



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: October 2022 Planning Commission Work Session & Business Meeting

DATE: October 20, 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 Monday, October 24, 2022 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, October 27, 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 September 19, 2022
3	Draft Business Meeting Minutes September 22, 2022
4	Special Exception SE-22-07 County Club @ Jordan Point
5	Special Exception SE-22-10 Dempsey Home Occupation
6	Comp Plan Amend. CPA-22-02 Former Continental Motel Site
7	Rezoning RZ-22-03 Former Continental Motel Site
8	Communications
9	Upcoming Cases November 2022
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Begin

TAB 1

AGENDA – BUSINESS MEETING

Planning Commission of Prince George County, Virginia

Thursday, October 27, 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 – September 19, 2022 [2] **Chairman Bresko**

A-2. Adoption of Meeting Minutes – September 22, 2022 [3] **Chairman Bresko**

PUBLIC HEARINGS

P-1. SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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. [4] **Tim Graves**

P-2. SPECIAL EXCEPTION SE-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The

Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses. [5] **Tim Graves**

- P-3. COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property. [6] **Andre Greene**
- P-4. REZONING RZ-22-03:** Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial". [7] **Andre Greene**

COMMUNICATIONS –Tim Graves, Planner

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors [8]
 - a. BOS Recap
- C. Upcoming Cases for November 2022 [9]
 - a. RZ-22-02 Harvest Road Rezoning (Tentative)
 - b. SW-22-03 Ross Subdivision Waiver
 - c. SE-22-11 Ruffin Home Day Care
 - d. OA-22-04 Floodplain Ordinance Update
 - e. OA-22-05 Ordinance Amendment for Day Support Facilities (Tentative)

ADJOURNMENT – Chairman Bresko

Begin

TAB 2

DRAFT WORK SESSION MINUTES

Planning Commission of Prince George County, Virginia

Monday, September 19, 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko called the meeting to order at 5:30 p.m.

Roll Call – **Commissioners present: Simmons, Elder, Bresko, Anderson**

Commissioners absent: Joyner, Brown, Brockwell

Staff present: Julie Walton, Andre Greene, Tim Graves

AGENDA REVIEW FOR SEPTEMBER 22 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- 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. **Tim Graves reviewed the staff report and answered questions.**
- 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. **Andre Greene reviewed the staff report and answered questions. The applicant attended and answered questions.**
- 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. **Andre Greene reviewed the staff report and answered questions. Applicant representative(s) attended.**

- 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. **Julie Walton reviewed the staff report and answered questions. Applicant representatives attended.**

COMMUNICATIONS (None)

ADJOURNMENT – Chairman Bresko asked for a motion to adjourn. Motion by Elder, Second by Simmons, Vote 4-0. Meeting adjourned at 6:42 p.m.

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia
Regular Business Meeting

September 22, 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, September 22, 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, Andre Greene, Planner II, Tim Graves, Planner I and Missy Greaves-Smith, Office Manager

INVOCATION. Mrs. Elder provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Simmons 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 September 22, 2022 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Mrs. Elder 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. Adoption of the Work Session Minutes** - Mr. Bresko asked the Commissioners to review the minutes of the August 22, 2022 Work Session of the Planning Commission. Mrs. Elder made a motion to approve the August 22, 2022, Work Session minutes. Ms. Anderson seconded the motion.

Roll Call:

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

Abstain: (0)

Opposed: (0)

Absent: (2) Brown, Brockwell

- A-2. Adoption of Meeting Minutes** - Mr. Bresko asked the Commissioners to review the minutes of the August 25, 2022, meeting of the Planning Commission. Ms. Anderson made a motion to approve the August 25, 2022 meeting minutes. Mrs. Elder seconded the motion.

Roll Call:

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

Abstain: (0)

Opposed: (0)

Absent: (2) Brown, Brockwell

- 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.

Tim Graves presented the case to the Planning Commission.

Background information:

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.

The location of this property is just on the edge of the Prince George Planning Area. The County Code states all developments of one or more lots in the Planning Area must connect to the County's public water and waste water systems. 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.

Request Summary:

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).

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 prepared sample motions and a draft resolution for the Commission to use if it finds this request worthy of approval. Criteria for approval of this type of request, as defined in Section 70-208 are:

- 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.

Summary of Staff Reviews from other departments:

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.

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.

Discussion:

Mr. Simmons asked if he owned the property without subdividing it and built a house there, would he be able to build and not have to hook up to public water and sewer?

Mr. Graves replied, yes, if there is not already a house there.

Mrs. Elder questioned if any hardships were indicated in the application process. Mr. Charles Sutton, the property owner, explained he has had some family changes and it would cost too much to hook up to County water and sewer. Therefore, he had decided to sell the property.

Mrs. Anderson questioned the intent of the person buying the property because the mailing address and email were for a business account in Bracy, VA. She asked if they were planning on building a house. Mr. Sutton responded that they are wishing to build a house for their family.

Mr. Bresko asked for clarification on why the applicant did not include the hardships on the application. Mr. Sutton stated he did not realize he needed to include that information.

Mr. Simmons asked if the money from the sale of the house was needed to help to take care of his mother. Mr. Sutton explained he was trying to take care of two houses and financially it has become a hardship.

Mr. Bresko asked the Commissioners for a recommendation and a motion. Mrs. Anderson moved to approve SW-22-02, by adopting resolution R-22-02, to include the following finding:

1. Strict adherence to the general regulation in this ordinance would result on substantial injustice or hardship.

The motion was seconded by Mr. Simmons.

Roll Call:

In favor: (3) Simmons, Anderson, Joyner

Opposed: (2) Elder, Bresko

Absent: (2) Brown, Brockwell

- 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.

Andre Greene presented the case to the Planning Commission.

Background information:

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.

Applicants' Goals:

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."

Request Summary:

- 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 the left and middle suites (totaling 1,920 square feet). The suite on the right is currently being leased.
- There are no plans to make any significant exterior modifications to the building.
- Grand Slam LLC will create approximately 6-7 full-time jobs.
- Up to 16 patients will be 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 in a secure fashion.

Current land uses on adjacent properties:

- North: Business/Professional Offices and Bretmor Head Gear LLC (sales office)
- South: Gladin Automotive Repair Shop
- East: A duplex, a hair salon and Rick Moore's Auto Service
- West: Business offices (which includes an existing specialty health care facility known as Crossroads Treatment Facility)

Expected Impacts on adjacent properties and roadways:

- Minimal Impact

Compatibility with the Comprehensive Plan:

- The proposed use of the building is compatible with the Comp Plan

Summary of Staff Reviews from other departments:

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 Hinson, P.E., LEED AP, VDOT Land Use Engineer - paul.hinson@vdot.virginia.gov

1. The site is accessed from a 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 Drive.
2. VDOT had no objection to the submitted special exception application.

Rachel A. Lumpkin, Utility Project Engineer - rlumpkin@princegeorgedcountyva.gov

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

Staff Recommendation:

Mr. Greene stated that staff recommends approval subject to the recommended conditions.

- 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.
- The request is consistent with the Comprehensive Plan’s Future Land Use Map.
- The proposed use (day support services) fits within the Zoning Ordinance definition of a Special Care Hospital.
- No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Recommended Conditions:

Highlights:

- 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.
- 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.
- The hours of operation shall be from 8:00 AM to 5:00PM.
- 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.
- A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
- 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

Discussion:

Mr. Simmons asked Mr. Greene if the parking capacity at this location was adequate for adding this type of business. Mr. Greene assured the Commissioners it was.

Mr. Simmons asked if the Pharmaceutical Bar issues a license or permit for the medications that would be administered at this facility. Staff directed the question to the applicant to be answered during the applicant's response time.

Mr. Whitten instructed the Chairman to have the applicant speak before opening the Public Hearing.

Mr. Simmons redirected his question to the applicant's representative.

Mark Donius, Program Director for Grand Slam, stated our company has an annual license with the Department of Behavioral Health, all staff members are trained, no narcotics would be onsite, all medications are locked, and Walnut Hill Pharmacy audits us every sixty days. We have had no issues in the past eight years.

Mr. Simmons asked if the businesses are subject to regular inspections. Mr. Donius replied that they are highly audited.

Mr. Joyner inquired about the other facilities in Petersburg. Mr. Donius confirmed they have four additional facilities in Petersburg and have not had any problems.

Mr. Bresko opened the Public Hearing at 7:08 p.m. for anyone wishing to speak for or against SE-22-09. Citizen were asked to state their name and address and would be allowed three (3) minutes to speak.

William Steel, Disputanta, VA, explained his concerns about the Commission and the Board of Supervisors allowing too many special exceptions in general. He stated he did not have an opinion on this case.

Jay Paul, Attorney at Law, PLLC, 5842 Allin Road, Prince George, representing Mike McGowen, spoke in opposition to the request. He stated that the dentist office next to the complex is moving. The methadone clinic is in the business complex where his client is and his property value is decreasing according to his assessment. Safety is a large concern for his client, and Mr. Whitten sent him police reports to support this.

With no one else wishing to speak, Mr. Bresko closed the Public Hearing at 7:16 p.m.

Mr. Bresko asked if the applicant was planning on leasing or buying the building. They indicated that they wanted to purchase the building.

Mrs. Elder asked if staff knew if the Brightview clinic was operational. Mr. Graves explained that the clinic had received their Certificate of Occupancy.

Ms. Anderson asked staff if the methadone clinic in that complex had to have a special exception to open. Mr. Graves stated that a special exception was not required for that facility by the Planning Staff that existed at that time.

Ms. Anderson asked Mr. Paul if his clients were commercial or residential property owners. Mr. Paul stated they owned commercial property.

Mr. Simmons moved that the Planning Commission forward SE-22-09 to the BOS with the recommendation of approval subject to the conditions stated in the Staff Report. Mr. Joyner seconded the motion.

Roll Call:

In favor: (2) Simmons, Joyner

Opposed: (3) Elder, Anderson, Bresko

Absent: (2) Brown, Brockwell

The motion failed.

Mr. Whitten stated that the Commission needed to make another motion.

Ms. Anderson moved that the Planning Commission forward SE-22-09 to the BOS with the recommendation of denial due to safety concerns. Mrs. Elder seconded the motion.

Roll Call:

In favor: (3) Elder, Anderson, Bresko

Opposed: (2) Simmons, Joyner

Absent: (2) Brown, Brockwell

- 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.

Andre Greene presented the case to the Commissioners.

Background:

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.

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, particularly because the road (Corporate Road) used to access the affected site is located within the corporate limits of the City of Petersburg. A traffic generation study and turn warrant analysis were conducted.

Request Summary:

- Conditionally rezone Tax Parcel 330(0A)00-016-0 from M-1 to M-2 in order to construct an overflow tractor-trailer parking for E-commerce fulfillment transportation services.
- 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.
- 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 parking area will be constructed utilizing 21B size gravel that is injected with water and rolled. The result is a hard, dust-free service (See Photo of Parking Lot in Chesterfield).
- There are no structures planned for construction and no extensions of public water and sewer utilities.
- A proffer statement was voluntarily submitted with the rezoning request.

Staff Review Comments:

Planning & Zoning – Andre Greene, Planner II

- The proposed use for tractor-trailer parking is considered a “Truck Terminal” land use, which is permitted by-right in the M-2, General Industrial Zoning District.
- Expected impacts of the proposed use on adjacent properties and roadways are minimal. The applicant prepared a traffic generation study and 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 Road. In addition, no other road improvements have been required.
- It has been determined that Corporate Road is a public road. The City of Petersburg has not requested a maintenance agreement with the applicant.
- 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.
- 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.

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

- 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.

- 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

- This property is located in the Enterprise Zone.

Environmental Division - Angela Blount, Environmental Program Coordinator

- Comments will be reserved for site plan submission.

Proffer Conditions Highlights:

1. Prohibited Uses. The following uses shall be prohibited on the Property: Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping; Blacksmith shops, welding or machine shops; Building material sales yards and plumbing supplies storage; Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; Petroleum Storage; Sawmills and planing mills; Brick manufacture; Boiler shops Meat, poultry and fish processing; Public Utilities. Concrete products or central mixing and proportioning plants. Vehicle impound facility.
2. Natural Buffer. 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.
3. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing.

Mr. Greene stated that staff recommends approval subject to the recommended conditions.

Rational for Approval:

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).

Mr. Bresko asked the Commissioners if they had any questions for the applicant before opening the Public Hearing. With no one having any initial questions, Mr. Bresko opened the Public Hearing at 7:39 p.m. No one came forward to speak. Mr. Bresko closed the Public Hearing at 7:40 p.m.

Mrs. Elder made a motion to forward RZ-21-05 to the Board with a recommendation for approval, subject to the proffered conditions, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Joyner seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (2) Brown, Brockwell

- 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.

Julie Walton presented the rezoning case to the Commissioners. She explained the 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 I-2 District is no longer used in our current Zoning Code. M-2 General Industrial District is the equivalent zoning district to the I-2 General Industrial District. The purpose of the rezoning is to update the current zoning of the property to be consistent with the current adopted ordinance as well as to remove some proffered conditions that were restrictive on this property.

Background:

SL Well Station purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center. For marketing purposes, they are requesting a more general M-2 use and would like to remove some of the restrictive conditions that the Rolls-Royce facility had proffered previously for the property. The Rolls-Royce facility recently closed.

The Property was formerly 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. This property is located off West Quaker Road on Wells Station Road.

Request Summary:

Mrs. Walton highlighted the Request Summary with the following details:

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.

Staff Review Comments:

Planning & Zoning – Planning Staff

- 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.
- 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.
- At least two parcels that were part of the original Rolls-Royce property are not part of this request and will remain zoned I-2:
 - 340(24)00-001-0 – 70 +/- acres sold to Service Center Metals with a facility under development.
 - 340(0A)00-016-0 – 36 +/- acres retained by Rolls-Royce Crosspointe LLC.
- 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.
- The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area.

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

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

Utilities Department – Rachael A. Lumpkin, Utility Project Engineer

- The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
- 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

- This property is located in the Enterprise Zone.

Staff recommends approval subject to the recommended conditions based on the proffers received by the applicant. The Board of Supervisors public hearing has been scheduled for September 27, 2022.

Rationale for Approval:

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. In addition, 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.

Recommended / Proffered Conditions Highlights:

- 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.
- 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.
- The following uses will not be permitted upon the Property: Correctional Facility; Industry, Heavy; Landfill Construction Debris; Landfill, Rubble, Landfill Sanitary; Meat Packing Related Industries; Sawmill; Scrap and Salvage Service.

Mrs. Walton indicated that the full list of recommended conditions were in the Staff Report for the Commissioners' review. She also stated that the applicant and their representative were available for any questions.

Discussion:

Mr. Simmons asked if this rezoning would change the tax basis to this property. Mrs. Walton explained that she was not aware of any changes but stated there are normal incentives offered in the Enterprise Zone.

Ms. Anderson asked for clarification on the history of the changing of the I-2 General Industrial District to the M-2 General Industrial District and why they were not all changed at that time the I-2 Zoning was eliminated.

Mr. Whitten explained that the property owners has vested rights to the existing I-2 Zoning and the uses. There will still be two parcels that will have the I-2 Zoning. Service Center Metals owns one and Rolls-Royce still owns another parcel. The original I-2 Zoning was specifically for Rolls-Royce.

Mrs. Walton expanded on this by stating that the Zoning Ordinance that was adopted in 2007 included new zoning definitions and districts. After approximately a year, that zoning code was appealed. Therefore, we have some carryover zoning parcels from that time period.

Mr. Simmons asked Mrs. Walton how Service Center Metals originally got the I-2 Zoning on their property. Mrs. Walton explained that the property was purchased from Rolls-Royce. Mr. Simmons inquired if Service Center Metals got a copy of the rezoning request and he was assured the case notification was sent to them.

Ms. Anderson asked for clarification about the utility expansion into the industrial park area. Mrs. Walton explained that the Utility department has been working with the City of Petersburg prior to this request on increasing the water and sewer capacity into this area.

Andy Condlin, representing the applicant, introduced himself to the Commissioners and staff members and stated he was available to answer any questions. He explained his clients' goals were to come into compliance with the current zoning ordinance and amend the proffers.

At 7:57 p.m., Mr. Bresko opened the public hearing to anyone wishing to speak for or against this case. With no one coming forward, the public hearing was closed at 7:59 p.m.

Mr. Simmons made a motion to move forward request RZ-22-01 to the Board with a recommendation for approval, subject to the recommended conditions, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Joyner seconded the motion.

Roll Call:

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

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. Meetings Cancelled - no scheduled cases for September and October
- B. Actions of the Board of Supervisors
 - a. BOS Recap
- C. Upcoming Cases for September 2022
 - 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. At 8:02 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 Mrs. Elder and seconded by Mr. Joyner. 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

SPECIAL EXCEPTION REQUEST – SE-22-07
PLANNING COMMISSION STAFF REPORT – October 27 2022

RESUME

APPLICANT: PG 1100 Jordan Point LLC (Ihab Atallah)

PROPERTY OWNER: PG 1100 Jordan Point LLC (Ihab Atallah)

REQUEST: Special Exception for golf course, country club and recreational structures and uses on property previously operated as Jordan Point Golf and Country Club.

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

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Q&A summary of questions/concerns about project
6. Copy of the Application with Attachments
7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request SE-22-07 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, 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 SE-22-07 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request SE-22-07 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request SE-22-07 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

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-22-07: Request of PG 1100 Jordan 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.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-07 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to PG 1100 Jordan Point LLC (“the Owner”) for the property delineated by Tax Maps 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, as depicted by the boundary lines on the Conceptual Map dated 7-20-22.
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 use of the portions of the property located on the east side of Jordan Point Road, zoned R-1 Limited Residential shall be restricted to “Golf course” activities as defined.
4. The following uses and activities shall be permitted on the portions of the property located on the west side of Jordan Point Road, zoned R-A Residential-Agricultural:
 - a. Golf course as defined

- b. Country club in existing structures. For the purposes of this special exception, the country club land use is defined as “a suburban club for social life and recreation”, and it will permit amenities consistent with this definition, including a swimming pool and snack bar, and allowing the hosting of events such as weddings and receptions.
 - c. Recreation structures and uses related to outdoor recreation. Only the following activities shall be permitted as part of this land use:
 - i. Bike/multi-use trails
 - ii. Tennis/pickleball courts
 - iii. Driving range (limited to the existing location as depicted on the map dated 7-20-22)
 - iv. Dog park
 - v. Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning.
- 5. The Owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.
- 6. Parking on the property shall be for the approved special exception uses only and shall occur within the approved property boundaries and setback provisions unless otherwise allowed by the County Code at the time of development and approved by the Director of Planning.
- 7. Parking within any easement or right-of-way shall be prohibited.
- 8. The Owner shall conduct a Turn Lane Warrant Analysis using trip generation data for the proposed uses including peak hour traffic volume as agreed upon by the Planning Office and VDOT. The analysis shall be completed within 12 months of the special exception approval date, and any infrastructure improvements determined to be needed according to the analysis shall be installed at the owner’s expense within 36 months of the date of the County’s acceptance of the analysis.
- 9. For water quality protection purposes within the Chesapeake Bay Preservation Area (CBPA), in addition to applicable requirements in the zoning ordinance:
 - a. Porous materials shall be used to the greatest extent practicable for any new parking areas to be established on the property after special exception approval, as approved by the Director of Planning.
 - b. The Owner shall complete an on-site delineation of wetlands and Resource Protection Areas and submit it to the Planning & Zoning office prior to the first subsequent zoning approval involving development, including land disturbance, construction of buildings or parking areas, or boundary line changes such as subdivision. The delineation required by this condition shall at a minimum cover the areas on parcel 040(02)00-001-0 as of the date of this approval and any additional areas of the property that are likely to be affected by the development that triggers this requirement.
 - c. The Owner shall use eco-friendly fertilizer on the property.
- 10. Signage for the business shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit. No electronic message boards shall be permitted. Any lighting of the signs shall be limited to soft spotlighting.
- 11. Hours and days for operations shall be limited to:
 - a. 9am to 10pm Monday through Thursday.
 - b. 9am to midnight Friday through Sunday.

- c. 9am to 2am for New Year's Eve holiday.
 - d. All music and activities on weekends and New Year's Eve shall occur indoors after 10pm.
- 12. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
- 13. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
- 14. The Owner shall obtain all required permit(s) for any addition(s), renovation(s), or alteration(s) to existing structure(s), not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the Virginia Uniform Statewide Building Code, prior to the commencement of any construction activities. All subsequent inspection(s) shall be performed and receive approval prior to issuance of any associated Occupancy Certificate(s) granting use of the structure(s).
- 15. Existing facilities may utilize private water and sewer systems as approved by the Health Department. Future proposed facilities for uses permitted by this special exception shall connect to public systems unless alternatives are permitted by the County Code at the time of development.
- 16. The Owner 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.
- 17. The Owner shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to, the following: well and septic permits from the Department of Health; commercial entrance permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for any on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; Special Event permit if required by the County Code; and local business license from the Commissioner of the Revenue.
- 18. The following conditions shall apply to all events:
 - a. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.
 - b. The number of attendees for events shall be limited as determined by applicable building code and health code regulations.
 - c. The Owner shall notify the Prince George County Police Department at least fifteen (15) days prior to any scheduled event that is expected to exceed 150 event attendees.
 - d. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the Virginia Department of Health. Proper litter control measures shall be put in place at events with the use of both trash containers and recycling bins.
 - e. No more than 12 special events requiring a "Special Event Permit" shall be permitted each calendar year.
 - f. No Special Events shall be permitted on the portion of the property located on the east side of Jordan Point Road.
- 19. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.

20. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the Owner to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing October 27, 2022

SE-22-07 – New Country Club and Golf Course @ Jordan Point

Applicant: PG 1100 Jordan Point LLC (Ihab Atallah)

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

I. Request Summary

The applicant recently purchased the former Jordan Point Golf and Country Club property with plans to reactivate the existing facilities to offer recreation options and host events on the property.

In order for this to be permitted, they are requesting a special exception for a country club and related activities in the R-A and R-1 zoning districts pursuant to Sections 90-103(3), 90-103(22) and 90-203(1).

II. Property

Address: 1100 Jordan Point Road

Zoning District: R-A Residential-Agricultural, R-1 Limited Residential

Tax Map: 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

Current Use: Partially wooded with several existing structures from former golf course and country club use

Site Size: 143 acres total +/-

Comp Plan Land Use: Residential

Legal Owner: PG 1100 Jordan Point LLC

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Previous Zoning Cases: None

III. Meeting Information

Planning Commission Public Hearing:

- August 25, 2022: Staff reviewed the case during the Work Session on August 21. The public hearing was postponed until September 22 due to staff error in not sending all of the required adjacent property owner letters.
- September 22, 2022: The public hearing was not included on the September agenda because a community meeting was scheduled for September 7 and there were ongoing discussions between staff, the applicant and the public to develop a greater understanding of the proposed activities and potential impacts.
- October 27, 2022: The case is scheduled for a public hearing and the Staff Report now includes a summary of questions and concerns that arose from the community, with answers from the applicant and/or Staff.

Board of Supervisors Public Hearing: November 22, 2022 (Tentative)

IV. Background

- The subject property was formerly operated as the Jordan Point Golf and Country Club and has sat unused for the past 7-10 years.
- The owner also owns and operates the Holy Mackerel VA restaurant nearby at 700 Jordan Point Road.
- Ihab Atallah (PG 1100 Jordan Point LLC) submitted the special exception application on June 6, 2022 and subsequently purchased the property on July 25, 2022, as recorded in Instrument 220002644.

V. Applicant Proposal

According to the application materials and subsequent correspondence, the applicant proposes to:

- Reactivate the facilities from the previous country club and golf course
- Offer a Country Club with amenities like swimming pool, snack bar and food, and activities to encourage health and wellness such as biking trails, pickleball courts, driving range, dog park
- Allow events such as weddings, receptions, etc. Weddings and receptions will be the main focuses but other events might include: “class reunions, a pumpkin patch event, Easter egg hunt event, Halloween event with hayrides, New Years’ Eve event and possibly teaming up with some charities and hosting classic car events, etc.”
- Regarding membership: “We will have membership dues to join. Members will have access to the swimming pool, the pickle ball courts, the driving range, bike trails, dog park, possible horseback riding if permitted, etc.” (STAFF NOTE: Horseback riding would not be permitted with this special exception)
- Open initially from 10 AM to 10 PM 7 days a week (subject to change)
- Start with a focus on the country club and driving range and later on possibly implement a 9-hole golf course. The golf course is not planned to be as big as it once was under its previous owner.
- Signage: Place the new name on the existing entrance signs (with permits)
- Traffic generation estimates were provided upon Staff request. A copy is provided with the application materials.

VI. Exhibits

Exhibit 1 – Conceptual Map 7-20-22 showing subject property



Exhibit 2 – Zoning Map

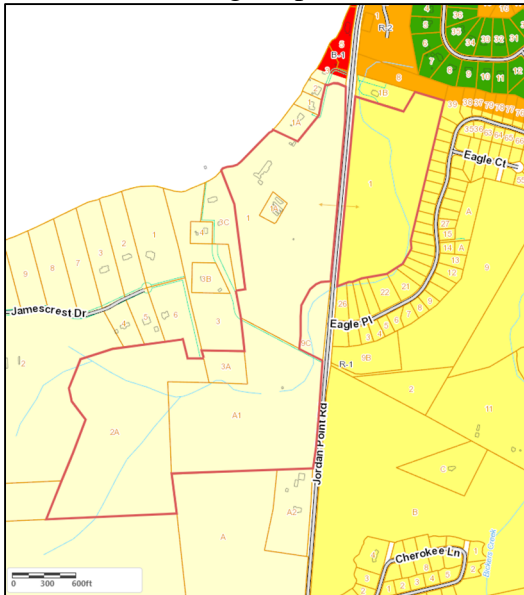


Exhibit 3 – Aerial view



VII. Planning and Zoning Review Comments

Proposed Land Uses:

Various activities are proposed for the land. Below are the specific activities mentioned in the application and the matching land use categories determined by Planning & Zoning staff:

Activities described by applicant in the application materials	Matching land use in <u>R-A Residential Agricultural</u> Zoning District
“country club”	90-103(3) Lodge, hunting club, yacht club, <u>golf course</u> , <u>country club</u> .
“golf course”	
“Host events such as weddings and receptions, etc.” *	
“driving range”	90-103 (22): <u>Recreation structure and uses related to outdoor recreation</u> , commercial and noncommercial recreational vehicle park.
Activities to encourage health and wellness such as biking trails, pickleball courts, driving ranges, dog park, etc.	

* - Staff considers these events generally part of the “country club” land use for this request, however, events open to the general public require a Special Event Permit.

Zoning Ordinance (Section 90-1) Definitions:

“Country club” - Not defined in Section 90-1.

Merriam-Webster online dictionary definition: “a suburban club for social life and recreation”

“Golf course” means any golf course, publicly or privately owned, on which the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges.”

“Golf driving range” means a limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee.”

Review Comments:

1. In the absence of a zoning ordinance definition for “country club”, staff referred to the Merriam-Webster definition (above). According to the application materials and subsequent correspondence, certain specified recreational activities are envisioned for the property as part of the new country club business. Staff has drafted conditions which define “country club” and specify what activities would be allowed as part of the country club land use.
2. The subject property is zoned R-A on the west side of Jordan Point Road and zoned R-1 on the east side (See Exhibit 2). The former operator offered both country club and golf course activities on the R-A zoned portion of the property and only golf course activities on the R-1 zoned portion of the property. Staff has recommended conditions to limit the R-1 zoned portion of the property to golf course activities which is consistent with the previous use by the previous owner.
3. No prior rezoning or special exception cases are known to apply to the property. Staff believes the previous country club and golf course uses were established before at least 1974 and were abandoned when the former operations ceased on the property in the early 2010s. The most relevant prior zoning

case identified by Staff was when the Country Club of Petersburg obtained a Special Exception for the property on Johnson Road in 1974.

4. Other zoning approvals required if the SE is approved:
 - a. Professional Business Zoning Approval will be required as part of the application for a business license for the new business.
 - b. A Site Plan will be required if there is a proposed building addition or land disturbance that will exceed 2,500 SF. No such building addition or land disturbance is currently proposed, but could be proposed in the future.
5. The recommended conditions limit the country club activities to existing structures. Any additional structures would require a revised special exception. Temporary tents would be permitted under this proposed special exception.
6. The proposed uses, appear to be compatible with the surrounding residential and residential-agricultural zoning districts, and the surrounding residential land uses. This finding is based on the recommended conditions and the history of country club and golf course uses on the subject property.
7. The proposed uses appear to be compatible with the Comprehensive Plan Future Land Use Map designation of “Residential” since the facilities would offer recreational resources available to all county residents, and the recreational uses are supported by the County’s general tourism and quality of life goals.
8. Expected impacts of the request land uses are expected to be additional traffic and noise in comparison with the current vacant land use. The recommended conditions include means to mitigate these potential impacts on adjacent properties and roadways.
9. Regarding traffic impacts:
 - a. VDOT has confirmed the existing commercial entrance is adequate to support the expected traffic entering and exiting the property.
 - b. The facility has a long entrance road with width to accommodate traffic in two directions, which is expected to limit the queuing of cars waiting to enter or leave the property.
 - c. A Chapter 527 Traffic Impact Analysis was not automatically required (because the traffic volume would not be significant enough), nor was a “Turn Lane Warrant Analysis” (because no physical development is currently proposed).
 - d. Staff requested trip generation estimates from the applicant, which they provided (attached with application materials). Based on the proposed uses and the trip generation data provided, a turn lane is not warranted. However, to confirm this, Staff has recommended a condition to require the owner to conduct a turn lane warrant analysis within 12 months of the special exception approval, and the owner would be responsible for providing any required road/entrance improvements within 36 months. The extended time period allotted for completing analysis and installing any improvements offers the County the opportunity to monitor and measure the actual impacts of the development (which will improve the accuracy of the warrant analysis), and offers the owner flexibility in how they address the findings of the analysis.
10. Staff has recommended conditions to address possible impacts including, but not limited to: Stray golf balls, Hours of operation, Permitted activities, Adequate on-site parking, Signage, limit events to the west side of property, and Resource Protection Areas (RPAs).
11. RPA features exist on the property which have not been delineated. Prior to constructing any new buildings and any land disturbance, the recommended conditions require the applicant to delineate the RPAs in order to prove that no new construction will encroach into the required 100’-wide RPA buffers. RPA requirements exist to protect the water quality of the James River and Chesapeake Bay Watershed.
12. Staff discussed the hours of operation with the applicant at-length and has recommended reasonable hours of operation as described in the conditions.

VIII. Supplemental Staff Review Comments

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

This request has been evaluated under the provision of the 2018 Virginia Uniform Statewide Building Code (VUSBC). 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 Virginia USBC.

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

1. The owner needs to consult with an Authorized Onsite Soil Evaluator and/or Professional Engineer to have the existing sewage disposal system and existing water supply evaluated to determine if any modifications need to be made to support the proposed usage. A Waste Characterization Letter from a PE would need to be submitted to the Health Department which would explain the waste strength and water flow for the intended use.

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

1. A commercial entrance will be required for permanent access to the site for the proposed use in accordance with VDOT standards and specifications. The existing clubhouse building is served by a commercial entrance.
2. VDOT has no objection to the proposed special exception request.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

1. Land disturbance associated with this project (if any) in excess of 2,500 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
2. Land disturbance associated with this project (if any) which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.
3. Further comments will be reserved for site plan review (if any).

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

Since the applicant is proposing to continue the use of the existing building as a country club, the extension of public water and wastewater to serve the property would not be required. If new structures were proposed in the future or other development that would require the use of water and sewer is proposed, public water and wastewater would need to be extended to serve the property.

The departments below reviewed this request and had no comments.

Economic Development – *Stacey English, Economic Development Specialist*

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

Police Department / Sheriff's Department – *Harold Shreves*

The **Fire & EMS Department** received a copy of this request and did not provide comments.

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.
- Staff posted a sign on the property on August 18, 2022.

- Staff received phone calls from various members of the public asking questions about the proposed activities on the property.
- Staff met with the Jordan on the James Homeowner's Association (JoJ HOA) on August 31 via phone call to discuss questions and concerns. Staff has provided, as an attachment to this report, a written summary of questions/concerns that were raised, with answers from staff and/or the applicant.
- The applicant met with JoJ HOA at the Hopewell Library on September 7 during a community meeting organized by the HOA. Approximately 35 community members attended the meeting. Tim Graves from the County planning staff attended the meeting to listen to the information exchange and answer clarifying questions about the special exception approval process. The sentiment from attendees was generally supportive of the request, and any concerns that were raised were similar to those discussed in the phone meeting on August 31 and are included in the written summary.

X. Staff Recommendation

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

This recommendation is based on the following considerations:

1. The applicant proffered conditions with the application materials. Staff recommended additional conditions for this request 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 generally supports Staff's recommended conditions.
2. The applicant's request (with the recommended conditions) appears to be compatible with current and future surrounding land uses.

XI. Recommended Conditions

1. This Special Exception is granted to PG 1100 Jordan Point LLC ("the Owner") for the property delineated by Tax Maps 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, as depicted by the boundary lines on the Conceptual Map dated 7-20-22.
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 use of the portions of the property located on the east side of Jordan Point Road, zoned R-1 Limited Residential shall be restricted to "Golf course" activities as defined.
4. The following uses and activities shall be permitted on the portions of the property located on the west side of Jordan Point Road, zoned R-A Residential-Agricultural:
 - a. Golf course as defined
 - b. Country club in existing structures. For the purposes of this special exception, the country club land use is defined as "a suburban club for social life and recreation", and it will permit amenities consistent with this definition, including a swimming pool and snack bar, and allowing the hosting of events such as weddings and receptions.
 - c. Recreation structures and uses related to outdoor recreation. Only the following activities shall be permitted as part of this land use:
 - i. Bike/multi-use trails
 - ii. Tennis/pickleball courts
 - iii. Driving range (limited to the existing location as depicted on the map dated 7-20-22)
 - iv. Dog park
 - v. Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning.

5. The Owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.
6. Parking on the property shall be for the approved special exception uses only and shall occur within the approved property boundaries and setback provisions unless otherwise allowed by the County Code at the time of development and approved by the Director of Planning.
7. Parking within any easement or right-of-way shall be prohibited.
8. The Owner shall conduct a Turn Lane Warrant Analysis using trip generation data for the proposed uses including peak hour traffic volume as agreed upon by the Planning Office and VDOT. The analysis shall be completed within 12 months of the special exception approval date, and any infrastructure improvements determined to be needed according to the analysis shall be installed at the owner's expense within 36 months of the date of the County's acceptance of the analysis.
9. For water quality protection purposes within the Chesapeake Bay Preservation Area (CBPA), in addition to applicable requirements in the zoning ordinance:
 - a. Porous materials shall be used to the greatest extent practicable for any new parking areas to be established on the property after special exception approval, as approved by the Director of Planning.
 - b. The Owner shall complete an on-site delineation of wetlands and Resource Protection Areas and submit it to the Planning & Zoning office prior to the first subsequent zoning approval involving development, including land disturbance, construction of buildings or parking areas, or boundary line changes such as subdivision. The delineation required by this condition shall at a minimum cover the areas on parcel 040(02)00-001-0 as of the date of this approval and any additional areas of the property that are likely to be affected by the development that triggers this requirement.
 - c. The Owner shall use eco-friendly fertilizer on the property.
10. Signage for the business shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit. No electronic message boards shall be permitted. Any lighting of the signs shall be limited to soft spotlighting.
11. Hours and days for operations shall be limited to:
 - a. 9am to 10pm Monday through Thursday.
 - b. 9am to midnight Friday through Sunday.
 - c. 9am to 2am for New Year's Eve holiday.
 - d. All music and activities on weekends and New Year's Eve shall occur indoors after 10pm.
12. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
13. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
14. The Owner shall obtain all required permit(s) for any addition(s), renovation(s), or alteration(s) to existing structure(s), not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the Virginia Uniform Statewide Building Code, prior to the commencement of any construction activities. All subsequent inspection(s) shall be performed and receive approval prior to issuance of any associated Occupancy Certificate(s) granting use of the structure(s).
15. Existing facilities may utilize private water and sewer systems as approved by the Health Department. Future proposed facilities for uses permitted by this special exception shall connect to public systems unless alternatives are permitted by the County Code at the time of development.
16. The Owner 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.
17. The Owner shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to, the following: well and septic permits from the Department of Health; commercial entrance permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for any on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable

building codes; Special Event permit if required by the County Code; and local business license from the Commissioner of the Revenue.

18. The following conditions shall apply to all events:

- a. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as “Event Staff” for safety reasons.
- b. The number of attendees for events shall be limited as determined by applicable building code and health code regulations.
- c. The Owner shall notify the Prince George County Police Department at least fifteen (15) days prior to any scheduled event that is expected to exceed 150 event attendees.
- d. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the Virginia Department of Health. Proper litter control measures shall be put in place at events with the use of both trash containers and recycling bins.
- e. No more than 12 special events requiring a “Special Event Permit” shall be permitted each calendar year.
- f. No Special Events shall be permitted on the portion of the property located on the east side of Jordan Point Road.

19. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.

20. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the Owner to comply with any of the listed conditions or any provision of federal, state or local regulations.

Summary of concerns/questions relating to proposed Special Exception SE-22-07 for a County Club at Jordan Point (with Planning Staff Answers)

The following is a summary of concerns and questions that were discussed with Jordan on James Homeowners' Association (JoJ HOA) directors Beverly Rogers and Rich Strongin on August 31, 2022 and similar discussion items during the JoJ HOA meeting with the applicant at Hopewell Library September 7, 2022.

- 1. Public Comment/Concern:** We cannot assume with the new owner and operation that the impacts will be the same as the previous one.

Staff Answer:

The Jordan Point Golf and Country Club was indeed developed before a lot of the surrounding area was, and it did not have a special exception with specific conditions limiting its use. With the current request however, the County can place conditions on the land use to limit expected off-site impacts and ensure the land use is generally compatible to the surrounding area and a benefit to the general welfare of Prince George County. Staff has included recommended conditions to address this concern.

- 2. Public Comment/Concern:** There is already traffic congestion on Jordan Point Road during peak periods. Wouldn't this project compound the problem?

Staff Answer:

A primary cause of traffic congestion on a given road is when there is inadequate space on-site for vehicles to queue while waiting to park on the property. This can lead to vehicles stacking up on a public road while waiting to turn off the road to enter a property. Staff does not foresee this being a significant issue for the country club land use because:

1. There is a 500-foot long on-site entrance road which is wide enough for cars to cross in two directions while entering the property to park or while exiting the property.
2. The existing commercial entrance on Jordan Point Road meets VDOT's engineering requirements to accommodate incoming and outgoing traffic, based on the proposed land uses.
3. There is plenty of on-site parking and plenty of space to establish more on-site parking if it is needed.
4. Staff asked the applicant to provide trip generation numbers for the proposed use of the property and based on the numbers provided, a turn lane would not be required. However, to provide greater certainty about this, Staff has recommended a condition requiring a turn lane warrant analysis within 12 months, and any improvements required within 36 months.
5. By comparison, nearby Holy Mackerel restaurant, which is known to cause traffic congestion during peak periods, has no entrance road for cars to queue while waiting to park or to enter/exit the property. Besides temporary closures of the nearby bridge, the lack of distance between parking areas on the Holy Mackerel property and Jordan Point Road is the main cause of the periodic traffic issues around that entrance.*

* Staff believes the parking issues currently facing Holy Mackerel should be separated from the traffic discussion relating to the proposed country club because while it is also located on Jordan Point Road, the two properties and locations are not the same and Staff is working with the landowner to address Holy Mackerel's parking problems as a separate issue.

3. Public Comment/Concern: Can VDOT or the County require a traffic impact analysis or turn lane study?

Staff Answer:

Yes. These requirements are usually triggered automatically by certain requests based on expected traffic volume. In the case of this project, a Chapter 527 Traffic Impact Analysis was not automatically required (because the traffic volume would not be significant enough), nor was a "Turn Lane Warrant Analysis" (because no physical development is currently proposed).

Based on the proposed uses and the trip generation data provided, a turn lane is not warranted. However, to confirm this, Staff has recommended a condition to require the owner to conduct a turn lane warrant analysis within 12 months of the special exception approval, and the owner would be responsible for providing any required road/entrance improvements within 36 months. The extended time period allotted for completing analysis and installing any improvements offers the County the opportunity to monitor and measure the actual impacts of the development (which will improve the accuracy of the warrant analysis), and offers the owner flexibility in how they address the findings of the analysis.

4. Public Comment/Concern: JoJ HOA desires to have pedestrian / bike golf cart access to the property from their neighborhood.

Staff Answer:

The JoJ HOA said there once was deeded access to reach the golf course from the neighborhood. If this is true, the HOA would be responsible for working with the relevant property owners to confirm or obtain the necessary agreements and/or easements to cross their property(ies).

The zoning on the east side of Jordan Point Road does not allow general recreational uses and bike-multi use trails, however, this does not prevent residents from using the trail and underpass to reach the property on the west side of Jordan Point Road and using the trails there. If there is an active golf course on the east side of the property, then the trails on that part of the property could be utilized.

5. Public Comment/Concern: Could the country club property be used as a parking lot for other area businesses such as Holy Mackerel restaurant and Jordan Point Marina?

Staff Answer:

The owner has been notified that the property is not allowed to be used for parking boats from Jordan Point Marina and they will be removed. The proposed special exception would not grant any special right for the property to be used as a parking lot for off-site businesses. If certain areas of the property can be legally used for parking according to the zoning ordinance, then the property owner has the right to provide parking in those areas. Generally, parking for a business is required to be on-site or on a contiguous property, or within 600 feet of the business that requires the parking. There can also be limitations based on the underlying zoning district.

6. Public Comment/Concern: What is the nature of "events" that are planned to occur on the property?

Applicant Answer:

"There's lots of events that we would love to host on the property some of them will be able to be done and some of them will not. The biggest thing here and I think we can all agree on is that we don't want to disrupt our neighbors. Weddings are going to be one of our main focuses. Others will be class reunions, a pumpkin patch event, Easter egg hunt event, Halloween event with hayrides, New Years Eve event and possibly teaming up with some charities and hosting classic car events, etc."

Staff Answer:

The application materials state: “host events such as weddings, receptions, etc.”

The applicant has also stated their intention to host “special events” primarily focused around holidays or similar special occasions. See below about large events for more information.

- 7. Public Comment/Concern:** How often will large events be allowed to occur? Would large outdoor concerts be permitted every weekday, theoretically?

Staff Answer:

Private events such as weddings and receptions as part of the country club use could occur during the hours of operation and under the conditions approved with the special exception.

Large outdoor events open to the general public, such as an outdoor concert, require a “Special Event Permit”, which requires filing detailed plans to the County government 30+ days before the event date, and can be rejected by the County if there are ongoing issues with the events on the property.

While it would likely be impractical for the applicant to host regular large outdoor events due to the application and planning requirements that are specific to each event, it would not be impossible. In attempt to address community concerns about large events, Staff has recommended a condition to limit the number of large events on the property to 12 per calendar year, and recommended a condition to prohibit Special Events from occurring on the east side of the property (closest to the Jordan on the James subdivision).

- 8. Public Comment/Concern:** How many people can attend events? The max number of attendees is not well-defined.

Staff Answer:

The number of attendees for regular country club activities will be limited by the building code and health code. These limits have not been determined at this time, but will be determined after building renovations are completed and after the well and septic facilities have been permitted. This will occur before the business would be licensed to begin operations. Larger events could be scheduled outdoors, but the owner would still need to meet the applicable codes, including obtaining a Special Event Permit if required by the County Code. There is also a condition that requires the applicant to notify County Police at least 15 days prior to any events that are expected to exceed 150 attendees.

- 9. Public Comment/Concern:** Are “event staff” required for all events, even small ones?

Staff Answer:

Yes, there is a recommended condition requiring event staff for all events to help with traffic circulation and parking. This is purposefully meant to be a general condition without greater detail so as to allow the owner flexibility. It is implied that this means adequate staff appropriate to the size of the event. The country club will have multiple employees, which should make it possible to adhere to this condition regardless of the event size.

- 10. Public Comment/Concern:** There is potential for noise during outdoor events. Can the County limit noise audible from a certain distance?

Staff Answer:

Yes, the County’s Noise Ordinance (Section 54-23.1) already restricts noise during certain times of day based on distance, especially during nighttime hours of 10 p.m. and 6 a.m. Subsection (b) also prohibits sound amplification on this property during the daytime as follows:

It shall be unlawful for any person: To allow or permit the playing of any radio, stereo, tape player, compact disc player, loud speaker or other device used to amplify sound which is located on residential property from 6:00 a.m. to 10:00 p.m. and which is plainly audible 50 feet or more from a public road, private road or the property line where the device is located. This provision shall not apply to community activities, weddings, public functions, or security devices.

While the above daytime noise provision does not apply to weddings and Special [public] Events on the property, Staff has recommended a condition to prohibit special events from occurring on the part of the property east of Jordan Point Road, and there appears to be adequate physical separation to limit noise reaching nearby properties. As an example of physical distance, the country club facility parking lot is more than 1,800 feet from the nearest house in Jordan on the James, and over 1,100 feet from the nearest house in Eagle Preserve.

11. Public Comment/Concern: What activities would be allowed to occur on the property if this is approved?

Staff Answer:

Conditions #3 and #4 of recommended conditions limit the activities on the property.

12. Public Comment/Concern: What other activities that are currently not named could occur in the future?

Staff Answer:

Recommended condition 4(c)v states: "Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning." This condition is intended to provide flexibility for the property owner to provide new recreational activities over time that will have the same or less impacts than what is otherwise occurring on the property (e.g. volleyball) without requiring the applicant to go through another special exception process. A higher intensity use like a soccer field, or a new building would require an amendment to this special exception. There is oversight for this type of condition: An aggrieved person can file an appeal if they disagree with the Director of Planning's decision.

13. Public Comment/Concern: What type of country club membership(s) will be offered and what will members have access to?

Applicant Answer

"This will be a country club so we will have membership dues to join. Members will have access to the swimming pool the pickle ball courts the driving range, bike trails, dog park, possible horseback riding if permitted, etc."

STAFF NOTE: Horseback riding was not requested in the application and was not considered as part of the request. It would require a separate special exception for a riding school / riding stable.

14. Public Comment/Concern: What are the plans for a golf course?

Applicant Answer:

"We really have no intent to fire up the golf course... if there became a huge demand to do that we would possibly fire up a 9 hole par 3 course on the west side of the property."

15. Public Comment/Concern: There is concern about stormwater runoff, which may include fertilizers, may flow into Lake Simms and cause issues with Lake Simms.

Staff Answer:

To staff's knowledge, Lake Simms is not impacted by this request. At this time, no construction or land disturbance is proposed, therefore there is no requirement for the applicant to make any changes to the property's drainage. Additionally, the owner has stated they have no immediate plans for a golf course and if they did establish a golf course, they have provided a condition requiring the use of "eco-friendly fertilizers" on the property.

Applicant Answer:

"I have allowed the president of Jordan on the James to contact Timmons Group (Derrick Johnson) in regards to their concern about Lake Sims and from my understanding Derrick did not think that the property drained into Lake Sims but he was going to confirm that for her."

16. Public Comment/Concern: What signs are allowed?**Staff Answer:**

The recommended conditions limit the signage for the business to the existing monument signs only.

17. Public Comment/Concern: Could the owner change out the existing monument signs for bright LED electronic message boards?**Staff Answer:**

The owner would not be permitted to install electronic message boards (EMB) into the existing monument signs because this would be viewed as replacing the existing signs rather than re-facing them.

Staff has recommended a condition which affirms this and limits any lighting of the signage to soft spotlighting.

18. Public Comment/Concern: Would banners be allowed along the roadway?**Staff Answer:**

Banners along the roadway would generally not be permitted. No signs are permitted in the right-of-way. Any temporary signs are limited to 4 square feet and are only permitted on a temporary basis for a seasonal or other brief activity and have to be removed after the event.



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:

OCT 17 2022

BY:

TWG

APPLICANT FILL-IN ALL BLANKS

Original Application Date:
June 7, 2022

REQUEST:

Special Exception

REQUEST PROPERTY ADDRESS / LOCATION:

1100 Jordan Point Rd PG VA 23860

REQUEST TAX MAP PIN(S): (List all)

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

AFFECTED ACREAGE
(Each parcel):

ENTIRE PARCEL (Y/N)
- Each parcel):

✓

ATTACHMENTS (Check if Attached; * = Required):

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

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☒ ADDITIONAL ATTACHMENTS:

☒ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S):

PG Jordan Point LLC / Ihab Atallah

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

1100 Jordan Point Rd PG VA 23860

E-MAIL:

Ihab@TattsandTacos.com

PHONE:

954-661-4241

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):

R-A & R-1

LAND USE(S) CODE REFERENCE(S):

multiple - see Staff Report

FEE DUE:

Special Exception: \$700
Special Exception Home Occ: \$350

FEE PAID:

\$700

PAYMENT TYPE:

☒ CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

6515 / INV 2258

DATE RECEIVED:

6/24/22

RECEIVED BY:

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:

Thab Atallah

NAME:

SIGNED:

PG Jordan Point LLC

SIGNED:

DATE:

10-12-22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

17th day of October, 20 22.

Notary Public

Laura Greaves-Smith

My Commission expires:

4-30-, 20 25



AFFIDAVIT

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 Gold 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

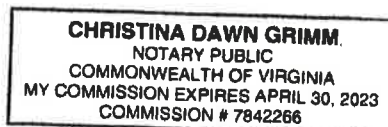
I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

 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

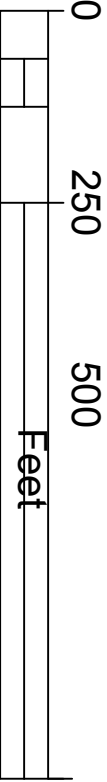
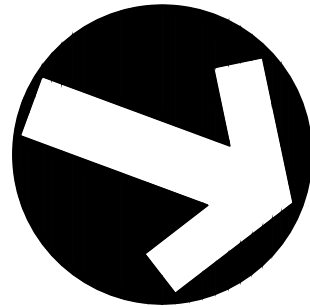
Christina Dawn Grimm





Special Exception Exhibit

1100 Jordan Point Rd - July 20, 2022



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Summary of Trip Generation Estimates Received from Applicant Team

The re-opening of Jordan Point Golf Club, exclusive of the golf course itself, will include the following:

1. The existing club house (~ 5,000 SF)
2. Tennis courts (4)
3. Driving range
4. Pool

Per the ITE *Trip Generation Manual, 11th Edition* the land use code that most closely aligns with the aforementioned uses is Athletic Club (ITE Code 493).

Using the data provided and the club house SF as the independent variable, the projected trip generation estimate for the site is as follows:

1. Daily Traffic (ADT) – Not provided*
2. AM Peak Traffic – 16 trips (10 enter, 6 exit)
3. PM Peak Traffic – 31 trips (19 enter, 12 exit)
4. Saturday Peak Traffic – 43 trips (21 enter, 22 exit)

For a 9-hole golf course –

- Daily traffic (ADT) – 273 trips
- AM Peak – 16 trips (13 enter, 3 exit)
- PM Peak – 26 trips (12 enter, 12 exit)

** No daily traffic estimate was provided for the Athletic Club because that information is not available through the ITE Trip Generation Manual. Even if a membership number is provided, that independent variable only allows us to calculate a PM peak volume. Basically, a daily traffic volume is not available for an Athletic Club.*

Information provided by:

Scott Dunn, AICP, PTP

TIMMONS GROUP

Office: 804.200.6955 | Mobile: 804.402.0830



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 14, 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, October 27, 2022 beginning at 6:30 p.m.** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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.

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. 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>.

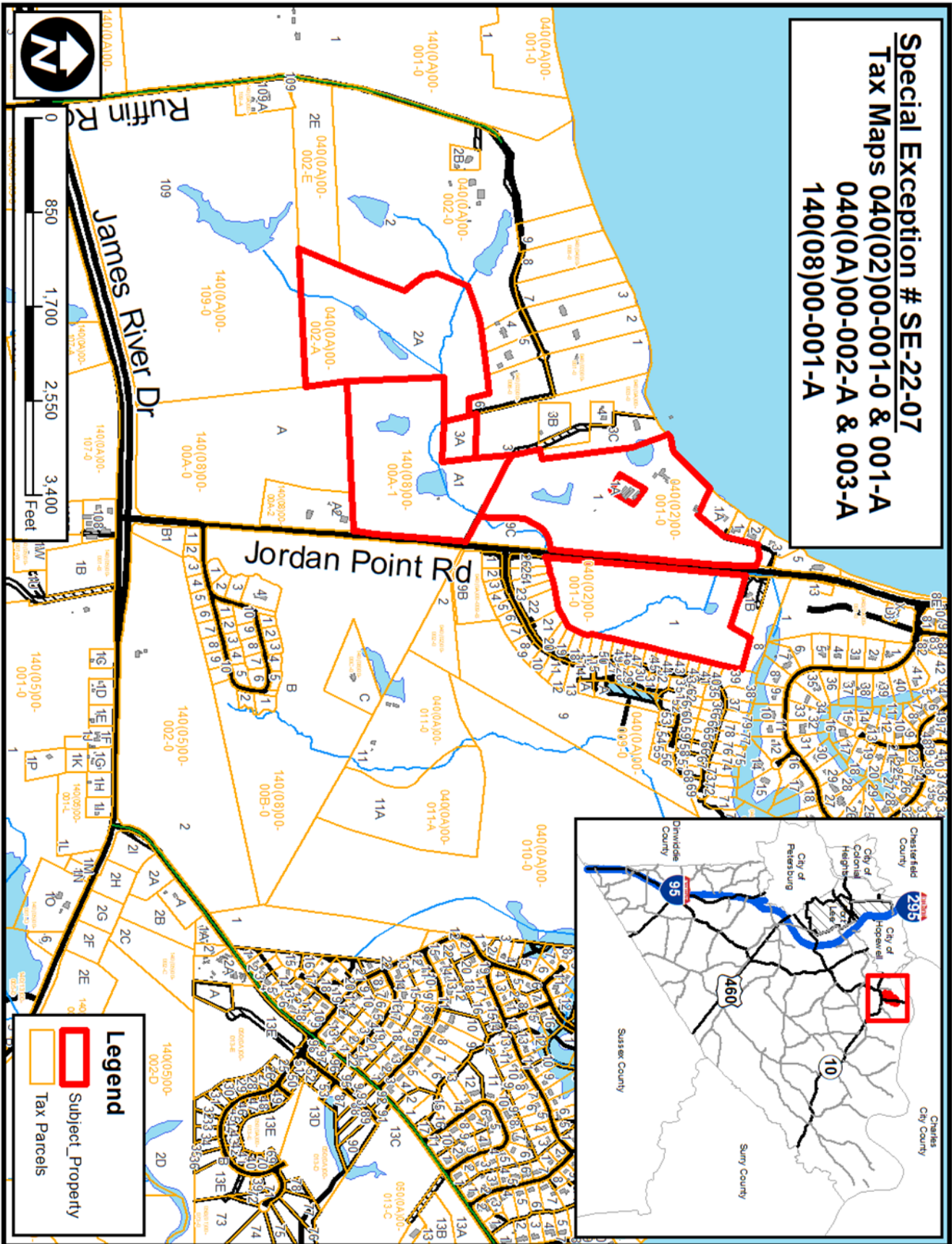
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Tim Graves
Planner

Special Exception # SE-22-07
Tax Maps 040(02)00-001-0 & 001-A
040(0A)00-002-A & 003-A
140(08)00-001-A



BACCICH EDWARD R
98 ROBERT BEATY RD
JOMESTOWN, TN 38556

BALAZIK MARTIN V JR
17101 ROYALTON RD
AMELIA COURTHOUSE, VA 23002-4343

CATHRIGHT KATYCA ZYNETA
1050 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

COHEN ANTHONY A
960 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

DAVIDSON CLEMMIE
1280 EAGLE PL
NORTH PRINCE GEORGE, VA 23875

HORNE LINDSEY R
1398 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

PG 1100 JORDAN POINT LLC
1100 JORDAN POINT RD
HOPEWELL, VA 23860

MAYFIELD VERNON L
1090 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

MCCHESNEY JOANNE B
1402 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

MOLDESTAD ANGELA
1110 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

NEELY JOANN B
PO BOX 356
PRINCE GEORGE, VA 23875

PARKER BRIAN C
1200 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

PATTERSON II RAYMOND L
1380 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

PETERSON TORSTEN E JR & CAROL ET
ALS
1600 BEECHWOOD DR
NORTH PRINCE GEORGE, VA 23860

PETERSON TORSTEN E JR & CAROL H
1712 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

SAMS THOMAS
1310 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

SMITH TERENCE
1260 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CURTIN KENNETH & ROBIN
9771 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

SWILLEY STEFFOND SR
1030 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

TAYLOR SALLY R
818 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

ANDERSON JUANITA M
1330 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WILSON NORWOOD W III
506 CENTRAL TER
HOPEWELL, VA 23860

BATCHELOR ARCHIE D & SHEILA D
810 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

VARON TODD & EVA CARMONA
12300 HUNTERS GLEN TER
GLEN ALLEN, VA 23059

BROWN DELON & RAYMOND
1240 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

BROWN ARTHUR & VERA R
1395 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CHERRY WILLIAM T JR & ANGELA
1180 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CUDDIHY JR JAMES E & BONNIE H
2499 CHANTILLY DR
FANCY GAP, VA 24328

DIBLER KRISTIN & MARK
1010 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

FLOWERS TORELL & SHANIKA L
1360 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

GROVER KENNETH & KASIE
1130 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

LONG WAYNE A & STACEY E
900 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

MAYS MICHAEL SR & KYLA J
1070 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

MCDONOUGH STEPHEN & REBECCA W
1315 RUFFIN RD
NORTH PRINCE GEORGE, VA 23860

MOSLEY DAVID A & JEANETTE B
9751 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

NESHELAAR WILHELM & SHANNA
811 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

PYLE JOHN M & DEBRA B
9881 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

TURNBULL ANGELA N & TYRONE N
980 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WASHINGTON ANDRE L & DEMETRIA W
1340 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WHITTLE JOSEPH P JR & MARGARET N
1122 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

WILKINS GILMAN D & MICHELLE D
990 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WRIGHT KATHALEEN & SPENCER 4TH
1150 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

**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, October 27, 2022 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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.

SPECIAL EXCEPTION SE-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses.

REZONING RZ-22-02: Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to rezone a total of +/- 18.2 acres, including +/- 13.2 acres zoned M-1 (Limited Industrial) District and +/- 6 acres zoned R-2 (General Residential) District and R-A (Residential Agricultural) District, to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of eight (8) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, presently identified as Tax Maps 240(0A)00-069-0, A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is primarily planned for Industrial uses.

COMPREHENSIVE PLAN AMENDMENT CPA-22-02: Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

REZONING RZ-22-03: Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was

formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Residential” development; however, the County has requested to amend the future use designation for this property to “Commercial”.

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 5

SPECIAL EXCEPTION REQUEST – SE-22-10
PLANNING COMMISSION STAFF REPORT – October 27, 2022

RESUME

APPLICANT: Robert and Tonya Dempsey

PROPERTY OWNER: Robert and Tonya Dempsey

REQUEST: Special Exception to allow an automotive repair and maintenance shop as a home occupation within an accessory building on a residential property.

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

STAFF REPORT CONTENTS/

ATTACHMENTS

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

Sample Motions

APPROVE:

"I move to forward request SE-22-10 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, 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 SE-22-10 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request SE-22-10 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request SE-22-10 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

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-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-10 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to Robert and Tonya Dempsey for the following use on Tax Map 620(0A)00-035-E: Home occupation within an accessory building, pursuant to Section 90-103(53), for the purpose of operating an automobile repair and maintenance shop as a home occupation business.
2. There shall be no signage for the business.
3. Hours and days of operation shall be limited to 9:00am to 6:00pm Monday to Friday.
4. Adequate parking shall be provided to serve customers on-site, and the parking area shall be located to avoid any visibility of the business activities from any public road.
5. One additional employee/helper may assist with the business on-site in addition to the applicant.
6. There shall be no outside storage of materials related to car-repair.
7. No work shall be performed outside the shop building.
8. The maximum number of customer visits to the property per day shall be limited to ten (10).

9. The applicant shall be responsible for ensuring that all automotive waste is disposed of in accordance with all local, state and federal guidelines.
10. No more than five (5) vehicles being repaired or awaiting pick up shall be permitted on the premises. The applicant may be asked by the County of Prince George to provide a copy of the vehicle registration for any automobiles on site, as proof of compliance with this provision.
11. The site shall not be used to store inoperable vehicles. During business hours, the police department shall be allowed to inspect parked vehicles awaiting repair to confirm compliance with applicable county and state code requirements.
12. 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.
13. 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.
14. 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; DMV license from Virginia Department of Motor Vehicles; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Business licenses from the Commissioner of Revenue.
15. 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.
16. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
17. 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.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing October 27, 2022

SE-22-10 – Home occupation in an accessory building (Auto Repair)

Applicant: Robert and Tonya Dempsey

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

I. Request

The applicants would like to open an automotive repair and maintenance shop within an accessory building on a residential property.

In order for this to be permitted, they are requesting special exception for a “Home occupation within an accessory building”.

II. Property

Address: 19725 Carson Ruritan Road

Zoning District: R-A (Residential Agricultural)

Tax Map: 620(0A)00-035-E

Current Use(s): Single-family Residential

Site Size: 4.18 acres

Comp Plan Land Use: Agricultural

Legal Owner: Robert and Tonya Dempsey

Planning Area: Rural Conservation Area

RE Taxes Paid?: Yes

Previous Zoning Cases: N/A

III. Meeting Information

Planning Commission Public Hearing: October 27, 2022

Board of Supervisors Public Hearing: November 22, 2022 (Tentative)

IV. Background

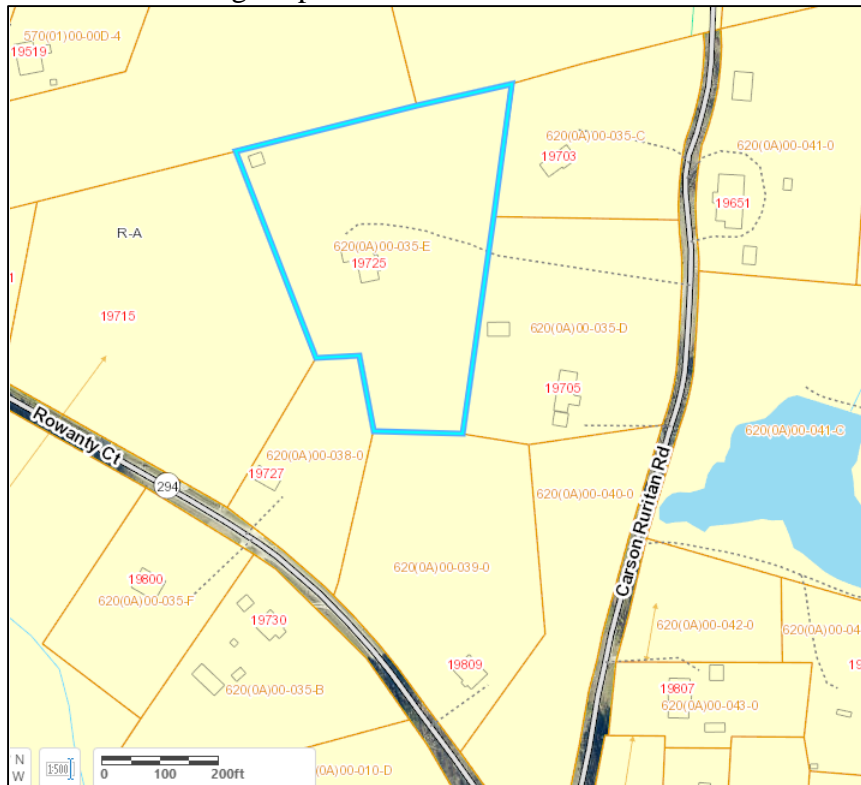
Mr. Dempsey submitted a preliminary application previously, and received a comment letter from staff on July 27, 2022 before submitting his formal application on August 29, 2022.

V. Applicant Proposal

- Run an auto maintenance shop on property
- Services include: oil changes, brakes, engine repair, tune-ups, lift kits, suspension work
- I have spoken to all of my surrounding neighbors and explained to each of them what I would like to do with my business. See attached documentation with neighbors’ names, phone numbers and signatures showing their support for this request.
- No signage
- Hours of operation: 9:00am to 6:00pm Monday to Friday
- Max number of customers per day: 0 to 10
- Shop building will be 30’ x 30’ = 900 square feet
- No fence planned to be installed
- Parking will be on the left side of the shop where you can’t see cars from the road
- Robert Dempsey initially plans to be the only person working in the shop. In the longer term he may want to add one (1) helper for on-site work.
- The max number of vehicles stored on the property for work is expected to be 3 vehicles as reported on the application, however is requesting to be able to have up to 5 vehicles as the business grows.

- ## VI. Exhibits

Exhibit 3 – Zoning Map



VII. Planning and Zoning Review Comments

1. The desired land use, a home-based auto repair garage in an accessory building, may be permitted by Special Exception under Section 90-103(53) as a “Home occupation within an accessory building”.
2. Zoning cases that currently affect the subject property: None
3. Other relevant zoning cases: Various home-based car repair shops have been approved by special exception in the past. The most recent case was SE-09-13 on Tax Map 260(07)00-014-0, located at 12620 Silvercrest Lane. This case was considered when preparing recommended conditions for Mr. Dempsey’s request.
4. The subject property is accessed via a private driveway across the property of Lawrence D Kennedy. There is a recorded easement for this driveway.
5. Other zoning processes required after SE approval:
 - a. Building/Zoning Permit for the proposed new building
 - b. Home occupation zoning approval for a business license for the business
6. Expected impacts from this request (and potential mitigation options):
 - a. Traffic: Customers will visit the property to drop off or retrieve automobiles. (Staff may recommend a condition to limit the number of customer visits per day)
Mitigation: Staff has recommended conditions limiting the number of customer visits per day, and hours of operation.
 - b. Visual: Automobiles may be visible while parked outside while awaiting work.
Mitigation: Most or all of the work will occur within the building and the subject property is surrounded by existing trees on adjacent properties. Staff has recommended a condition to limit the number of cars that may be parked on the property while awaiting work.
 - c. Noise: There may be audible sounds from engines and other noises related to automobile work.
Mitigation: The nearest houses are approximately 300 feet away from the shop building site. Since there is only potential for one employee besides the applicant there is a natural limit to the

amount of work that can occur on the property. Staff has also recommended a condition to limit the hours of operation, and the owner is required to follow the County's noise ordinance.

7. Compatibility with surrounding zoning districts and surrounding uses: Appears to be consistent with existing surrounding low-density residential zoning and uses.
8. Compatibility with the Comprehensive Plan: Appears to be compatible with future land use designation of Agricultural, which includes agricultural activities that may also make noise, and low-density residential, which will remain the primary use of the property.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. The Applicant will be required to apply for a Change of Use/Occupancy permit as the structure was erected as a Residential Accessory Building. This Change of Use process may require additional building/life safety components, permit(s), and any required inspections that may be discovered during the application review process.
2. Per Table 1106.1(2), at least (1) *accessible* parking space will be required at this facility.
3. Fire extinguisher(s) must be installed and compliant with Section 906 of the Virginia Construction Code.
4. Storage and disposal requirements of waste oil, motor oil, or Class IIIB liquids prescribed in Section 2311 of the Virginia Statewide Fire Protection Code shall be applicable.
5. INFORMATIONAL:
 - a. Other items may become apparent during the review/inspection process should the Applicant proceed with the Change of Use requirement.
 - b. This structure shall not be approved to be used in the requested manor until all permit(s) and inspection(s) have been performed/approved, and a Certificate of Occupancy has been issued.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Applicant needs to work with an AOSE (Authorized Onsite Soil Evaluator) or PE (Professional Engineer) who can determine what the sewage disposal system and water supply needs are for the proposed project. A Waste Characterization Letter from a PE will need to be submitted to the Health Department.

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

1. A low volume commercial entrance will be required for permanent access to the site for the proposed use. Low volume commercial entrances must demonstrate that stopping sight distance is provided at the proposed entrance, be encumbered in an entrance maintenance agreement, and meet applicable standards.
2. VDOT has no objection to the proposed special exception request.

Environmental Division - Angela Blount, Environmental Program Coordinator

1. Land disturbance associated with this project in excess of 10,000 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
2. Land disturbance associated with this project which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.

Economic Development – Stacey English, Economic Development Specialist

1. Prince George County Economic Development has contacts and resources for small business planning, financing, and more. For more information about resources and contacts, please contact Stacey English – senglish@princegeorgecountyva.gov or 804-722-8709.

Police Department – Harold Shreves

1. I have “NO COMMENTS” at this time and have spoken to the property owner about the concerns in reference to inoperative vehicles on the property as well as the county ordinance.

The departments below reviewed this request and had no comments.

Utilities Department - Frank Haltom, Director of Engineering and Utilities

Real Estate Assessor – Brian Gordineer, Real Estate Assessor

The departments below received a copy of this request and did not provide comments.

Fire & EMS Department – Paul Beamon, Chief

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.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

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

This recommendation is based on the following considerations:

1. The applicant’s request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff has recommended the below conditions for this request 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 Robert and Tonya Dempsey for the following use on Tax Map 620(0A)00-035-E: Home occupation within an accessory building, pursuant to Section 90-103(53), for the purpose of operating an automobile repair and maintenance shop as a home occupation business.
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6. There shall be no outside storage of materials related to car-repair.
7. No work shall be performed outside the shop building.
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9. The applicant shall be responsible for ensuring that all automotive waste is disposed of in accordance with all local, state and federal guidelines.
10. No more than five (5) vehicles being repaired or awaiting pick up shall be permitted on the premises.
The applicant may be asked by the County of Prince George to provide a copy of the vehicle registration for any automobiles on site, as proof of compliance with this provision.

11. The site shall not be used to store inoperable vehicles. During business hours, the police department shall be allowed to inspect parked vehicles awaiting repair to confirm compliance with applicable county and state code requirements.
12. 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.
13. 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.
14. 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; DMV license from Virginia Department of Motor Vehicles; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Business licenses from the Commissioner of Revenue.
15. 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.
16. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
17. 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.

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

BY:

APPLICANT FILL-IN ALL BLANKS

REQUEST: To open SHOP For Auto repair

REQUEST PROPERTY ADDRESS / LOCATION: 19725 Carson Ruritan Rd Carson VA 23830

REQUEST TAX MAP PIN(S): (List all)

620 (0A) 60-035-E

AFFECTED ACREAGE
(Each parcel):

4.18

ENTIRE PARCEL (Y / N
- Each parcel):

Yes

ATTACHMENTS (Check if Attached; * = Required):

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

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☒ ADDITIONAL ATTACHMENTS:

☒ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S):

ROBERT D Dempsey Tonya L Dempsey

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

19725 Carson Ruritan Rd Carson VA 23830

E-MAIL:

ROBERT.Dempsey1@yahoo.com

PHONE:

804-255-6424

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):

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

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 Deane 19715 Rowanty Ct
YES Carson VA 23830

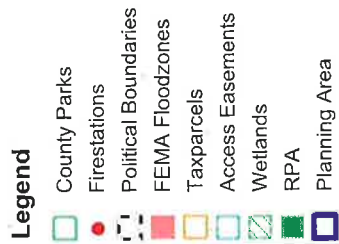
8:00 AM

Sue T Monaghan 19727

804-892-0958 YES Rowanty Court
Carson VA 23830

Rick Hemicks 1434-634051
YES

Linda Arrington
804-295-8315
YES



Notes



Map Scale 1:1,547

8/29/2022

Feet

257.9

128.9

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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County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 14, 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, October 27, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses.

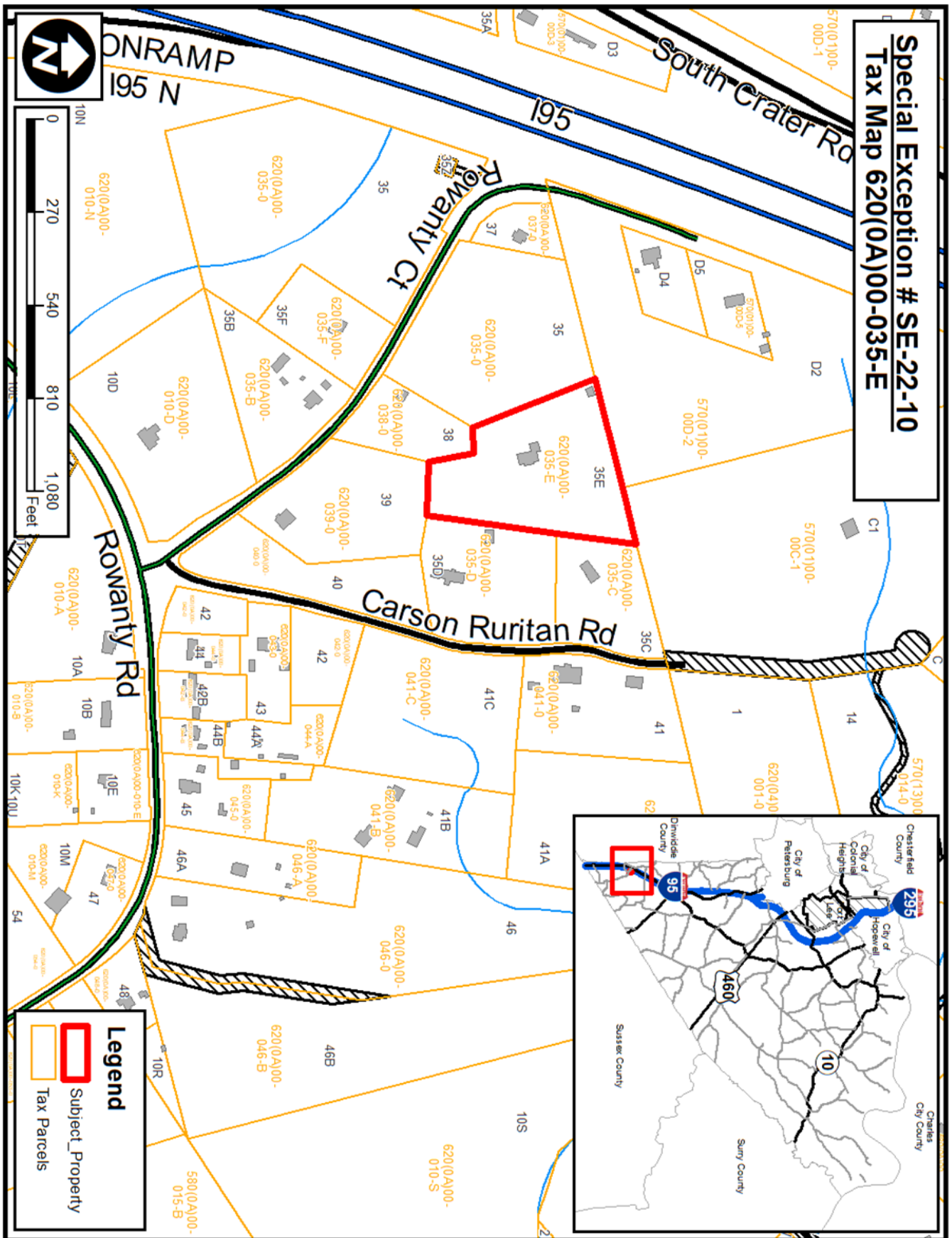
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You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Tim Graves
Planner



ANDERSON LINDA M
19811 CARSON RURITAN RD
CARSON, VA 23830

ARRINGTON EMORY K & LINDA W
19525 CARSON RURITAN RD
CARSON, VA 23830

BROCKWELL ROY S & JENNIFER T
19915 HALIFAX RD
CARSON, VA 23830

CARSON RURITAN CLUB BY TRUSTEES
PO BOX 10
CARSON, VA 23830

DEMPSEY ROBERT & TONYA
19725 CARSON RURITAN RD
CARSON, VA 23830

DISE MICHAEL W & GLENICE M
19515 ROWANTY CT
CARSON, VA 23830

DONNER BRIAN D & PATTI A
2720 EAGLE ROCK RD
SOUTH PRINCE GEORGE, VA 23805

KENNEDY LAWRENCE D
19705 CARSON RURITAN RD
CARSON, VA 23830

LEMOCKS RICHARD M
19703 CARSON RURITAN RD
CARSON, VA 23830

MONEYMAKER JARET R
19727 ROWANTY CT
CARSON, VA 23830

SCRUGGS CHRISTOPHER & KIMBERLY
19519 ROWANTY CT
CARSON, VA 23830

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

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SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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.

SPECIAL EXCEPTION SE-22-10: Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses.

REZONING RZ-22-02: Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to rezone a total of +/- 18.2 acres, including +/- 13.2 acres zoned M-1 (Limited Industrial) District and +/- 6 acres zoned R-2 (General Residential) District and R-A (Residential Agricultural) District, to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of eight (8) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, presently identified as Tax Maps 240(0A)00-069-0, A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is primarily planned for Industrial uses.

COMPREHENSIVE PLAN AMENDMENT CPA-22-02: Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

REZONING RZ-22-03: Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was

formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Residential” development; however, the County has requested to amend the future use designation for this property to “Commercial”.

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

**COMPREHENSIVE PLAN AMENDMENT REQUEST – CPA-22-02
PLANNING COMMISSION STAFF REPORT – October 27, 2022**

RESUME

APPLICANT: Prince George County (Stacey English, Economic Development Department)

PROPERTY OWNER: Prince George County

REQUEST: **COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential – Multi-Family to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County’s Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property

STAFF RECOMMENDATION: Staff Recommends Approval

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 Attachment(s)
6. Copy of Goal #2 from the Exit 45 Strategic Plan
7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

“I move to forward request CPA-22-02 to the Board with a recommendation for APPROVAL, 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 CPA-22-02 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request CPA-22-02 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request CPA-22-02 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

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:

COMPREHENSIVE PLAN AMENDMENT CPA-22-02: Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

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

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That the Generalized Future Land Use Map of the Prince George County Comprehensive Plan be amended to change the future land use designation of the property identified as Tax Parcel 430(03)00-00B-0 from Residential to Commercial.*
- (2) This ordinance shall be effective immediately upon adoption.*

Adopted on _____, 2022 pursuant to Sections 15.2-2204 and 15.2-2229 The Code of Virginia (1950, as amended) and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing October 27, 2022

CPA-22-02: Future Land Use Map Amendment

Applicant: Prince George County (Stacey English, Economic Dev.)

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

I. Request

Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential – Multi-Family to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

II. Property

Address: 11800 S. Crater Road

Tax Map: 430(03)00-00B-0

Site Size: Approximately 2.18 acres

Legal Owner: Prince George County

RE Taxes Paid?: Yes

Zoning District: R-1, General Residential

Current Use: Vacant (motel demolished recently)

Comp Plan Land Use:

Current: Residential - Multi-Family

Proposed: Commercial

Planning Area: Prince George Planning Area

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Site Photo



III. Meeting Information

Planning Commission Public Hearing: October 27, 2022

Board of Supervisors Public Hearing: November 22, 2022 (Tentative)

IV. Applicant Request

Prince George County Economic Development Office is requesting amendment to the Comprehensive Plan Future Land Use Map to allow for commercial development at property addressed as 11800 and further identified as Tax Parcel Number 430(03)00-00B-0.

Prince George County adopted a plan for the redevelopment of the I-95 Exit 45 corridor in 2021. One of the implementation strategies of the plan specified the purchase and demolition of the Continental Motel Property, which was accomplished in July of 2022. The County's intention is to market the property for commercial development and hopes to attract either a restaurant or retail business at this location.

In order to comply with the Exit 45 Strategic Plan, the County needs to rezone the property from its current zoning of R-1, General Residential to B-1, General Business. However, the Comprehensive Plan's Future Land Use Map has the site in question designated for Residential- Multi-Family uses. Therefore, there is a need to amend the Future Land Use Map designation for Tax Parcel Number 430(03)00-00B-0 (11800 South Crater) in order for the rezoning request to be consistent with the Comprehensive Plan

VI. Exhibits

Exhibit 1: Zoning Map (Red = Commercial)

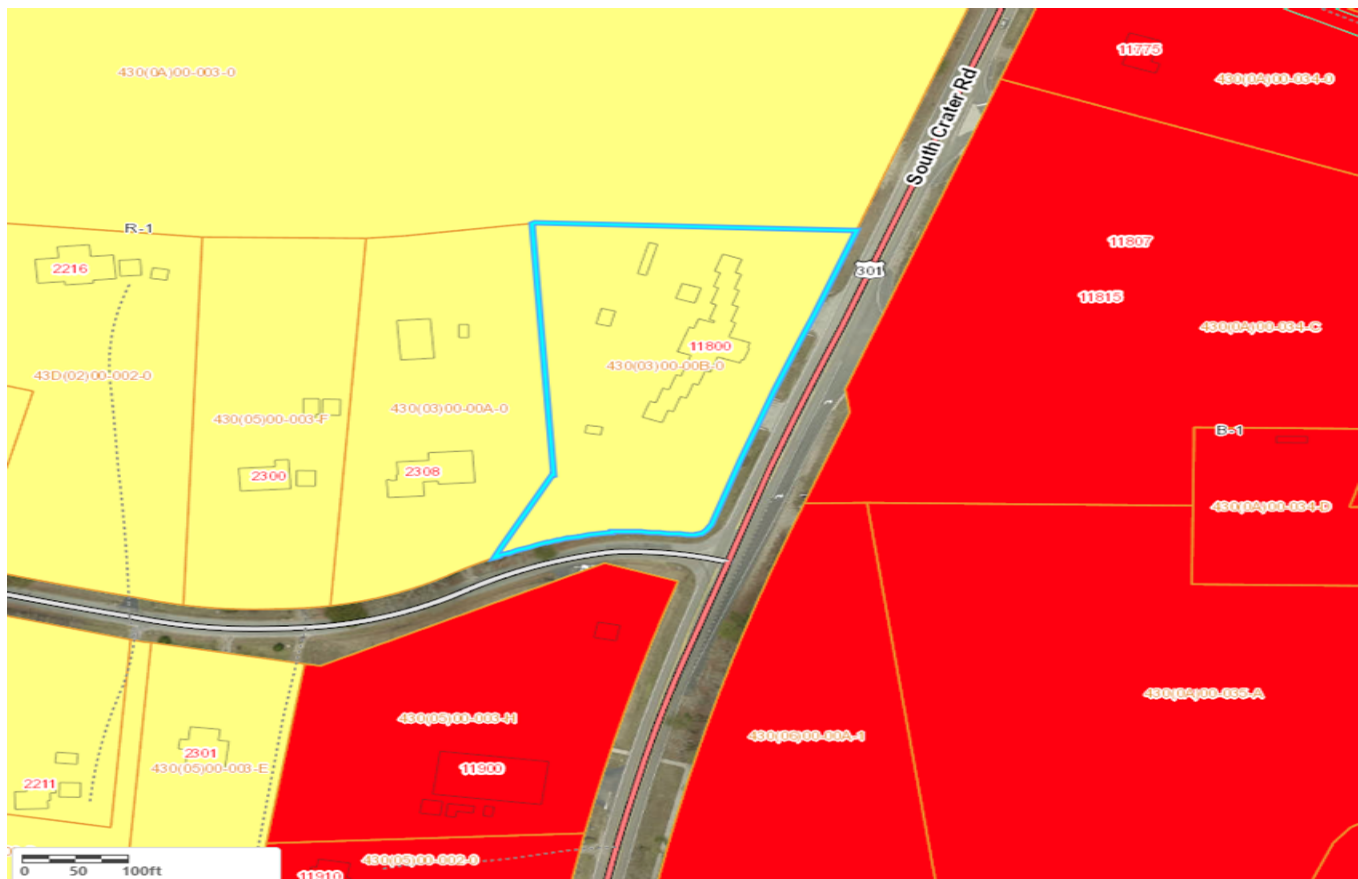


Exhibit 2: Future Land Use Map (Red = Commercial)

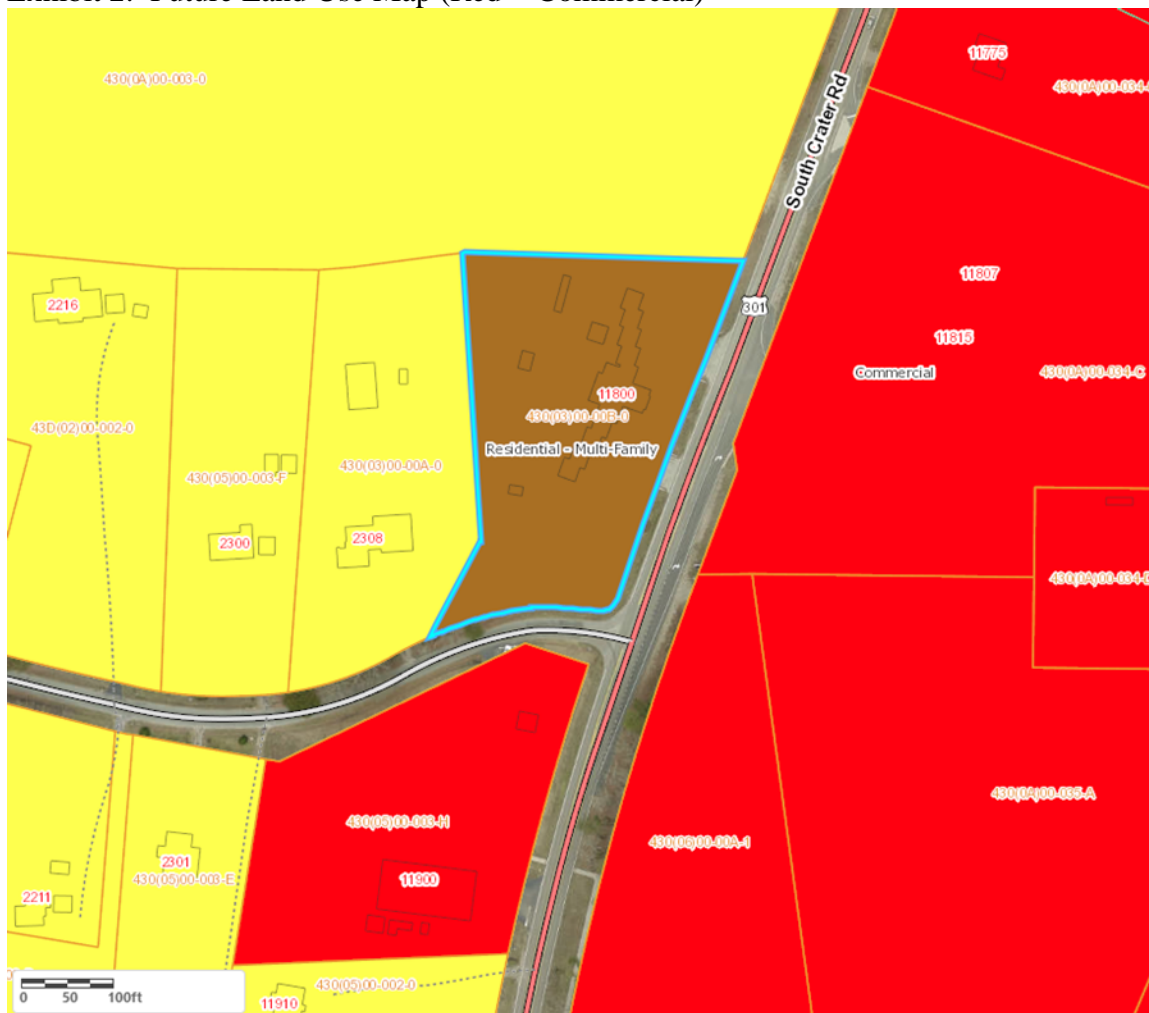


Exhibit 3: Photo of Surrounding Land Uses



VII. Planning and Zoning Review Comments

1. Zoning Ordinance and Zoning Map Review:
 - a. The Zoning of properties surrounding the site are as follows:
North- R-1, Limited Residential
South- B-1, General Business
East - B-1, General Business
West – R-1, Limited Residential
2. The change of future land use designation would be consistent with the development pattern in the immediate vicinity, which is commercial in nature.
 - a. Surrounding land uses include the Star Express Travel Center (Huddle House restaurant, a retail convenience store and a Sunoco gasoline/diesel fueling station), a Dollar General retail store, and Nanny’s restaurant.
 - b. The proposed use(s) of the property for either a retail store or a restaurant would be consistent and compatible with existing commercial land uses.
3. This request is supported by the County’s Exit 45 Strategic Plan.

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- It is the recommendation of staff that Future Land Use Map designation for Tax Map Number 430(03)00-00B-0 be amended from Residential-Multi-Family to Commercial.

This recommendation is based on the following considerations:

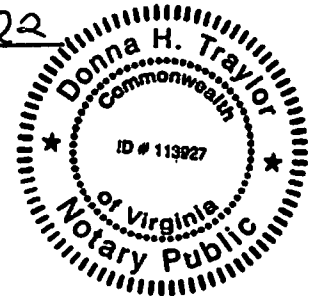
1. Historically, the site in question has been used commercially as a motel (legal nonconforming).
2. The development pattern in the vicinity of the affected location is commercial as opposed to residential. The site is directly across South Crater Road from the Star Express Travel Center and is across Clary Road from Nanny’ restaurant.
3. The proposed Comprehensive Plan Amendment would facilitate achievement of the goals and objectives of the County’s Exit 45 Strategic Plan.
4. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Inv. 2810

EnerGov ACP-22-0002

	<h1 style="text-align: center;">COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION</h1> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		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): <input checked="" type="checkbox"/> RATIONALE DOCUMENT (SUPPORTING FACTS, REASONS) <input checked="" type="checkbox"/> MAP TO SCALE (USE GIS OR ENGINEER DRAWING) <input type="checkbox"/> ADDITIONAL ATTACHMENTS (LIST):		
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		
AFFIDAVIT	<p>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.</p>	
	<p>NAME: <u>Jeffrey D. Stoke</u></p>	
	<p>SIGNED: <u><i>[Signature]</i></u></p>	
	<p>DATE: <u>8/29/2022</u></p>	
	<p>NOTARIZATION:</p>	
	<p>STATE OF VIRGINIA</p>	
	<p>COUNTY OF: <u>Prince George</u></p>	
	<p>Subscribed and sworn before me this <u>29th</u> day of <u>August</u>, 20 <u>22</u></p>	
<p><u><i>[Signature]</i></u> Notary Public</p>		
<p>My Commission expires: <u>Dec 31, 2022</u></p>		



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:				
PAYMENT	FEE DUE:		FEE PAID:	
	AMEND COMPREHENSIVE PLAN: \$700		PAYMENT TYPE:	
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

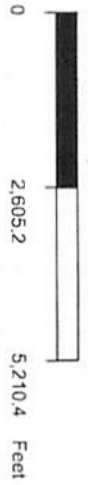


Continental Motel Property



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.

Copyright, 2020 County of Prince George, VA



Map Scale 1: 31,262

2/11/2022



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.

- Possibly develop an incubator kitchen (example: The Maker Market in South Hill) OR a “ghost kitchen” that prepares food for 4-5 local or chain brand restaurants and provides pick-up or delivery to Zone hotels.
- Prepare the balance of the site (approximately 7 acres) to be offered to a travel plaza (no truck stop) that has a unique and strong retail component (Buc-ees). Target specific companies and work toward creating a proactive development partnership between the company and the County.
- Consider land lease or giving land or selling at a significant discount to entice the right company. Base deal on reasonable and long-term RoI.
- Retain and improve a perimeter walking trail, retain and improve the picnic pavilion, create a small dog park, and add any small amenities that might be attractive to families coming off the interstate or staying for multi-day events (putt putt?).

2. Obtain the Continental property and Redevelop

- Enforce codes strictly, look for other means available to condemn and shut down the use of this property (a priority)
- Purchase or obtain the property
- Demolish buildings and redevelop site
- Use property to specifically attract a sit-down chain restaurant (e.g., Panera, Olive Garden) or to attract a retail/commercial entity that will support outdoor and sports tourism visitors (see below) such as Dick’s, REI, etc.

3. Create a Center of Support for Regional Assets

- There is a keen opportunity to develop Exit 45 around a unique unifying theme to help distinguish it from other generic exits along I-95 in the region.
- Redevelopment recommendations and ideas can be significantly focused on supporting local and regional assets and activities in the areas of 1) sports tourism and events (softball, soccer, or other “rectangular” sports); 2) bike and water trails/outdoor tourism; 3) history/heritage tourism. As discussed, the exit should be the “home away from home” for sports teams and their parents participating in local and regional tournaments. Additionally, with three significant bike/hike trails in various stages of development (Capitol Trail, FOLAR Trail, Fall Line Trail) and the Five and Dime Ferry Motorcycle Run trail, Exit 45 can be a “base camp” for riders on these trails. There is extensive published information on the positive impact of supporting the three types of assets listed (trail impacts most readily available are GAP & CO trails focused on Cumberland, MD, Capital Trail, VA)
- Besides 2-3 new restaurants (brand, family, sit-down) help expand exposure and marketing of existing “authentic” restaurants such as Nanny’s, El Arriero, and Lighthouse and solicit a local/regional authentic pizza provider.
- Attract at least one more hotel that is “and suites”. Families staying for tournaments would welcome this type of lodging.
- Become heavily involved in discussions recently initiated to develop a shuttle service to take riders/hikers to and from the various trails.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 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, October 27, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

COMPREHENSIVE PLAN AMENDMENT CPA-22-02: Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property

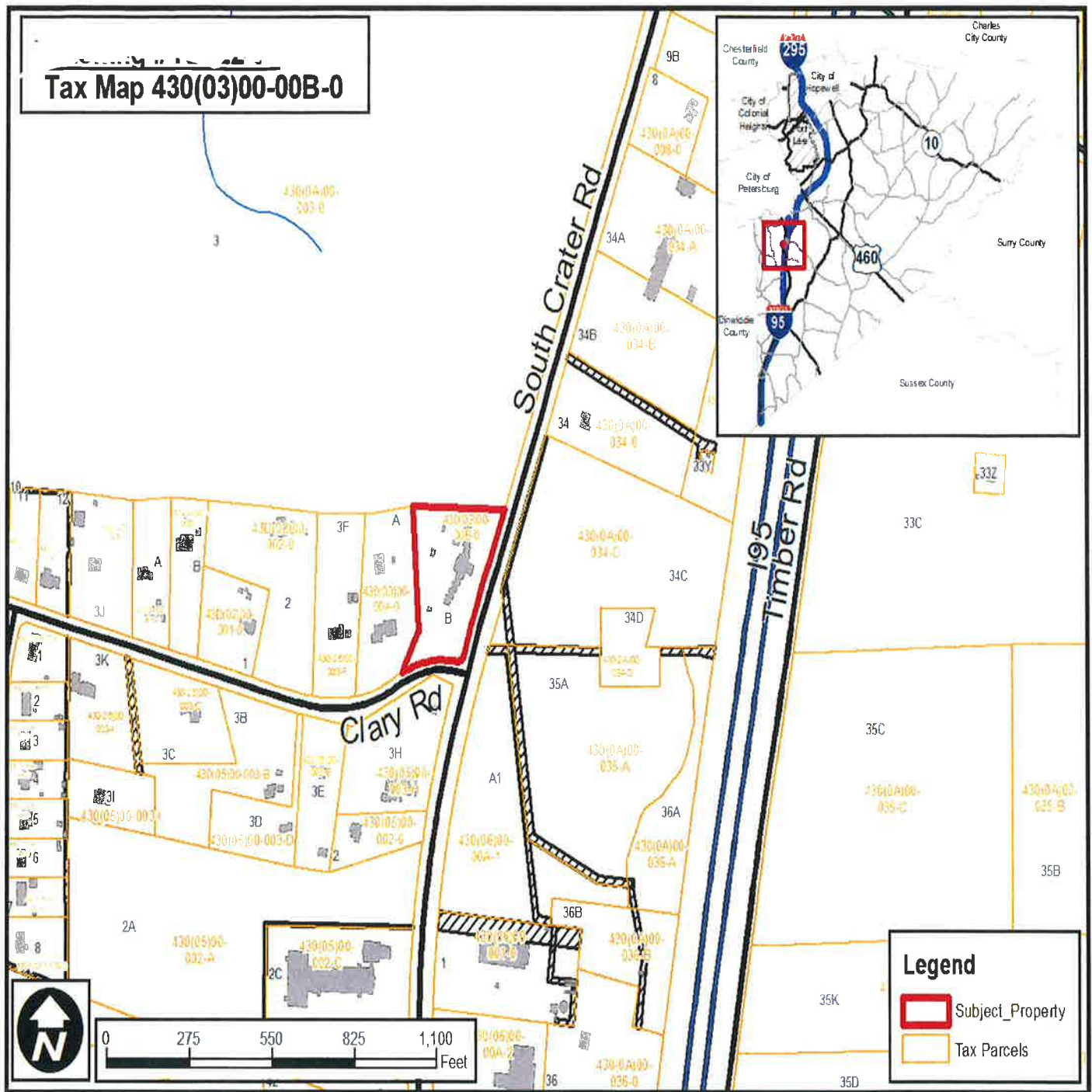
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You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Andre Greene
Planner II



NOLAND JERRY A & WANDA G
2308 CLARY RD
SOUTH PRINCE GEORGE, VA 23805

COUNTY OF PRINCE GEORGE VA -
ECONOMIC DEVELOPMENT
PO BOX 68
PRINCE GEORGE, VA 23875

STEWART RONALD R
11900 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

MXG LLC
2768 NESTLEBROOK TRAIL
VIRGINIA BEACH, VA 23456

RIVER RUN ASSOCIATES
8135 W BLACKWATER RD
WINDSOR, VA 23487

S CRATER RD LLC
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

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SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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.

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REZONING RZ-22-02: Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to rezone a total of +/- 18.2 acres, including +/- 13.2 acres zoned M-1 (Limited Industrial) District and +/- 6 acres zoned R-2 (General Residential) District and R-A (Residential Agricultural) District, to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of eight (8) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, presently identified as Tax Maps 240(0A)00-069-0, A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is primarily planned for Industrial uses.

COMPREHENSIVE PLAN AMENDMENT CPA-22-02: Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

REZONING RZ-22-03: Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was

formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Residential” development; however, the County has requested to amend the future use designation for this property to “Commercial”.

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-22-03
PLANNING COMMISSION STAFF REPORT – October 27, 2022

RESUME

APPLICANT: Prince George County (Stacey English, Economic Development Department)

PROPERTY OWNER: Prince George County

REQUEST: To rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County’s Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Residential - Multi-Family” development; however, the County has requested to amend the future use designation for this property to “Commercial”.

STAFF RECOMMENDATION: Staff Recommends Approval

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 Attachment(s)
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request RZ-22-03 to the Board with a recommendation for APPROVAL, 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-22-03 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-22-03 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-22-03 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-22-03: Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial".

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-03 is granted as an amendment to the official zoning map; and

The Property known as Tax Map #430(03)00-00B-0, consisting of approximately 2.18 acres, is hereby rezoned from R-1 Limited Residential District to B-1 General Industrial District.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing October 27, 2022

RZ-22-03 – Rezoning of Former Continental Motel Site

Applicant: Prince George County (Stacey English, Economic Dev.)

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

I. Request

This request is to rezone approximately 2.18 acres from R-1, General Residential District to B-1, General Business District to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan.

II. Property

Address: 11800 S. Crater Road

Tax Map: 430(03)00-00B-0

Site Size: Approximately 2.18 acres

Legal Owner: Prince George County

RE Taxes Paid?: Yes

Zoning District: R-1, General Residential

Current Use: Vacant

Comp Plan Land Use:

Current: Residential - Multi-Family

Proposed: Commercial

Planning Area: Prince George Planning Area

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Site Photo



III. Meeting Information

Planning Commission Public Hearing: October 27, 2022

Board of Supervisors Public Hearing: November 22, 2022 (Tentative)

IV. Background

1. The applicant originally submitted a preliminary rezoning request to rezone the property from R-1, General Residential to B-1, General Business on July 21, 2022.
2. The applicant submitted the final rezoning application along with a Comprehensive Plan Future Land Use Map Amendment Application on September 1, 2022.

V. Applicant Proposal

1. Prince George County purchased the site of the former Continental Motel, which was located at 11800 South Crater Road, on July 18, 2022.
2. The motel has been demolished and the County of Prince George wishes to market the property to attract a restaurant or retail business at the location in accordance with the County's Exit 45 Strategic Plan.

VI. Exhibits

Exhibit 1: Zoning Map (Red = Commercial)

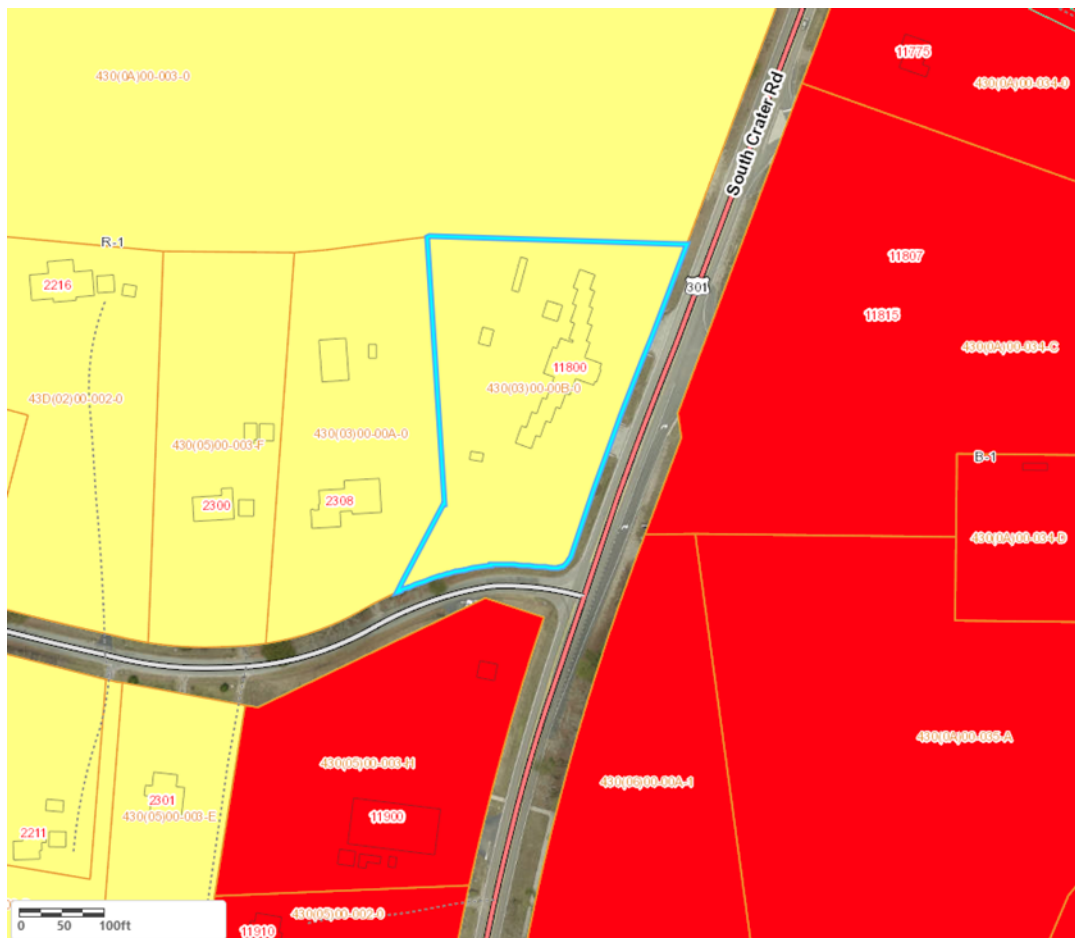


Exhibit 2: Future Land Use Map (Red = Commercial)

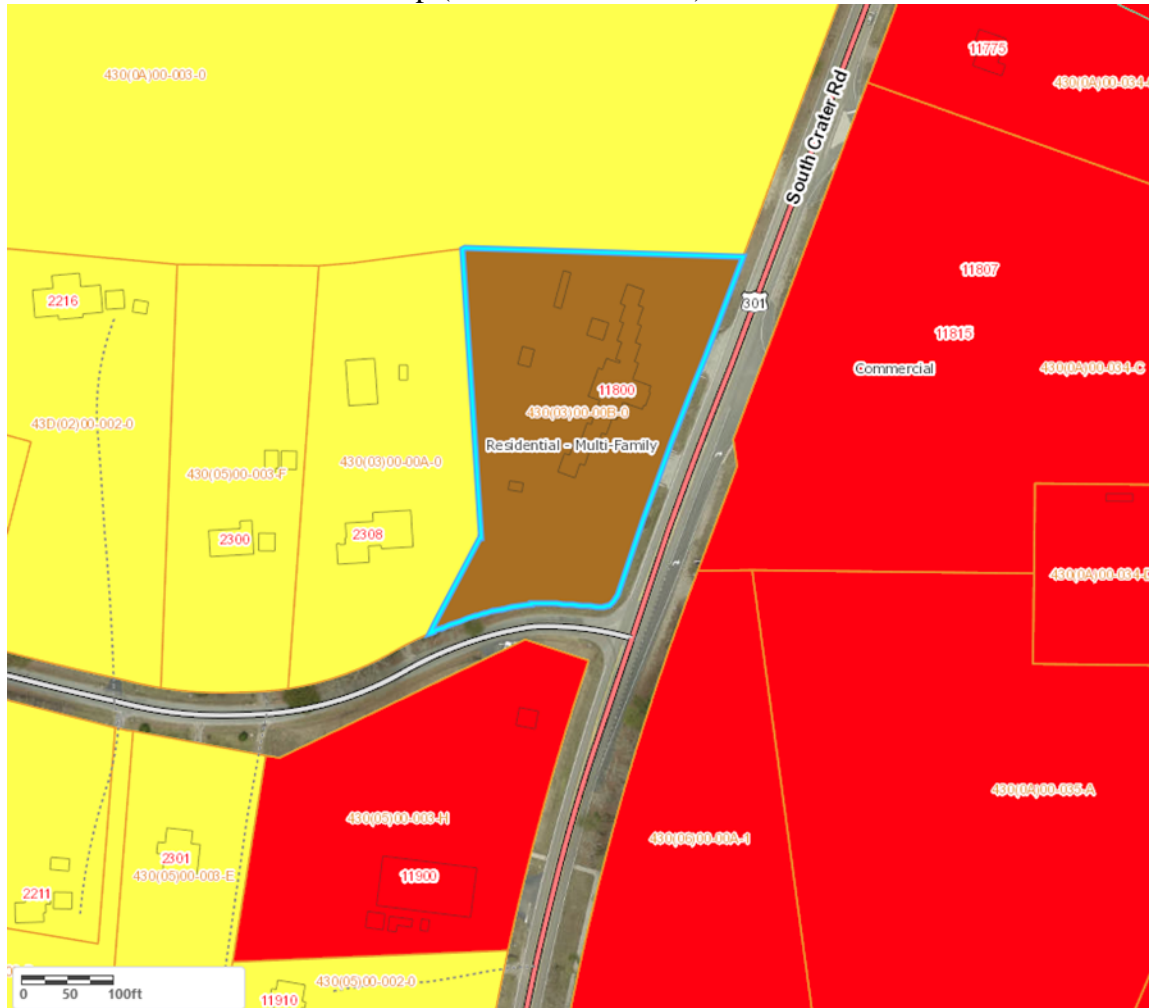


Exhibit 3: Photo of Surrounding Land Uses



VII. Planning and Zoning Review Comments

1. Zoning Ordinance and Zoning Map Review:
 - a. The proposed uses of the subject property would be allowed “by-right” in the B-1 General Business District.
 - b. The Zoning of properties surrounding the site are as follows:
North- R-1, Limited Residential
South- B-1, General Business
East - B-1, General Business
West – R-1, Limited Residential
2. Expected impacts of proposed uses on adjacent properties and roadways include:
 - a. Additional traffic on South Crater Road (U.S. Route 301).
 - b. Two (2) existing commercial entrances serve the property, so new entrances should not be required.
3. Compatibility with existing/surrounding land uses:
 - a. Surrounding land uses include the Star Express Travel Center (Huddle House restaurant, a retail convenience store and a Sunoco gasoline/diesel fueling station, a Dollar General retail store, Nanny’s restaurant, cut over timberland and single-family residences located along Clary Road.
 - b. The proposed use of the property for either a retail store or a restaurant would be consistent and compatible with existing land uses.
4. Compatibility with the Comprehensive Plan:
 - a. If the request to amend the Future Land Use Map designation is approved, then the proposed rezoning would be consistent with the Comprehensive Plan. The fact that the property has been used commercially over the years as a motel (as a legal nonconforming use) supports a rezoning from R-1, Limited Residential to B-1 General Business.

VIII. Supplemental Staff Review Comments

Angela Blount, Environmental Program Coordinator

1. Land disturbance associated with this project, including demolition in excess of 10,000 sq. ft., will require a Land Disturbance Permit issued by Prince George County. Additionally, if the area of disturbance for demolition and new construction reaches or exceeds 1 acre, a Construction General Permit issued by the Virginia Department of Environmental Quality will also be required.
2. Further comments will be given at the time of Site Plan review.

Paul Hinson, P.E., LEED AP, VDOT Land Use Engineer

1. Based upon the size of the site, VDOT does not believe that a user can occupy the site that would generate in excess of 5,000 VPD. Accordingly, a Chapter 527 Traffic Impact Analysis will not be required in conjunction with the rezoning application.
2. The current hotel site is served by two existing commercial entrances. VDOT will evaluate whether either of the existing entrances would be suitable for the new user at the time of site plan submittal. Any new commercial development will be required to be accessed by a commercial entrance in accordance with VDOT standards and would be required to meet VDOT’s Access Management spacing standards.
3. VDOT has no objection to the proposed rezoning application.

Rachel A. Lumpkin, PE, Utility Project Engineer

1. The site is located within the Prince George County Planning Area. Connection to the public water and wastewater systems will be required.

2. Capacity in the public water system is limited and proposed usage will need to be evaluated once a specific end user is identified for the site.

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

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 R-1 General Residential to B-1 General Business would be consistent with the adopted Comprehensive Plan.
3. Historically, the site in question has been used commercially as a motel.
4. A site plan will be 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.

Inv 2809
EnerGov RZ-22-7

 <h2 style="margin: 0;">REZONING APPLICATION</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>		OFFICE USE ONLY		
		APPLICATION #: RZ-22-03 DATE SUBMITTED: RECEIVED SEP 01 2022		
APPLICANT FILL-IN ALL BLANKS				
REQUEST DETAILS	REQUEST:			
	REQUEST PROPERTY ADDRESS / LOCATION:			
	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:
	PROPOSED ZONING:			
	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)			
LEGAL OWNER	NAME(S):			
	MAILING ADDRESS (Incl. City, State, Zip)			
	E-MAIL:	PHONE:		
	NAME(S) (If different than owner):			
	RELATION TO OWNER:			
APPLICANT CONTACT	MAILING ADDRESS: (Incl. City, State, Zip)			
	E-MAIL:	PHONE:		
	NAME(S) (If different than owner):			
	RELATION TO OWNER:			
	MAILING ADDRESS: (Incl. City, State, Zip)			
OFFICE USE ONLY (Completed at time of application)				
COMMENTS:				
PAYMENT	FEE DUE:		FEE PAID:	PAYMENT TYPE:
	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:

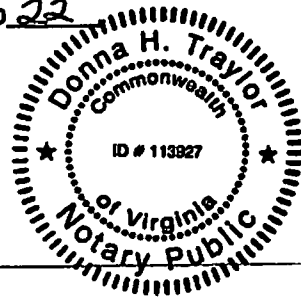
STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 29th day of August, 2022

Notary Public

My Commission expires: Dec. 31, 2022





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.





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 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, October 27, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-22-03: Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial".

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. 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>.

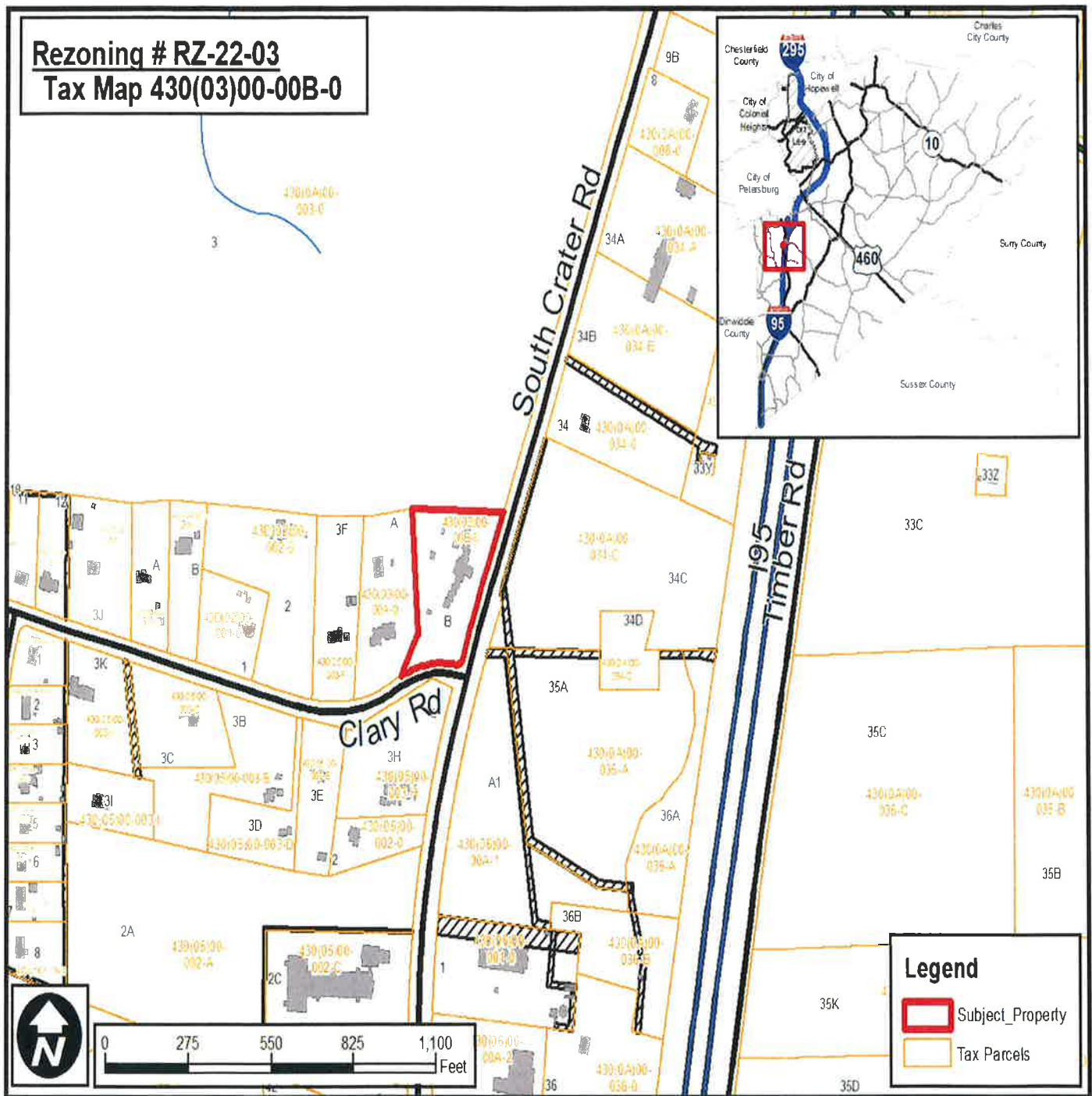
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Andre Greene
Planner II

Rezoning # RZ-22-03
Tax Map 430(03)00-00B-0



NOLAND JERRY A & WANDA G
2308 CLARY RD
SOUTH PRINCE GEORGE, VA 23805

COUNTY OF PRINCE GEORGE VA -
ECONOMIC DEVELOPMENT
PO BOX 68
PRINCE GEORGE, VA 23875

STEWART RONALD R
11900 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

MXG LLC
2768 NESTLEBROOK TRAIL
VIRGINIA BEACH, VA 23456

RIVER RUN ASSOCIATES
8135 W BLACKWATER RD
WINDSOR, VA 23487

S CRATER RD LLC
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

**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, October 27, 2022 beginning at 6:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan 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.

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Tim Graves
Planner
(804)722-8678

Begin

TAB 8

October 11 Meeting Recap

Board of Supervisors Adopts Land Use Rates Using a Three-Year Average

At its October 11 meeting, the Real Estate Assessor came before the Board requesting direction to utilize land use rates for the FY2024 general assessment. The Board was presented with two options. They could have either returned to using a three-year moving average of the State Land Evaluation Advisory Council (SLEAC) or adopt the SLEAC agricultural rates as presented.

The Code of Virginia (Section 58.1-3239) established the State Land Evaluation Advisory Council with the mandate to determine and publish use-value estimates of eligible land for each jurisdiction participating in the use-value taxation program. Prince George County had adopted the SLEAC as presented since 1976. The SLEAC rates experienced a meteoric rise from 2009-2013. To moderate the increase in rates, the Board directed the Assessor to use a three-year moving average of SLEAC agricultural rates for valuation purposes. Since then (except for last year), the three-year moving average calculation has moderated the increase in the tax burden of qualified agricultural land use participants when compared to the stated SLEAC rates which have increased by as much as 35% in a single year.

For 2023 (FY2024), the SLEAC agriculture rates have increased by 24%. Returning to the three-year moving average, which is what the Board unanimously voted to do, will result in an increase of just 8% in the agricultural land use rates from last year.

Other matters that came before the Board at its meeting:

- Received an update on Welcome Signs and Adopt-A-Sign Program.
- Received a report on Land Use Rates.
- Approved on consent a resolution dedicating an easement of right-of-way to Dominion Energy Virginia – Burrowsville Community Center.
- Approved on consent a resolution dedicating an easement of right-of-way to Dominion Energy Virginia – Garage Expansion Project.
- Held a discussion and elected Jeff Stoke and Chair Waymack as the alternate to cast the vote(s) for Prince George County at the VACO Annual Business Meeting.
- Unanimously approved proposed revisions to the Prince George County Administrative Policy entitled Surplus Property.

- Unanimously recommended to the Circuit Court Ms. Shanna Story for appointment to the Board of Zoning Appeals to fill the remaining term of Mr. William Kreider.
- Unanimously recommended to the Circuit Court Ms. Carol Woodward for reappointment to the Board of Zoning Appeals.
- Held a public hearing and unanimously approved an appropriation in the amount of \$3,724,810.50 for American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds, Tranche 2.
- Held a public hearing and unanimously approved an appropriation in the amount of \$1,809,789.62 for unexpended Fall 2019 Series Stormwater Fund Bond proceeds from FY2021-22 budget to FY2022-23.

Begin

TAB 9



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-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:

County of Prince George



Legend

- County Parks
- Schools
- Firestations
- Political Boundaries
- Taxparcels
- Access Easements
- Wetlands
- Swamps

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.

Copyright, 2020 County of Prince George, VA




Map Scale 1: 3,094

8/23/2022



Ever 600: WVR 22-0003

	<h2 style="text-align: center;">SUBDIVISION WAIVER REQUEST</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		<div style="border: 1px solid black; padding: 5px;"> OFFICE USE ONLY APPLICATION #: SW -22-03 DATE SUBMITTED: <div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED SEP 26 2022 </div> </div>																	
				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>5-22-34</u>)</p> <p><input 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="text-align: center;"><u>130(0A)00-051-0</u></p>																				
<table border="1" style="width: 100%;"> <tr> <td data-bbox="154 1102 203 1375" rowspan="3" style="text-align: center; vertical-align: middle;">OWNER</td> <td colspan="2" data-bbox="203 1102 820 1186">NAME(S): <u>CHARLES H. ROSS, JR</u></td> <td colspan="2" data-bbox="820 1102 1502 1186"><u>DAVID B. ROSS</u></td> </tr> <tr> <td colspan="2" data-bbox="203 1186 820 1291">MAILING ADDRESS: (Incl. City, State, Zip) <u>6040 BLVD EAST. APT. 31D</u> <u>WEST NEW YORK, NJ 07093</u></td> <td colspan="2" data-bbox="820 1186 1502 1291"><u>2907 SANDY RIDGE RD.</u> <u>N. PRINCE GEORGE, VA 23860</u></td> </tr> <tr> <td data-bbox="203 1291 820 1375">E-MAIL: <u>HANKR@MASSIVE-APPAREL.COM</u> <u>917-846-0237</u></td> <td colspan="3" data-bbox="820 1291 1502 1375">PHONE: <u>dbross1955@hotmail.com</u> <u>804-943-5471</u></td> </tr> </table>				OWNER	NAME(S): <u>CHARLES H. ROSS, JR</u>		<u>DAVID B. ROSS</u>		MAILING ADDRESS: (Incl. City, State, Zip) <u>6040 BLVD EAST. APT. 31D</u> <u>WEST NEW YORK, NJ 07093</u>		<u>2907 SANDY RIDGE RD.</u> <u>N. PRINCE GEORGE, VA 23860</u>		E-MAIL: <u>HANKR@MASSIVE-APPAREL.COM</u> <u>917-846-0237</u>	PHONE: <u>dbross1955@hotmail.com</u> <u>804-943-5471</u>						
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<table border="1" style="width: 100%;"> <tr> <td data-bbox="154 1375 203 1711" rowspan="4" style="text-align: center; vertical-align: middle;">APPLICANT</td> <td colspan="4" data-bbox="203 1375 1502 1459">NAME(S): (If different than owner)</td> </tr> <tr> <td colspan="4" data-bbox="203 1459 1502 1543">RELATION TO OWNER:</td> </tr> <tr> <td colspan="4" data-bbox="203 1543 1502 1627">MAILING ADDRESS: (Incl. City, State, Zip)</td> </tr> <tr> <td colspan="2" data-bbox="203 1627 917 1711">E-MAIL:</td> <td colspan="2" data-bbox="917 1627 1502 1711">PHONE:</td> </tr> </table>				APPLICANT	NAME(S): (If different than owner)				RELATION TO OWNER:				MAILING ADDRESS: (Incl. City, State, Zip)				E-MAIL:		PHONE:	
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	MAILING ADDRESS: (Incl. City, State, Zip)																			
	E-MAIL:		PHONE:																	
OFFICE USE ONLY (Completed at the time of accepting application)																				
COMMENTS:			IDENTIFY & LIST OTHER PARCELS AFFECTED:																	

September 26, 2022

Charles H Ross, Jr
David B Ross

RE: Waiver request for Property Division of 8001 Sandy Ridge Road
Tax parcel # 130(0A)00-051-0

To: Prince George Planning Department

We have inherited the above property on the death of our dear mother, Joyce Marjorie Butterworth.

The probate process is complete and approved by F Lewis Wyche, as of June 1, 2022. (File # 3905)

The final part of the division of property remains in splitting this property between Charles and David Ross, as brothers and heirs to the property as specified in her will.

We are applying for a Subdivision for the above referenced property. There are no plans to build on either portion of the subdivide, so at this time, we do not need to connect to public sewer and water.

Therefore we request a waiver, specifically allowing one lot to have a private well and septic in the event it is needed, and the other lot to connect to public systems if available when we would elect to build in the future.

We are 69 and 67 years old, and working to complete our individual estate planning and wills.

It will be greatly appreciated if you can grant this request.

Sincerely,



Charles H Ross Jr



David B Ross

Encl Good SE-22-0017 Inv 2188



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 #:

PSE-22-11

DATE SUBMITTED:

SEP 12 2022

BY: TWG

APPLICANT FILL-IN ALL BLANKS

REQUEST: I am requesting to provide care and educational services to up to 10 children between the ages of 2-9 years old. Services will be provided Monday-Friday between the hours of 8am - 5pm.

REQUEST PROPERTY ADDRESS / LOCATION: 4481 Branchester Parkway Prince George VA 23875

REQUEST TAX MAP PIN(S): (List all) 13H(04)OI-011-0

AFFECTED
ACREAGE (Each
parcel): All

ENTIRE PARCEL (Y /
N - Each parcel): Y

ATTACHMENTS (Check if Attached; * = Required):

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

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☐ ADDITIONAL ATTACHMENTS:

☐ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S): Jason and Amelia Ruffin

MAILING ADDRESS: (Incl. City, State, Zip): 4481 Branchester Parkway Prince George VA 23875

E-MAIL: Amelia@ruffinsmuffinsprek.com

PHONE: 804-898-5684

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)

June 24, 2022

To Whom It May Concern:

I am requesting to use a portion of my home as a large family day home to provide care to children ages 2 up to age 10 with a concentration on preschool aged children (3-5 years old). I will provide care for children from 8 am - 5 pm, Monday -Friday. I would like to provide services for 10 children at a time. I have currently been successful with up to 4 children at this residence. I am a former teacher of Prince George County Schools. I worked with Prince George for ten years. Prior to teaching here, I owned a large family day home in Petersburg. I have also spoken with several of my neighbors and they love the idea of being able to serve the community in this way.

I have an employee/ volunteer who comes regularly to assist with the children's activities. She currently parks on the side of the road in front of the house. There is space for her to park in the driveway so there is more room for parent drop-off/pick-up. I currently park in the driveway to create an open space in the backyard for the children to run, ride bikes, and play with other toys (balls, jump ropes, etc.) Right now, both pick-up and drop-off times last for less than five minutes. I wait at the top of the driveway and as parents pull up, they park and then they assist their child to meet me in the driveway. I greet each student and then we all wave "Good-bye" to the parents. At pick-up time, the parents line up on the side of the road and they are waiting at the top of the driveway for the children. At both times there is room for cars to drive past my house in both directions.

The outside play area is towards the back of the house and far from the road. There is no access to the pool for safety reasons. There is a fence and gate between the play area and the pool area. The fence is designed to make climbing difficult for small children. The main portion of the house that is used for the daycare is the attached garage which has been converted into a play/learning space for the children. The temperature is regulated with a window A/C unit to maintain a temperature between 65 and 80 degrees Fahrenheit. We only use the half bathroom that is on the first floor.

I would not need any signage. My husband and I are both on the deed and have insurance to cover any liabilities for this type of business. I look forward to continuing to work with the county.

Sincerely,

Amelia Ruffin
Ruffin's Muffins Pre-K
Owner/Director/Teacher
Amelia@ruffinsmuffinsprek.com
(804) 898-5684



ZONING ORDINANCE 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 #:

OA-22-04

DATE SUBMITTED:

AUG 24 2022

BY:

TWC

APPLICANT FILL-IN ALL BLANKS BELOW

REQUEST DETAILS

IS THIS REQUEST RELATED TO A CURRENT ZONING APPLICATION? (If so, specify Application #):

N/A

TYPE OF ZONING ORDINANCE AMENDMENT REQUESTED: (Check One)

☐ New Use in Districts (per Sec. 90-4) ☒ Other (Attach details)

REQUEST: (attach additional document(s) if more space is needed)

Update Floodplain Ordinance including
Floodplain Maps

WHY SHOULD THE REQUEST BE CONSIDERED? (attach additional document(s) if more space is needed)

see attached

CODE SECTION(S) REQUESTED TO BE CHANGED: (or indicate "N/A" if unknown)

TBD

REQUEST PROPERTY INFORMATION (If the request is for a new permitted use)

TAX MAP PIN(S):

N/A

LEGAL OWNER NAME(S):

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

E-MAIL:

PHONE:

APPLICANT CONTACT INFORMATION (If different from legal property owner)

APPLICANT NAME(S):

Prince George Planning Staff

RELATION TO OWNER:

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

E-MAIL:

PHONE:

Tim Graves

From: Farinholt, Stacey <stacey.farinholt@dcr.virginia.gov>
Sent: Wednesday, August 24, 2022 2:05 PM
To: Jeff Stoke; Andre M. Greene; Tim Graves; Marlene Waymack; Donald Hunter; Floyd Brown; Alan Carmichael; TJ Webb
Cc: Angela Davis; Sidney Huffman
Subject: NFIP_Post LFD timeline
Attachments: fpm-mod-ordinance.docx; BLANK TEMPLATE - Region III Ordinance Review Checklist_Aug2020 (1).pdf; Prince George post-LFD timeline..docx

Follow Up Flag: Follow up
Flag Status: Completed

Hello Prince George County representatives,

Congratulations on your recent Letter of Final Determination (LFD) from FEMA. You are one giant step closer to the new FIRMs that will support your ongoing participation in the National Flood Insurance Program (NFIP) and flood resilience in your community.

The attached letter offers a timeline for Prince George to meet the December deadline to adopt a refreshed floodplain ordinance.

Please reach out with any questions. We are here to support your efforts.

Sincerely,
Stacey Farinholt, CFM
Floodplain Program Planner

Virginia Department of Conservation and Recreation
600 E. Main St
Richmond, VA 23219
cell (804) 317-4209
email: stacey.farinholt@dcr.virginia.gov
www.dcr.virginia.gov/floods

INV: 2742



ZONING ORDINANCE 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 #:

0A-22-05

DATE SUBMITTED:

RECEIVED
SEP - 6 2022

BY: *Andrew*

APPLICANT FILL-IN ALL BLANKS BELOW

REQUEST DETAILS

IS THIS REQUEST RELATED TO A CURRENT ZONING APPLICATION? (If so, specify Application #):

TYPE OF ZONING ORDINANCE AMENDMENT REQUESTED: (Check One)

☒ New Use in Districts (per Sec. 90-4) ☐ Other (Attach details)

REQUEST: (attach additional document(s) if more space is needed)

We would like to change the ordinance to allow day support services on the

WHY SHOULD THE REQUEST BE CONSIDERED? (attach additional document(s) if more space is needed)

Because ~~currently~~ there are currently limited resources in the county for the Day Care of the Developmentally Disabled. This change would increase the number of individuals who could be served.

CODE SECTION(S) REQUESTED TO BE CHANGED: (or indicate "N/A" if unknown)

N/A TBD

REQUEST PROPERTY INFORMATION (If the request is for a new permitted use)

TAX MAP PIN(S):

120 (07) 00-00A-2

LEGAL OWNER NAME(S):

SUPER KIDS MINISTRIES, INC.

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

P.O. Box 637 Hopewell, VA 23860

E-MAIL:

N/A

PHONE:

N/A

APPLICANT CONTACT INFORMATION (If different from legal property owner)

APPLICANT NAME(S):

DEBRA L. FERGUSON

RELATION TO OWNER:

PRESIDENT OF SUPER KIDS MINISTRIES, INC.

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

500 MANSION DRIVE HOPEWELL, VA 23860

E-MAIL:

D3BRAFERGUSON@GMAIL.COM

PHONE:

804-821-4314

Request: The Super Kids Group Home, at 4685 Fellowship Circle in Prince George, is requesting an amendment to zoning, so that the building built to serve the developmentally disabled, can at last be used to benefit the county and the disabled population who live there.

Currently Prince George County has one Day Support location. With this variance Super Kids Ministries Inc. would be able to contract with an existing Day Support organization, Outreach Training and Support, to provide services from this location. We believe that with this amendment the organization would have the location ready for service by late November 2022.

Since the integration of the developmentally disabled into community settings and situations, under the supervision of the Department of Justice, the home on Fellowship Circle was determined to be too large to be used as a group home, since group homes are now limited to 4 individuals in a single residence. Moving the home to use as a Day Support will provide alignment with its original intent and provide an additional facility for the County. We believe this action would positively support the county's commitment to "improved public health, safety, convenience and welfare of its citizens".

The location has no residential neighbors adjoining the property and a paved drive and parking will be provided for drop off and pick up of those in wheelchairs. Currently there is the new school on one side, I-295 on the other. Behind it a church, and across the street a church. During construction of the school on Middle Road the county required additional land to widen the road to the school. When that land was requested Super Kids Ministries Board met and approved a gift to the county of the land, they needed to widen the road. We are asking the county for this amendment to ensure this facility benefits the county as intended.

Thank you,

A handwritten signature in black ink, reading "Debra Ferguson" followed by the date "9/6/2022". The signature is written in a cursive, flowing style.

Debra Ferguson

President

Super Kids Ministries Inc.

Cell: 804.821.4314

P.O. Box 637,

Hopewell, VA 23860