegeorgecountyva.gov

11800 S Crater Road Rezoning Request Conceptual Map/Site Plan

Prince George County is requesting the rezoning of 11800 S Crater Road from R-1 to B-1 to attract a new retail or restaurant business to the property. To date, a specific end user is not specified. This is a sample layout of the property that will change once an end user is identified.



SF-22-0016
INV00002705

		SPECIAL EXCEPTION APPLICATION Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov		OFFICE USE ONLY	
				APPLICATION #: SF-22-10	DATE SUBMITTED: AUG 29 2022
APPLICANT FILL-IN ALL BLANKS					
REQUEST	REQUEST: <i>To open SHOP For Auto repair</i>				
	REQUEST PROPERTY ADDRESS / LOCATION: <i>19725 Carson Ruritan Rd Carson VA 23830</i>				
	REQUEST TAX MAP PIN(S): (List all) <i>620 (0A) 60-035-E</i>		AFFECTED ACREAGE (Each parcel): <i>4.18</i>	ENTIRE PARCEL (Y / N) - Each parcel: <i>Yes</i>	
	ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS:				
LEGAL OWNER	NAME(S): <i>ROBERT D Dempsey Tonya L Dempsey</i>				
	MAILING ADDRESS: (Incl. City, State, Zip): <i>19725 Carson Ruritan Rd Carson VA 23830</i>				
	E-MAIL: <i>ROBERT.Dempsey1@yahoo.com</i>		PHONE: <i>804-255-6424</i>		
APPLICANT CONTACT	NAME(S): (If different than owner):				
	RELATION TO OWNER:				
	MAILING ADDRESS: (Incl. City, State, Zip):				
	E-MAIL:		PHONE:		
OFFICE USE ONLY (Completed at the time of application)					
ZONING DISTRICT(S):			LAND USE(S) CODE REFERENCE(S):		
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:

OWNER AFFIDAVIT

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

NAME:

ROBERT Dempsey

NAME:

Tonya Dempsey

SIGNED:

Robert Dempsey

SIGNED:

Tonya Dempsey

DATE: 8-29-2022

DATE: 8-29-2022

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 29TH day of AUGUST, 20 22.

Notary Public

My Commission expires: Nov 30, 20 23



Lawrence Dale Kennedy
Commonwealth of Virginia
Notary Public
Commission No. 7845320
My Commission Expires 11/30/23

AFFIDAVIT

To Whom it may concern.

1. My name is Robert Dempsey, I live at 19725 Cason Ruritan Road Carson, Virginia 23830. I am writing in to request a special exception of my property and a business license to run a auto maintenance shop on my property, the services I will offer include oil changes, brakes, engine repair, tune-ups, lift kits, suspension. I have spoken to all of my surrounding neighbors and explained to each of them what I would like to do with my business. Attached you will find documentation with the above neighbors names, phone numbers and signatures showing their support in my request to get business license to run the business that I am in hopes of starting. I am requesting a "special exception". I will not have any signage. The hours that I will be open is from 9:00am to 6:00pm Monday -Friday. Max number of customers per day will be 0 to 10. The shop building is a 30x30 900 sq feet. There will not be a fence put up at this time. Parking will be on left side of shop where you can't see cars from road. I Robert Dempsey will be the only person working in shop.

Max number vehicles stored on property 3

Thank you

Robert Dempsey

804-894-3581 19730 Rowanty Court
Vacy Frye Carson VA 23830 Yes

Nike DISE 19515 Rowanty Ct YES
Carson VA 23830 OK

CYNTHIA SIMMONS 19701 Rowanty Ct.
804/898-5233 Concord VA 23830 YES

David CREECH 19807 Carson
434-246-2414 Ruritan Rd.
Carson, VA 23830

Brian Dancer 19715 Rowanty Ct
YES Carson VA 23830

8:00 AM

Sueet Monaghan 19737
804-892-0958 YES Rowanty Court
Carson VA 23830

Rick hemicks 1434-6321051
YES
Linda Arrington
804-295-8315
YES