



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: August 2022 Planning Commission Work Session & Business Meeting

DATE: August 18, 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 August 22, 2022 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, August 25, 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 July 25, 2022
3	Draft Business Meeting Minutes July 28, 2022
4	Special Exception SE-22-06 Skalsky Borrow Pit
5	Special Exception SE-22-07 Country Club at Jordan Point
6	Special Exception SE-22-08 Capria Bed & Breakfast
7	Communications
8	Upcoming Cases September 2022
9	
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Begin

TAB 1

AGENDA – BUSINESS MEETING

Planning Commission of Prince George County, Virginia

Thursday, August 25, 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 a Public Hearing item this evening. Please state your name and address, you will have three (3) minutes to speak.

ORDER OF BUSINESS

A-1. Adoption of the Work Session Minutes – July 25, 2022 **[2] Chairman Bresko**

A-2. Adoption of Meeting Minutes – July 28, 2022 **[3] Chairman Bresko**

PUBLIC HEARINGS

P-1. SPECIAL EXCEPTION – SE-22-06: Request of Charles Skalsky, pursuant to §90-103(21) of the Zoning Ordinance to continue and expand the extraction of natural resources (borrow pit) in an R-A (Residential-Agricultural) Zoning District. The subject property is approximately 23.4 acres in size, located on West Quaker Road (SR 629) and is identified by Tax Maps 340(0A) 00-136-0, 137-0, 139-0, and 108-0. The Prince George County Comprehensive Plan Future Land Use Map indicates that the property is planned for Residential uses. **[4] Andre Greene**

P-2. SPECIAL EXCEPTION SE-22-07: Request of Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **[5] Tim Graves**

P-3. SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) “Cottage industry home occupation on a parcel of five acres or more in area.”. The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. [6] **Andre Greene**

COMMUNICATIONS –Tim Graves, Planner

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
 - a. BOS Recap [7]
- C. Upcoming Cases for September 2022 [8]
 - a. (SW-22-02) Sutton Subdivision Waiver Request
 - b. (SE-22-09) Grand Slam LLC – Day support (Special care hospital)
 - c. (RZ-21-05) MAT Developments Rezoning M-1 to M-2
 - d. (RZ-22-01) Wells Station Road Rezoning I-2 to M-2

ADJOURNMENT – Chairman Bresko

Begin

TAB 2

MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, July 25 2022 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – 5:31 p.m.

Roll Call – Commissioners Simmons, Elder, Bresko and Anderson were present. Commissioners Joyner, Brown and Brockwell were absent. Staff members Andre Greene and Tim Graves were present.

AGENDA REVIEW FOR JULY 28 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

A-3:

SUBDIVISION WAIVER SW-22-01: Request of Ann Jordan Cogle for a waiver of the standards contained in Article VII of the Prince George County Subdivision Ordinance, specifically § 70-724(d)(3), which limits residential development on private roads to no more than three single-family lots served by the road. The waiver request is authorized under § 70-208. The applicant proposes to divide 1.928 acres from her 68.694-acre parcel for her grandson so that he may own and live in a new single-family dwelling which is under construction on her property. The currently approved access for the new house is a private on-site driveway accessed from Birdsong Road, and the applicant is requesting for the new house to be accessed from an existing private road (shared access easement) which enters the subject property from Griffin Road. Three existing parcels, two of which are owned by family members of the applicant, share the private road. If the Planning Commission approves this request, the new house will be the fourth lot using the road. The subject property is known as tax map 420(0A)00-005-0 and is located at 1435 Birdsong Road. **Tim Graves reviewed the staff report and answered questions of the Commission. The applicant and family members and their attorney attended and answered questions of the Commission.**

COMMUNICATIONS (None)

ADJOURNMENT – 6:15 p.m. (Motion by Simmons, Second by Elder, vote 4-0)

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

July 28, 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, July 28, 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	Absent
Mrs. Anderson	Present
Mr. Brown	Absent
Mr. Brockwell	Absent

Also present: Dan Whitten, County Attorney, Andre Greene, Planner II and Missy Greaves-Smith, Office Manager

INVOCATION. Mr. Simmons provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Bresko 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 July 28, 2022 Planning Commission. Ms. Anderson made a motion to approve the meeting Agenda and Mrs. Elder seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (3) Brown, Brockwell, Joyner

PUBLIC COMMENT PERIOD. At 6:34 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 6:35 p.m.

ORDER OF BUSINESS.

- A-1.** Mr. Bresko asked the Commissioners to review the minutes of the June 21, 2022 Work Session of the Planning Commission. Mrs. Elder made a motion to approve the June 21, 2022, Work Session Minutes. Ms. Anderson seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (3) Brown, Brockwell, Joyner

- A-2.** Mr. Bresko asked the Commissioners to review the minutes of the June 23, 2022, meeting of the Planning Commission. Ms. Anderson made a motion to approve the June 23, 2022 meeting Minutes. Mrs. Elder seconded the motion.

Roll Call:

In favor: (3) Elder, Anderson, Bresko

Opposed: (0)

Abstained: (1) Simmons

Absent: (3) Brown, Brockwell, Joyner

- A-3.** SUBDIVISION WAIVER SW-22-01: Request of Ann Jordan Cogle for a waiver of the standards contained in Article VII of the Prince George County Subdivision Ordinance, specifically § 70-724(d)(3), which limits residential development on private roads to no more than three single-family lots served by the road. The waiver request is authorized under § 70-208. The applicant proposes to divide 1.928 acres from her 68.694-acre parcel for her grandson so that he may own and live in a new single-family dwelling, which is under construction on her property. The currently approved access for the new house is a private on-site driveway accessed from Birdsong Road, and the applicant is requesting the new house to be accessed from an existing private road (shared access easement) which enters the subject property from Griffin Road. Three existing parcels, two of which are owned by family members of the applicant, share the private road. If the Planning Commission approves this request, the new house will be the fourth lot using the road. The subject property is known as tax map 420(0A)00-005-0 and is located at 1435 Birdsong Road.

Andre Greene presented the Staff Report.

Background information:

- In 2020, John Jordan initially contacted the Planning & Zoning Office to discuss plans for his grandmother to subdivide her property to grant him a family division with access to the existing private road. Mr. Jordan was advised of the limit of three single-family lots on a private road.
- In 2021, the Jordan family submitted a building permit to build the new house for John Jordan on the existing 68-acre lot owned by Ann Jordan Cogle.
- The house building permit was approved with access via a private driveway extending south from Birdsong road around the large pond to reach the house site south of the pond. Staff applied a condition to the building permit approval that the driveway must

be improved for safe emergency vehicle access unless a different legal access is provided.

- May 13, 2022, Ann Jordan Cogle (the applicant and property owner) submitted a subdivision application identified as S-22-12 showing a 1.928-acre family division lot including the under-construction house, with the remainder tract to remain in the ownership of Ann Jordan Cogle.
- The plat proposes that the new lot access a public road via the existing private road instead of the existing driveway around the pond.
- Since the plat shows four lots on a private road, it is not eligible for approval since it doesn't meet the three-lot limit on a private road as required by § 70-724(d)(3) of the Subdivision Ordinance.
- The owner submitted the waiver request to ask the Planning Commission to waive that requirement so that the plat may be eligible for approval.

Request Summary:

The applicants have requested a waiver to the three-lot limit on a private road – Pursuant to § 70-724(d)(3).

Relevant details:

- House under construction by grandson on grandmother's property
- New lot proposed by Family Division from grandmother to grandson would be the 4th lot on an existing private road
- 2 out of 3 existing road users are family members
- Existing on-site driveway crosses a dam which is susceptible to damage from heavy vehicles (including emergency vehicles)
- Road maintenance agreement prepared to record with plat

Staff Review:

- The submitted subdivision plat is still under review
- If this request is approved, the plat will not be approved until it meets all applicable subdivision and zoning ordinance requirements
- No road upgrades planned or required unless imposed by Commission
- The road is required to be named as part of the plat review process

Recommended Conditions:

1. This waiver is granted for one (1) additional single-family residential lot to use the existing shared access easement (private road) to access the state-maintained Griffin Road, resulting in four (4) lots on the private road.
2. The private road used for shared access will not be improved or maintained with local or state funds unless otherwise provided for by law.
3. Maintenance of the private road shall be governed by a recorded road maintenance agreement among all property owners accessing the private road.
4. The subdivision plat that may be approved in accordance with this waiver shall reference this waiver and meet all other applicable requirements for subdivision approval, as approved by the Subdivision Agent.

Criteria provided in the ordinance for the Commission's consideration:

1. "In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship [to the applicant]..."

2. “No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”
3. “any remainder tract meets applicable zoning requirements”

Mrs. Elder asked: What is the hardship for the applicant? Have any other people done work prior to getting the special exception approved?

Mr. Greene replied: The applicants stated heavy vehicles or emergency vehicles might damage the dam. This is an unusual situation, the Planning Commission has only granted one other waiver.

Mr. Bresko stated in the previous request, the applicant requested and it was approved before they began building on the lot.

Mr. Simmons stated this applicant did not handle the application properly but this is a safer access to the property.

Mrs. Anderson stated they have been using this road all along with the three houses and now the fourth house is requiring the exception. They had agreed to improve the road with the building permit.

Mr. Simmons moved that the Planning Commission approve Subdivision Waiver request SW-22-01 as presented because the request allows for a safer access to the property and the four owners, including the applicant, have committed to an access road maintenance agreement that will be recorded. Mrs. Elder, seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (3) Brown, Brockwell, Joyner

PLANNER’S COMMUNICATION TO THE COMMISSION. Mr. Greene presented to the Commissioners the following updates:

- A. CIP Update – the Board of Supervisors (BOS) decided to defer a formal CIP Process
- B. Actions of the Board of Zoning Appeals – July meeting was cancelled due to the applicant withdrawing the Special Exception Application
- C. Actions of the Board of Supervisors
 - a. Approved SE-22-05, request by Christopher and Marisela Clark to permit a golf course within an R-A (Residential-Agricultural) Zoning District.
 - b. Approved SE-22-02, Powell Creek Solar, LLC
- D. Upcoming Cases for August 2022
 - a. (SE-22-06) Skalsky Borrow Pit
 - b. (SE-22-07) Jordan Point Country Club (Assembly Hall)
 - c. (SE-22-08) Capria Bed & Breakfast off Robin Road

ADJOURNMENT. At 7:05 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 by Mrs. Elder and seconded by Mrs. Anderson. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (3) Brown, Brockwell, Joyner

DRAFT

Begin

TAB 4

SPECIAL EXCEPTION REQUEST – SE-22-06
PLANNING COMMISSION STAFF REPORT – August 25, 2022

RESUME

APPLICANT: Michael Ellis (Ellis Construction Inc.)

PROPERTY OWNER: Charles Skalsky

REQUEST:

The applicant wishes to continue and expand an existing borrow pit located off of West Quaker Road. In order for this to be permitted, the applicant is requesting a Special Exception for the extraction of natural resources pursuant to Section 90-103(21) of the Zoning Ordinance.

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 including conceptual map, previous SE-13-02 approval, Section 54-6 requirements, and 1990 agreement from City of Petersburg
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

Sample APPROVAL Motion:

I move to forward request **SE-22-06** to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation are:

(EXAMPLES):

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

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

Sample DENIAL Motion:

I move to forward request **SE-22-06** to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request **SE-22-06** until _____.
(DATE)

County of Prince George, Virginia

DRAFT Ordinance

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

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-06 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to Charles Skalsky for the extraction of natural resources (borrow pit) on Tax Maps 340(OA)00-0136, 137-0, 139-0 and 108-0.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. All applicable requirements of Chapter 54-6 (Quarries, Pits and Mines) of the Code of the County of Prince George, Virginia and all other applicable Federal, State and County Code requirements are shall be observed and adhered to.
4. The owner/applicant shall retain existing trees for visual and noise buffering purposes. Any removal of trees that currently contribute to the visual and noise buffer shall require advance permission in writing from the Director of Planning.
5. The owner/applicant shall obtain an updated letter from the City of Petersburg granting the applicant permission to utilize the existing access road located off County Drive (U.S. Route 460). This letter is shall be provided to the Director of Planning prior to Site Plan approval. If updated permission is not obtained from the City of Petersburg, then the entrance utilizing this road shall not be permitted.
6. The Borrow Pit shall be limited to 10 acres of mining operation at any one time.
7. The applicant to shall modify their existing permit held with VDMM prior to disturbing in excess of the 3.6 acres that has been permitted by the VDMM.
8. A Site Plan shall be approved before excavation activities can begin.
9. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 12 months from the date of Special Exception Approval.
10. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
11. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing August 25, 2022

SE-22-06- Skalsky Borrow Pit

Applicant: Michael Ellis (Ellis Construction Inc.)

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

I. Request

The applicant has requested a special exception to continue and expand the extraction of natural resources (borrow pit) on approximately 23.4 acres of property consisting of four (4) individual parcels that total approximately 220.84 acres.

II. Property

Location: West Quaker Road

Tax Map: 340(0A)00-136-0, 137-0, 139-0,
and 108-0

Site Size ~23.40 acres of land disturbance
~220.8 acres (combined acreage)

Legal Owner: Charles Skalsky

RE Taxes Paid?: Yes

Zoning District: R-A General Agricultural

Current Use: Borrow Pit and Agricultural (farmland
and trees)

Comp Plan Future Land Use: Residential Uses

Planning Area: Prince George Planning Area

Previous Zoning Cases: see case history below

III. Meeting Information

Planning Commission Public Hearing: August 25, 2022

Board of Supervisors Public Hearing: September 13, 2022 (Tentative)

IV. Background

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

Case History:

SE 90-08	March 27, 1990	Approved for 8 years on Tax Map 340(0A)00-136-0
SE 97-25	January 13, 1998	Approved for 5 years on Tax Map 340(0A)00-136-0
SE 02-01	January 22, 2002	Approved for 5 years and added 340(0A)00-137-0
SE 06-17	January 9, 2007	Approved for 6 months; issues with the site entrance
SE 06-17	June 10, 2008	Approved for 5 years with VDOT commercial entrance
SE 13-04	May 13, 2013	Approved for 5 years with on Tax Maps 340(0A)00-136-0, 137-0, and 139-0.

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

V. Applicant Proposal

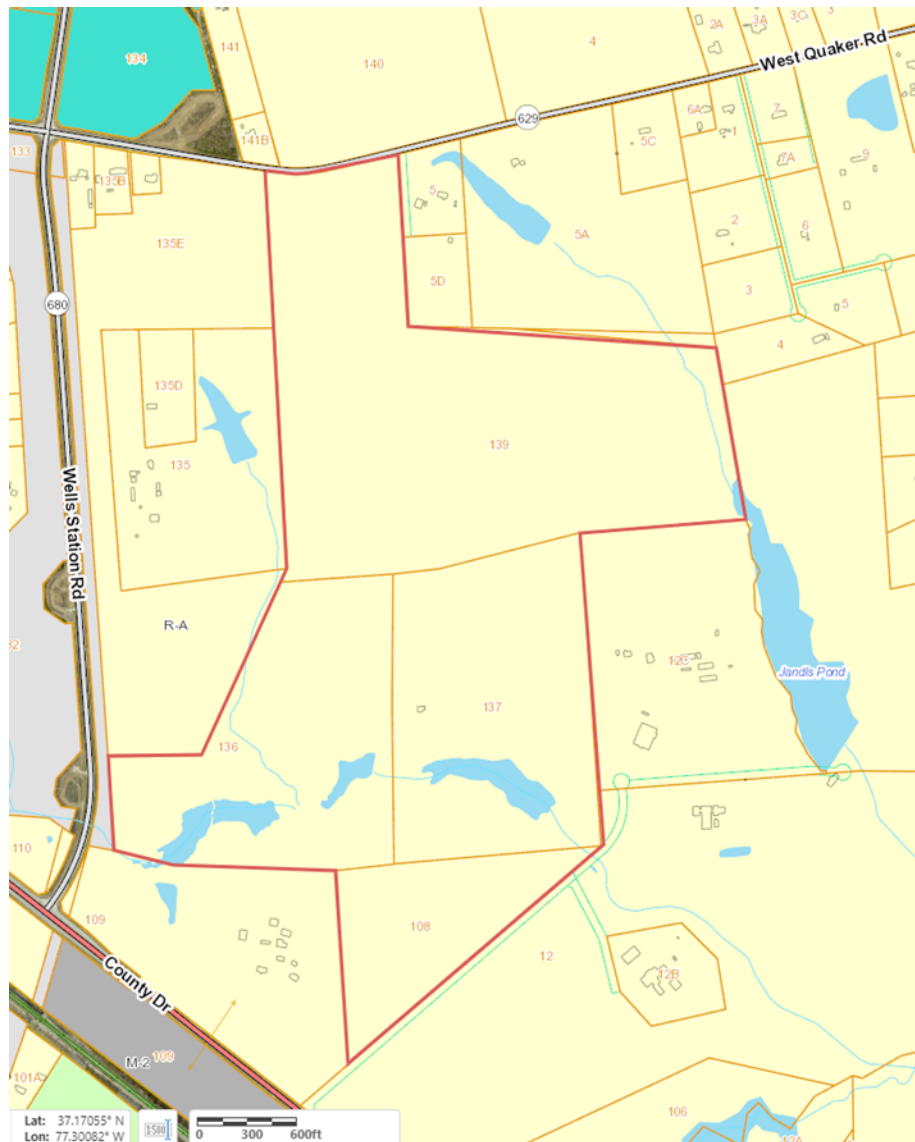
- The applicant is requesting a special exception to continue and expand the borrow pit that was previously approved in 2013. According to the conceptual site plan included in the application materials, the proposed disturbed area consists of approximately 23.4 acres divided into three

(3) work areas/zones that impact four (4) parcels of land. Three (3) parcels [(340(0A)00-136-0, 137-0 & 139-0)] have been permitted in the past and a fourth parcel [(340(0A)00-108-0)] is being added with this application.

- The operation will utilize a dozer, dump trucks and an excavator.
- The applicant plans to excavate on an as-needed basis beginning with a portion of Work Area B. The applicant has a permit from the Virginia Department of Mines, Minerals and Energy (DMME) Division of Mineral Mining for 3.6 acres in work area B.
- After discussion with the applicant, the proposed hours of operation will be Monday-Saturday from 7:00 am to 5:30 pm with some occasional work on Sundays.
- The primary access road to be used in the operation is located off West Quaker Road. The applicant is requesting to install a construction entrance onto an existing unnamed access road that is located off Route 460 and serves the Crater Criminal Justice Academy.
- Estimated life of the operation (borrow pit) is 10 years.

VI. Exhibits

Exhibit 1 – Zoning Map (showing boundaries of request)



This aerial map displays a rural landscape in North Carolina, featuring several land parcels outlined in yellow and orange. A prominent red boundary line runs diagonally across the center of the map. The area is characterized by a mix of agricultural fields, wooded areas, and water bodies, including a large pond labeled "Jandis Pond" on the right. Roads are visible, including "West Quaker Rd" at the top, "Wells Station Rd" on the left, and "County Dr" at the bottom. A scale bar at the bottom indicates distances up to 600 feet. The map also includes coordinate information: Lat: 37.17615° N and Lon: 77.27796° W.

Lat: 37.17615° N
Lon: 77.27796° W

0 300 600ft

WELLS STATION ROAD

QUAKER ROAD (STATE ROUTE 629)

SKALSKY CHARLES F.
TAX ID: 340(OA)00-135-E
P.B. 22 PG. 258
ACREAGE: 51.09
ZONE: RA

V.K. MARIE M. LIFE ESTATE
TAX ID: 340(OA)00-135-0
P.B. 22 PG. 258
ACREAGE: 31.65
ZONE: RA
5815 WEST QUAKER ROAD

SKALSKY CHARLES F.
TAX ID: 340(OA)00-139-0
P.B. 273 PG. 175
ACREAGE: 92.68
ZONE: RA

SKALSKY CHARLES F.
TAX ID: 340(OA)00-135-E
P.B. 22 PG. 258
ACREAGE: 51.09
ZONE: RA

SKALSKY CHARLES F.
TAX ID: 340(OA)00-136-0
P.B. 273 PG. 176
ACREAGE: 56.13
ZONE: RA

SKALSKY CHARLES F.
TAX ID: 340(OA)00-109-0
P.B. 8 PG. 142
ACREAGE: 67.74
ZONE: RA
6000 COUNTY DRIVE

SKALSKY CHARLES F.
TAX ID: 340(OA)00-108-0
P.B. 8 PG. 142
ACREAGE: 22.03
ZONE: RA

CITY OF PETERSBURG
TAX ID: 350(OA)00-012-0
P.B. 159 PG. 583
ACREAGE: 163.40
ZONE: RA
6104 COUNTY DRIVE

SKALSKY BRENDA S.
TAX ID: 340(OA)00-005-0
P.B. 24 PG. 256
ACREAGE: 5.0
ZONE: RA
6201 W. QUAKER ROAD

SKALSKY BRENDA S.
TAX ID: 340(OA)00-005-A
P.B. 24 PG. 256
ACREAGE: 38.158
ZONE: RA
6405 W. QUAKER ROAD

SKALSKY BRENDA S.
TAX ID: 340(OA)00-005-0
P.B. 24 PG. 256
ACREAGE: 5.0
ZONE: RA

CRATER CRIMINAL JUSTICE ACADEMY
TAX ID: 350(OA)00-012-C
P.B. 22 PG. 28
ACREAGE: 41.7
ZONE: RA
6130 COUNTY DRIVE

WORK AREA 'A'
11.3 ± ACRE FILL AREA

WORK AREA 'B'
4.7 ± ACRE BORROW AREA

WORK AREA 'C'
6.4 ± ACRE BORROW AREA

EX. POND

PROPOSED ACCESS TO BORROW PIT SITE OFF PRIVATE ROAD

COUNTY DRIVE (U.S. ROUTE 460)

ROAD TO CITY OF PETERSBURG FACILITY

VII. Planning and Zoning Review Comments

1. The subject property is zoned R-A, Residential Agricultural. Adjoining properties are zoned as follows:
 - North- R-A, Residential Agricultural
 - South- R-A, Residential Agricultural and M-2, General Industrial
 - East - R-A, Residential Agricultural
 - West- R-A, Residential Agricultural and M- 1, Limited Industrial
2. The proposed land use (borrow pit) is permitted by Special Exception in the R-A zoning district and has been in operation since 1990.
3. If the project receives Special Exception approval, the facility layout and operation will be reviewed in detail for compliance with applicable County Code requirements and Zoning Ordinance requirements. The use is also regulated by the State Department of Mines, Minerals and Energy.
4. Land uses on adjacent properties include low-density residential development, farmland, woodlands and public/semi-public uses.
5. Expected impacts on adjacent properties and roadways will be in the form of increased truck traffic and noise associated with the operation.
6. VDOT has reviewed the request and has no issues or concerns with the anticipated increase in truck traffic and has no issues or concerns with the existing commercial entrance located on West Quaker Road (SR 629).
7. The applicant has provided a letter, dated March 23, 1990, from the City of Petersburg granting him the authorization to use the private road off County Drive (U.S. Route 460) subject to certain conditions.
8. Visual impacts are expected to be mitigated by the existing buffer of trees existing on the property.
9. Noise can be mitigated by the existing trees and the County's noise ordinance.
10. Compatibility with the Comprehensive Plan: The Comprehensive Plan's future land use map has the subject property designated for Residential uses; however, this is not a new use because the applicant has been granted six (6) Special Exceptions for a borrow at this site since 1990.

VIII. Supplemental Staff Review Comments

Environmental Division - Angela Blunt - Environmental Program Coordinator

1. Land Disturbing activity not covered under the Department of Mines and Minerals permit in excess of 10,000 square feet but under 1 acre will need to be covered under a Land Disturbance Permit issued by Prince George County. In addition to the local permit, activities 1 acre and above will need to be covered under a Construction General Permit issued by the Virginia Department of Environmental Quality.
2. Further comments will be reserved for Site Plan submittal.

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

1. A commercial entrance is proposed from SR 629, West Quaker Road to access the project. SR 629 West Quaker Road has a functional classification of major collector and an AADT of 2205. West Quaker Road is posted as a "no thru trucks" route. Trucks will be allowed to access the proposed borrow pit from either end of West Quaker Road without violating the thru truck restrictions as the project would be considered a destination.
2. The proposed use as outlined in the application will require a commercial entrance meeting VDOT standards. Based upon field observations, an existing commercial entrance meeting VDOT standards is in place to serve the proposed borrow pit.

3. The applicant discussed constructing a construction entrance from the unnamed road to the Petersburg Jail Annex and Farm. This is not a VDOT maintained state road and VDOT does not have the authority to issue permits or allow new users on the roadway.

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

1. Pursuant to opinion from the Department of Taxation, the acreage affected by this Special Exception would not be eligible for the Land Use Assessment Program; therefore, the Owner would need to submit an acreage change application each time the site changes.

Economic Development Office – Jeff Stoke – Former Director

1. The access road being used for the borrow pit off Route 460 is actually a private road owned by the City of Petersburg. It is not a VDOT maintained road. I am assuming the property owner has the legal ability to access his property from the City of Petersburg-owned road since it is adjacent to the subject parcel. The City of Petersburg may want to review this action.

The departments below reviewed this request and had no comments.

Building Department – Charles Harrison, III – Building Official

Utilities Department - Frank Haltom, Director of Engineering and Utilities

Fire & EMS Department

Police Department / Sheriff's Department

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

IX. Public Notice and Community Feedback

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

X. Staff Recommendation


Staff recommends Approval of this renewal request for a Borrow Pit with the recommended conditions.

XI. Recommended Conditions

1. This Special Exception is granted to Charles Skalsky for the following uses for the extraction of natural resources (borrow pit) on Tax Maps 340(0A)00-0136, 137-0, 139-0 and 108-0.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. All applicable requirements of Chapter 54-6 (Quarries, Pits and Mines) of the Code of the County of Prince George, Virginia and all other applicable Federal, State and County Code requirements are shall be observed and adhered to.
4. The owner/applicant shall retain existing trees for visual and noise buffering purposes. Any removal of trees that currently contribute to the visual and noise buffer shall require advance permission in writing from the Director of Planning.

5. The owner/applicant shall obtain an updated letter from the City of Petersburg granting the applicant permission to utilize the existing access road located off County Drive (U.S. Route 460). This letter is shall be provided to the Director of Planning prior to Site Plan approval. If updated permission is not obtained from the City of Petersburg, then the entrance utilizing this road shall not be permitted.
6. The Borrow Pit shall be limited to 10 acres of mining operation at any one time.
7. The applicant to shall modify their existing permit held with VDMM prior to disturbing in excess of the 3.6 acres that has been permitted by the VDMM.
8. A Site Plan shall be approved before excavation activities can begin.
9. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 12 months from the date of Special Exception Approval.
10. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
11. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Enrgov SE-22-0012

		<h2 style="text-align: center;">SPECIAL EXCEPTION FINAL APPLICATION</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>		OFFICE USE ONLY	
				APPLICATION #: SE-22-06 DATE SUBMITTED: MAY 19 2022 TWG	
APPLICANT FILL-IN ALL BLANKS					
REQUEST	REQUEST:			LAND USE(S) CODE REFERENCE(S):	
	Permit Borrow Pit			90-103(21)	
	REQUEST PROPERTY ADDRESS / LOCATION:				
	6002 County Dr. Disputanta, VA 23842				
REQUEST	REQUEST TAX MAP PIN(S): (LIST ALL)		AFFECTED ACREAGE (EACH PARCEL):	ENTIRE PARCEL (Y / N -- EACH PARCEL):	
	340(0A)00-136-0 340(0A)00-137-0 340(0A)00-139-0		340(0A)00-108-0 136-0 = 4.7 Ac 137-0 = 6.4 Ac 139-0 = 11.3 Ac F11 108-0 = 1 Ac		
LEGAL OWNER	REQUIRED ATTACHMENTS (CHECK IF ATTACHED):				
	<input checked="" type="checkbox"/> PROJECT DETAILS DOCUMENT(S) <input type="checkbox"/> COMMUNITY MEETING SUMMARY (IF REQUIRED)				
	<input checked="" type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS:				
	<input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN (USE GIS OR ENGINEER DRAWING)				
APPLICANT CONTACT	NAME(S):				
	Charles Skalsky				
	MAILING ADDRESS (INCL. CITY, STATE, ZIP):				
	6002 County Dr. Disputanta, VA 23842				
APPLICANT CONTACT	E-MAIL:		PHONE:		
	CJSKALSKY@AOL.COM		804-590-7365		
	NAME(S) (IF DIFFERENT THAN OWNER):				
	Michael Ellis Ellis Construction Inc.				
APPLICANT CONTACT	RELATION TO OWNER:				
	None				
	MAILING ADDRESS (INCL. CITY, STATE, ZIP):				
	913 W. City Point Rd Hopewell, VA 23860				
APPLICANT CONTACT	E-MAIL:		PHONE:		
	Mellis735@gmail.com		804-691-4982		
	OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)				
	CURRENT ZONING DISTRICT(S):		CURRENT LAND USE(S):		COMP PLAN FUTURE LAND USE(S):
R-A		Vacant/Agriculture/Former Borrow Pit		Residential	
PAYMENT	FEE DUE:		FEE PAID:		PAYMENT TYPE:
	Special Exception: \$700 Special Exception Home Occ: \$350				CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:		DATE RECEIVED:		RECEIVED BY:

APPLICANT AFFIDAVIT

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

NAME:

M. E. Ellis

NAME:

Charles F. Skalsky

SIGNED:

[Signature]

SIGNED:

[Signature]

DATE:

5-10-22

DATE:

5-10/22

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Hopewell

Subscribed and sworn before me this

10th

day of

May

2022

Notary Public

My Commission expires:

09/30

2022

LATASHA CHEATHAM

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES SEPT 30, 2025

COMMISSION # 7959006

AFFIDAVIT

**INVOICE (INV-00001988)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT

Mike Ellis



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001988	05/24/2022	05/24/2022	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-22-0012	PGC Special Exception Request	\$700.00
SUB TOTAL		\$700.00

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

TOTAL	\$700.00
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**913 W. City Point Rd
Hopewell, VA 23860**

Mike Ellis, President	SDVOSB	Virginia SWAM No. 804994	Virginia Class A "H/H" 2705153014
Cell: 804-691-4982			Email: mellis735@gmail.com

June 9th, 2022

Location: 6002 County Dr. Disputanta, VA 23842

Request To Reopen Existing Borrow Pit/ Plan of Operation

It is requested by Ellis Construction Inc., (Michael Ellis), to renew the borrow pit permit, previously approved by Prince George County. The open pit will be mined with the use of an excavator, assisted by a Dozer; load dump trucks with excavator, hauled to job sites. Depth of excavations will be a variable depth of approx. 13'-20' in sections over 11.1 Acres with an estimated export volume between 232,800 to 358,160 Cubic Yards of soils. We will excavate on an as needed basis beginning with 3 acre portion of Work area B, as noted on the attached plan set. Future expansion of the 11.1 acres is not intended at this time. We are assuming a timeframe of approximately 10 years to achieve final depths and backfills on requested areas. Upon completion of excavations the edges of banks will be sloped to 3:1 or greater for safety or backfilled after excavations have been completed.

Drainage will be to a retention area within the borrow pit limits, and the water will be directed to the natural flow of surrounding area. Water accumulation in the borrow sites will be pumped out through sediment bags as needed to continue excavations.

Topsoil will be stored next to permit site protected by silt fence on the non-permitted sides. The edges and slopes of borrow pit will have topsoil respread and stabilized. The main area will be covered with water at a minimum of 4 feet creating additional water storage for the site. Existing topsoil piles from prior permit require removal. We will be screening this soil and removing it as part of prior permitting closure.

Intake of brush/stumps/logs/natural debris will be recycled (mulched) onsite to create cover for exposed areas that require stabilization. Mulch will also be used to create compost offsite, compost will then be mixed with soils onsite to create 100% locally recycled topsoil and used for commercial and residential projects in our community.

Access roads to the pits area will be 15' wide with 75'+ of #3 stone for the construction entrances. Haul roads will be maintained to prevent heavy dust and tracking into adjoining roads. Adjoining hard surface roads will be kept clean and free of debris.



**913 W. City Point Rd
Hopewell, VA 23860**

We would like to partner with the County of Prince George to supply any needs you have with recycling natural debris, (trees, pruning's, mulch, etc.) as well as supplying the county with any soils needed with the counties projects with local resources.

If you have any questions or concerns, feel free to contact me at any time.

Respectfully,

Mike Ellis

804-691-4982



913 W. City Point Rd
Hopewell, VA 23860

Mike Ellis, President	SDVOSB	Virginia SWAM No. 710104	Virginia Class A "H/H" 2705153014
Cell: 804-691-4982			Email: mellis735@gmail.com

March 3, 2021

Borrow Pit Permit Request

Location: 6002 County Dr. Disputanta, VA 23842

Borrow Pit Permit Plan

We are asking for approval to reopen an existing borrow pit within Prince George County. Three Parcels have been previously permitted (expired 2019), we will be adding a fourth parcel for this new permit. Attachments will show an overall layout of proposed parcels marked in red outline, Attachment #1. Attachments #2 and #3 show intended work areas within each parcel and highlighted in blue. Work areas will be used as a borrow pit. Borrow pit operations to be permitted for 24hr operation.

We are also requesting the authority to install access entrance onto existing access road for the Crater Juvenile Detention Home, road name is unknown and not listed. This will be used for the construction entrance and access point for farmers equipment. An already existing entrance located on W. Quaker Rd will be used as well and maintained per guidance.

Existing 3 approved parcels:

340(0A)00-136-0

340(0A)00-137-0

340(0A)00-139-0

New Parcel to be added:

340(0A)00-108-0

If you have any questions or concerns, feel free to contact me at any time.

Respectfully,

Mike Ellis

804-691-4982

SITE DATA

1. OWNER:
CHARLES SKALSKY
6002 COUNTY DRIVE
DISPUTANTA, VA 23942

2. DEVELOPER:
ELLIS CONSTRUCTION, INC.
5110 WOODBURN ROAD
HOPEWELL, VA 23860
CONTACT : MIKE ELLIS

3. PLANS PREPARED BY:
THE SITE DESIGN COMPANY
268 HIGH STREET
PETERSBURG, VIRGINIA 23803
TEL: 804.720.9040
EMAIL: thompson@sitedesignco.com
CONTACT : CHRIS THOMPSON

4. PARCEL INFO:
• ADDRESS: 6002 COUNTY DRIVE
• TAX PARCEL NUMBER(S):
340 (OA) 00-136-0, 340 (OA) 00-137-0, 340 (OA) 00-138-0, 340 (OA) 00-108-0
• TOTAL PARCEL AREA: 220.84 ACRES

5. ZONING INFO:
• ZONED AREA:
• RIVES MAGISTERIAL DISTRICT
• PRINCE GEORGE PLANNING AREA
• CHESAPEAKE BAY PROTECTION AREA, NO

6. ZONING CASE:
SPECIAL EXCEPTION: SE-13-02.

7. SOURCE OF EXISTING INFORMATION:
PRINCE GEORGE COUNTY GIS SYSTEM

8. EXISTING USE: BORROW PIT, AGRICULTURAL

9. PROPOSED USE:
BORROW PIT EXPANSION

10. FLOOD ZONE:
THE REFERENCED PROPERTY LIES WITHIN "ZONE X" AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3149C00795, DATED MAY 16, 2012.

11. SITE LOCATION COORDINATES: LAT: N37.1741, LONG: W77.2835

12. VAHUB: CUB2
HUC12: 030102020101

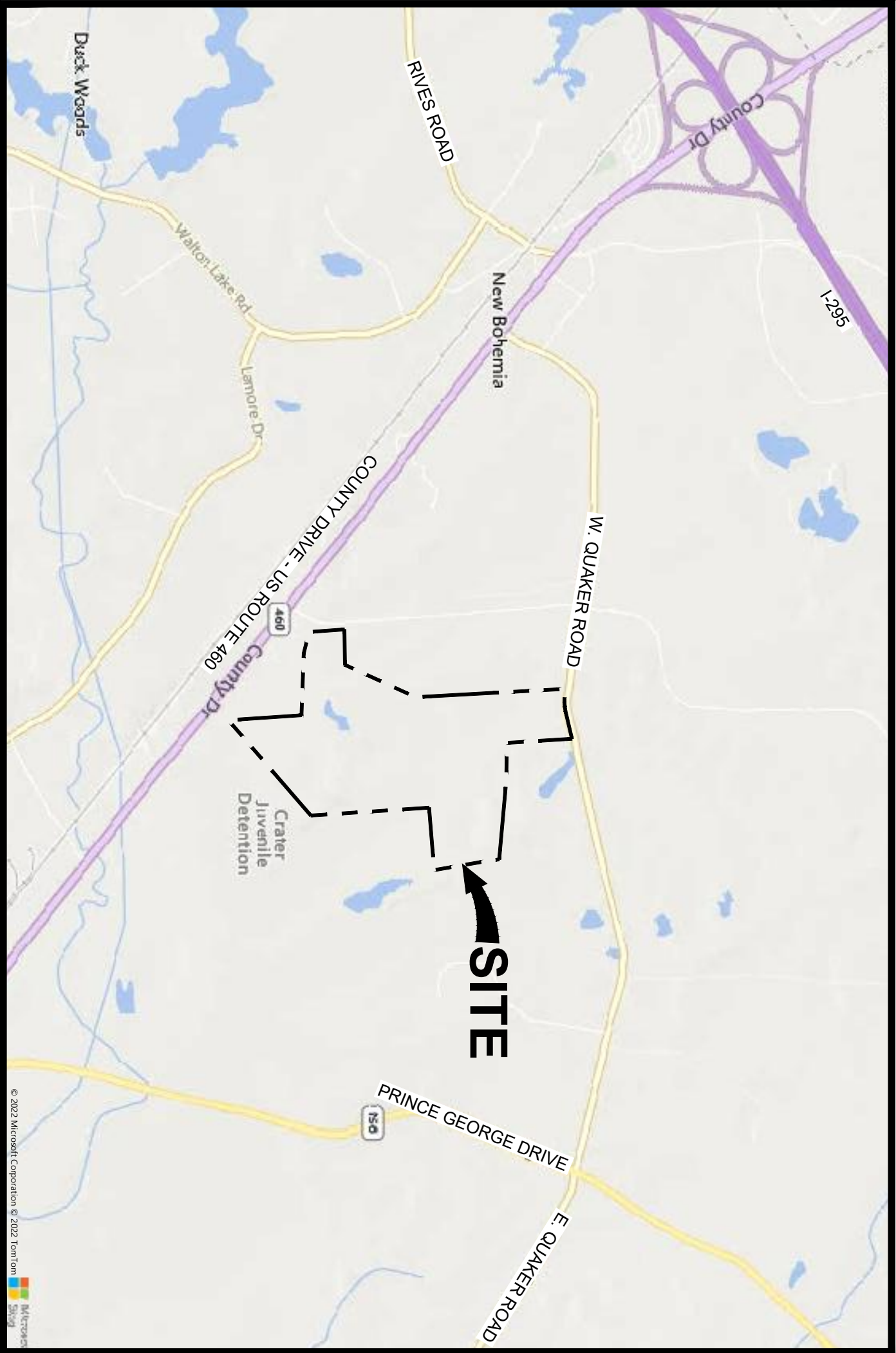
13. RECEIVING WATERS: BLACKWATER - SECOND SWAMP

SHRINK-SWELL SOILS NOTE:

COUNTY SOIL MAPS INDICATE A POTENTIAL FOR SHRINK-SWELL SOILS WITHIN THE PROPOSED AREA OF THIS DEVELOPMENT. WHERE COUNTY MAPS INDICATE MODERATE TO HIGH SHRINK SWELL SOIL POTENTIAL, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONDUCTING A SOILS TEST TO DETERMINE IF A BUILDING PERMIT RESULTS SHALL BE PERFORMED BY A QUALIFIED DESIGN PROFESSIONAL, AND A REPORT SUBMITTED TO THE INSPECTIONS DIVISION. THE REPORT MUST INDICATE THE DEPTH OF BORINGS, POTENTIAL OF SHRINK-SWELL BASED ON TEST RESULTS AND FOOTING RECOMMENDATIONS WHERE SHRINK SWELL SOILS ARE FOUND.

SKALSKY / ELLIS
BORROW PIT

RIVES MAGISTERIAL DISTRICT
PRINCE GEORGE PLANNING AREA
PRINCE GEORGE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"=2,000'

VIRGINIA DEPARTMENT OF TRANSPORTATION
PETERSBURG RESIDENCY
SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. LAND USE PERMITS (LUPA) SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).

3. VDOT REQUIRES NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES. PLEASE CONTACT THE PETERSBURG PERMITS OFFICE AT 804-483-4009 FOR PRINCE GEORGE, DUMFRIES AND NOTTOWAY COUNTIES AND THE SOUTH HALL PERMITS OFFICE AT 484-7742389 FOR MECKLENBURG, BRUNSWICK AND LUNEBURG COUNTIES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. ADDITIONALLY, THE PERMITTEE OR HIS OR HER DESIGNEE SHALL REPORT ALL WORK ZONES IN THE VDOT RIGHT OF WAY ON A DAILY BASIS AT SET-UP AND TAKE-DOWN. CONTACT VDOT'S SMART TRAFFIC CENTER AT 804-798-4820 FOR ALL NOTIFICATIONS TO LOCATE VDOT UTILITIES ON THE RIGHT OF WAY PLEASE SEE THE BELOW CONTACT LIST. ALL VDOT LOCATES REQUIRE A 72 HOUR NOTICE.

5. TRAFFIC SIGNALS = 804-524-6592
TRAFFIC CAMERAS, MESSAGE BOARDS = 524-6395
FIBER, TRAFFIC CAMERAS, MESSAGE BOARDS = 796-4533

6. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE DEVELOPERS ENGINEERING CONSULTANT AND VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.

7. THE CURRENT EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA, THE COMPLETED SECTION UTILIZING THE PREDICTED SOIL REPORT VALUE SHOWN IN APPENDIX OF THE PAVEMENT DESIGN GUIDE, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION.

9. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE DEVELOPER OR HIS DESIGNEE, WHICH MAY BE THE CONTRACTOR, SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER, BAKEDILLED WITH SUITABLE MATERIAL, AND COMPLETED IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS.

10. ALL STORM SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL, ROAD AND BRIDGE STANDARDS, AND DMS.

11. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP IS REQUIRED ON ALL UNITS.

12. ALL CONCRETE SHALL BE CLASS 3000 (AIR ENTRAINMENT 5.00 PSI) IN ACCORDANCE WITH CURRENT VDOT STANDARDS. RESIDENTIAL LOT DRIVEWAYS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA.

13. • ALL DRIVEWAY ENTRANCE CULVERTS AND SHALL CONFORM TO PE-1 PRIVATE ENTRANCE STANDARDS UNLESS OTHERWISE DIRECTED BY THE RESIDENT ENGINEER. NO ENTRANCE CULVERTS ARE TO BE INSTALLED WITHIN FIVE (5) FEET OF A PROPERTY CORNER.

14. • VDOT STANDARD C&G-01 ENTRANCES SHALL BE INSTALLED IN CURB AND GUTTER NEIGHBORHOODS.

15. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

16. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RE-SUBMITTED TO VDOT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION ALONG WITH DRAINAGE CALCULATIONS WHEN APPROPRIATE.

18. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.

17. ALL STREETLIGHTS SHALL BE LOCATED A MINIMUM OF 9.5' FROM THE EDGE OF PAVEMENT ON CURB AND GUTTER STREETS OR INTERSECTIONS. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD TYPICAL SECTION, AS SHOWN ON THE PLANS. GENERALLY, ALL DITCHES WITH SLOPES EXCEEDING 5% OR LESS THAN 0.75% SHALL BE PAVED UNLESS OTHERWISE DIRECTED BY THE RESIDENT ENGINEER. ANY ADDITIONAL PAVING OF THE DITCHES, OTHER THAN THOSE SHOWN ON THE ROAD PLANS WILL BE DETERMINED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.

19. VDOT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR THE PROTECTION OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.

20. VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION HAS NOT STARTED.

21. VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S). CONTACT VDOT FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S).

22. A PRIME COAT SEAL SHALL BE PLACED BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE ACCORDING TO THE LATEST VDOT ROAD AND BRIDGE SPECIFICATION, SECTION 311.

23. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 316 OF THE ROAD AND BRIDGE SPECIFICATIONS.

24. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPERATURE AND PERFORMED THE REQUIRED FIELD INSPECTION PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S).

25. AN ACTUAL COPY OF THE COMPLETE C&R REPORT SHALL BE SUBMITTED TO VDOT IN CONJUNCTION WITH FINAL PAVEMENT DESIGNS. ALL PAVEMENT DESIGN RECOMMENDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.

26. A GEOTECHNICAL ENGINEER APPROVED BY THE RESIDENT ENGINEER OR HIS DESIGNEE SHALL ASCERTAIN CAUSE AND CERTIFY REASON FOR THE DISCOVERY OF THE DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY NOT SHOWN ON PLAN, IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN, CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE).

27. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS UNDER AN ACCOUNT RECEIVABLE WITH VDOT. ACTUAL CONSTRUCTION SHALL BE PERFORMED BY A VDOT REGISTERED CONTRACTOR AND VDOT INSPECTION COSTS SHALL BE PAID FOR BY THE DEVELOPER UNDER THE SAME ACCOUNTS.

28. THE DEVELOPER IS ALLOWED IN VDOT RIGHT OF WAY ONLY AS SHOWN ON VDOT'S ENTRANCE STANDARD DETAILS.

29. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS UNDER AN ACCOUNT RECEIVABLE WITH VDOT. ACTUAL CONSTRUCTION SHALL BE PERFORMED BY A VDOT REGISTERED CONTRACTOR AND VDOT INSPECTION COSTS SHALL BE PAID FOR BY THE DEVELOPER UNDER THE SAME ACCOUNTS.

30. INSPECTION VIDEO INSPECTION OF ACCESSIBLE OUTLET LOCATIONS, MANLINE LONGITUDINAL CONNECTION INCLUDED, AND 10% RESECTION OF LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS/DEDRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD 108.

31. APPROVAL OF A PAVED CONSTRUCTION SCHEDULING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A REQUIREMENT FOR THE VDOT RIGHT OF WAY PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VDOT SHALL BE PROVIDED DOCUMENTATION BY A GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE OF THE STREET. CORES ARE TO BE OBTAINED VERIFYING PAVEMENT THICKNESS. THE PERMITS INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO THE CORE SAMPLES BEING TAKEN.

32. A TEMPORARY VEGETATIVE COVER IS REQUIRED ON ALL DERIVED AREAS THAT ARE NOT TO BE FINE GRADED FOR PERIODS LONGER THAN 14 DAYS.

33. MAINTAINED BY VDOT UNLESS SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT OR SUCH STRUCTURES ARE COVERED BY A VDOT LAND USE PERMIT (OR BY A LETTER OF INTENT FROM THE RESIDENT ENGINEER TO ISSUE SAID PERMIT AT THE TIME OF STATE ACCEPTANCE).

34. CONSTRUCTION ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.

35. 2007 ROAD & BRIDGE SUPPLEMENTAL SPECIFICATIONS - SUPPLEMENTAL SECTION 302 DRAINAGE STRUCTURES SECTION 302.03 PROCEURES - ADDRESSES POST INSTALLATION VISUAL/VIDEO CAMERA INSPECTION OF STORM SEWER PIPES AND PIPE CULVERTS. INSPECTION FREQUENCY IN ACCORDANCE WITH THE STANDARD AND/OR AS NECESSITATED BY THE ENGINEER. VIRGINIA TEST METHOD - 123 IS TO BE USED FOR BURIED STORM DRAIN PIPE AND PIPE CULVERTS.

SHEET INDEX	
COVER SHEET	C0
OVERALL PLAN	C1
EROSION CONTROL PLAN	C2
EROSION CONTROL NOTES AND DETAILS	C3
TOTAL NUMBER OF SHEETS = 4	

MISS UTILITY OF VIRGINIA

CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN, CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE).

COUNTY APPROVALS

PLANNING/ZONING	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA.
BUILDING OFFICIAL	
FIRE SERVICES	
ENGINEER/UTILITIES	
HEALTH DEPARTMENT	
VDOT, PETERSBURG RESIDENCY	
POLICE DEPARTMENT	
NOTES:	
.....	
.....	



The Site Design Company

CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING

268 HIGH STREET - PETERSBURG, VIRGINIA 23803

www.sitedesignco.com

PROJECT #: 20072

PROJECT MANAGER : CHRIS THOMPSON

PHONE: 804-720-9040

EMAIL: thompson@sitedesignco.com

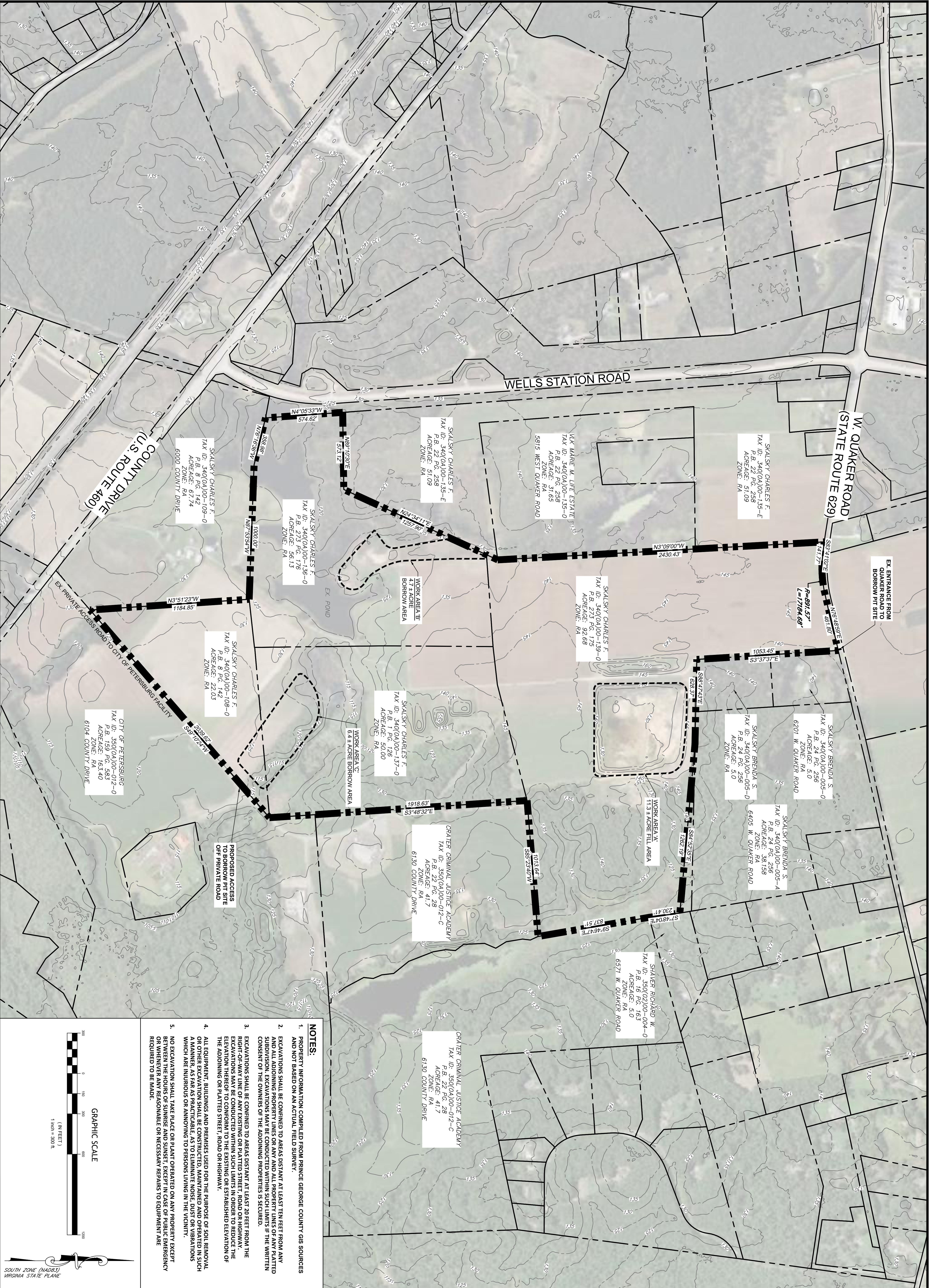
DATE : MAY 2, 2022
REVISION BLOCK

SKALSKY/ELLIS
BORROW PIT
PRINCE GEORGE COUNTY, VA

COVER SHEET

SHEET NO.

C0



NOTES:

1. PROPERTY INFORMATION COMPILED FROM PRINCE GEORGE COUNTY GIS SOURCES AND NOT BASED ON AN ACTUAL FIELD SURVEY.
2. EXCAVATIONS SHALL BE CONFINED TO AREAS DISTANT AT LEAST TEN FEET FROM ANY SUBDIVISION EXCAVATIONS MAY BE CONDUCTED WITHIN SUCH LIMITS IF THE WRITTEN CONSENT OF THE OWNERS OF THE ADJOINING PROPERTIES IS SECURED.
3. EXCAVATIONS SHALL BE CONFINED TO AREAS DISTANT AT LEAST 20 FEET FROM THE RIGHT-OF-WAY LINE OF ANY EXISTING OR PLATTED STREET, ROAD OR HIGHWAY. EXCAVATIONS MAY BE CONDUCTED WITHIN SUCH LIMITS IN ORDER TO REDUCE THE ELEVATION THEREOF TO CONFORM TO THE EXISTING OR ESTABLISHED ELEVATION OF THE ADJOINING OR PLATTED STREET, ROAD OR HIGHWAY.
4. ALL EQUIPMENT, BUILDINGS AND PREMISES USED FOR THE PURPOSE OF SOIL REMOVAL OR OTHER EXCAVATION SHALL BE CONSTRUCTED, MAINTAINED AND OPERATED IN SUCH A MANNER AS TO PREVENT ANY OBSTRUCTION TO TRAFFIC OR INTERFERENCES WITH WHICH ARE INJURIOUS OR ANNOYING TO PERSONS LIVING IN THE VICINITY.
5. NO EXCAVATION SHALL TAKE PLACE OR PLANT OPERATED ON ANY PROPERTY EXCEPT BETWEEN THE HOURS OF SUNRISE AND SUNSET, EXCEPT IN CASE OF PUBLIC EMERGENCY OR WHENEVER ANY REASONABLE OR NECESSARY REPAIRS TO EQUIPMENT ARE REQUIRED TO BE MADE.

GRAPHIC SCALE

(IN FEET)

1 inch = 300 ft.

**SOUTH ZONE (NAD83)
VIRGINIA STATE PLANE**

**SKALSKY/ELLIS
BORROW PIT**

PRINCE GEORGE COUNTY, VA

OVERALL PLAN

**SHEET NO.
C1**

DATE: MAY 2, 2022

REVISION BLOCK

The Site Design Company

CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING

268 HIGH STREET - PETERSBURG, VIRGINIA 23803

www.sitedesignco.com

PROJECT #: 20072

PROJECT MANAGER: CHRIS THOMPSON

PHONE: 804-720-9040

EMAIL: thompson@sitedesignco.com

COMMONWEALTH OF VIRGINIA
CHRISTOPHER THOMPSON
Lic. No. 655008
5-2-2022
PROFESSIONAL ENGINEER



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 14th day of May, 2013:

<u>Present:</u>	<u>Vote:</u>
William A. Robertson, Jr., Chairman	Aye
William F. Gandel, Vice Chairman	Aye
Alan C. Carmichael	Aye
Henry D. Parker, Jr.	Aye
Jerry J. Skalsky	Abstained
P-3	

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application Identified as SE-13-02 for Charles F. Skalsky and JoAnn Skalsky is granted as an amendment to the official zoning map with the following conditions:

1. All applicable requirements of Chapter 54-6 (Quarries, Pits and Mines) of the Code of the County of Prince George, Virginia and all other applicable Federal, State, and County Code requirements are observed and adhered to;
2. The Special Exception is for the applicant only and is not transferable to future property owners.
3. The applicant shall come back to the County to renew the Special Exception in five (5) years from the date of approval.
4. This Special Exception request includes Tax Maps 340(0A)00-136-0, 137-0 and 139-0.
5. The Borrow Pit combined can only have 9.77 acres of mining operations at any one time.

Adopted on May 14, 2013 and becoming effective immediately.

Sec. 54-6. - Quarries, pits and mines.

- (a) *Applicability.* This section shall apply to the operations of sand and gravel pits, quarries, mines and the removal of topsoil, sand, clay, fill dirt or other earth for purposes other than those customarily involved in the grading of streets, highways, rights-of-way, agricultural purposes and such excavation is necessary in preparing land for the construction of foundation, footings, cellars or other structures below the natural grade.
- (b) *Plan of operation for excavations.* A plan of operation for soil removal or other excavation shall be submitted for approval to the county administrator or his duly authorized agent which shall provide in all respects for the adequate safeguarding and protection of other nearby interests and the general public health, safety, convenience, prosperity and welfare. Such a plan of operation shall include a satisfactory program for restoring the land to a safe and usable condition, so as to reduce the peaks and depressions, maintain erosion due to rainfall and be in substantial conformity to the land area immediately surrounding the site of excavation.
- (c) *Soil removal permit required; application.* Application for a permit to remove soil for commercial purposes shall be made to the county administrator. The county administrator shall transmit all applications to the planning commission for study and report. The commission shall make its recommendation to the board of supervisors, which shall approve or disapprove a conditional use permit. If approved, the county administrator shall issue the permit. There shall be attached to the application as a part thereof the following:
 - (1) A topographical survey showing the limits of excavation and other data such as the location of platted and existing streets, houses, other buildings, natural growth and watercourses.
 - (2) The name of all landowners including the owners of the adjacent land.
 - (3) The quantity of fill to be removed and a drawing or profile showing the depth of the excavation and the condition of the land at the termination of operations.

All maps, plats, drawings and profiles shall be made by an engineer or other persons certified to do such work by the state.

- (d) *Permit expiration; renewal; effect of discontinuance of operations.*
 - (1) Whenever a permit issued by the county administrator under this section shall have expired, such permit may be renewed by the county administrator, provided that an application is filed within 60 days before any expiration date with the county administrator and that the applicant is carrying out the requirements of his existing permit in good faith.
 - (2) Whenever the permit issued by the county administrator shall have expired or whenever the operation of any gravel or sand pit or excavation shall have been discontinued for any period exceeding 12 consecutive months, all plants, buildings, structures, except fences, stockpiles and equipment shall be entirely removed from the property, and the property shall be restored to a safe and usable condition.
- (e) *Bond.* A bond or other suitable guarantee shall be furnished, if required, prior to undertaking any work under a permit issued under this section guaranteeing the faithful performance of all of the applicable requirements of this section.
- (f) *Special use permit.* The provisions of this section shall not prohibit the filing of an application for or the granting of a special use permit subject to no conditions or to less or different conditions than those specified in this section.
- (g) *Location.* The location of the excavation shall be in accordance with the following:
 - (1) Excavations shall be confined to areas distant at least ten feet from any and all adjoining property lines or any and all property lines of any platted subdivision. Excavations may be conducted within such limits if the written consent of the owners of the adjoining properties is secured.

- (2) Excavations shall be confined to areas distant at least 20 feet from the right-of-way line of any existing or platted street, road or highway. Excavations may be conducted within such limits in order to reduce the elevation thereof to conform to the existing or established elevation of the adjoining or platted street, road or highway.
- (3) Any building containing power-driven or power-producing machinery or equipment shall be distant at least 200 feet from all adjacent property or at least 200 feet distant from the right-of-way lines of any existing or platted street, road or highway.
- (4) If the property to be used for such excavation is within 100 feet of any platted subdivision, it shall be enclosed along the exterior boundaries thereof, as excavation progresses, by a fence prescribed by the county administrator.
- (h) *Noise, dust and vibration control.* All equipment, buildings and premises used for the purpose of soil removal or other excavation shall be constructed, maintained and operated in such a manner, as far as practicable, as to eliminate noise, dust or vibrations which are injurious or annoying to persons living in the vicinity.
- (i) *Excavation site roadways.* All roadways on and all vehicular entrances to and exits from the private properties on which such soil removal or excavation operations are conducted to any public roads shall be located to secure safety, to lessen congestion and to facilitate transportation. Such roadways shall be so maintained as to eliminate any nuisance from dust to neighboring properties.
- (j) *Hours of operation.* No excavation shall take place or plant operated on any property except between the hours of sunrise and sunset, except in case of public emergency or whenever any reasonable or necessary repairs to equipment are required to be made.

(Code 1988, § 8-6)

State Law reference— Employing minors in mines, quarries, etc., Code of Virginia, § 40.1-100; notice of mining operation to county administrator, Code of Virginia, § 45.1-184.1; dredging sand and gravel in or near waters, Code of Virginia, § 62.1-190 et seq.

RECEIVED

MAR 26 1990

AM PM
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City of Petersburg

Department of Public Works
804/733-2353

March 23, 1990

City Hall Annex
Petersburg, Virginia 23803

Mr. Lonnie Cooper
Cooper & Claiborne
P. O. Box 357
Hopewell, Virginia 23860

Page 1 of 2

Re: Use of Access Road to Petersburg Jail Farm in Prince
George County

Dear Mr. Cooper:

In reference to your request to use the Jail Farm Access Road to gain access to your proposed borrow site, we are willing to allow such use provided the following list of conditions is met:

1. Continuous maintenance shall be performed, (as required by the City of Petersburg) to provide a safe, even riding surface. This maintenance shall include but not be limited to:

- a. The prompt repair of pot holes.
- b. Repair of shoulders damaged by trucks.
- c. Repair of ruts produced by heavy trucks and/or other machinery.
- d. The removal of mud, dirt and debris which has fallen on the roadway from vehicles hauling material to and from your site.

2. In the event the roadway surface is damaged beyond repair, the damaged portion will be replaced to its original cross section by your firm at no cost to the city.

3. At such time as the roadway will no longer be used by your company, a final inspection will be held and all existing problems will be repaired by your firm at no cost to the City.

4. Should items 1 and 2 above be left unattended by your firm, the City may, at its pleasure, withdraw permission to use the road.

Please indicate you agree to the above conditions by signing below and returning one copy to this office.

Sincerely,

M. Guthrie Smith
Director of Public Works

Re: Use of Access Road to Petersburg Jail Farm in Prince
George County Continued

Page 2 of 2

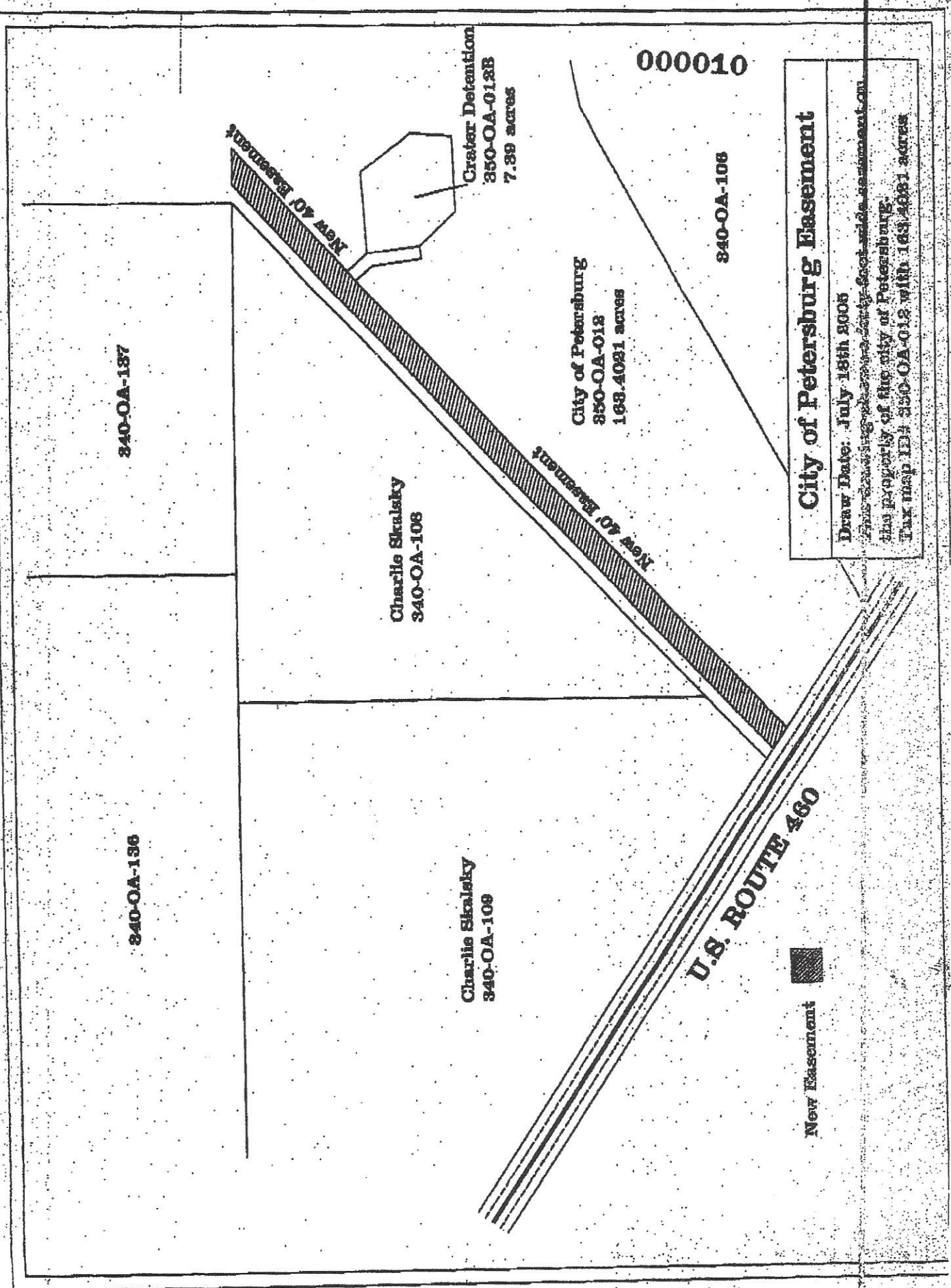
I Agree to the above conditions.

Armond J. Cooper
Name

Secretary/Treasurer
Title

COOPER & CLAIBORNE CONSTR., INC.
Company

March 23, 1990
Date





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

AUGUST 8, 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, August 25, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

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

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

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

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

CITY OF PETERSBURG
ATT SHEKIRA WYNN
144 N SYCAMORE ST
PETERSBURG, VA 23803

CRATER CRIMINAL JUSTICE ACADEMY
6130 COUNTY DR
DISPUTANTA, VA 23842

CRATER DETENTION HOME
COMMISSION
6102 COUNTY DR
DISPUTANTA, VA 23842

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

SHAVER RICHARD W & KATHY J
6571 W QUAKER RD
DISPUTANTA, VA 23842

SKALSKY BRENDA S
6405 W QUAKER RD
DISPUTANTA, VA 23842

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

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

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

VLK ANTHONY J JR
5811 W QUAKER RD
DISPUTANTA, VA 23842

VLK MARIE M LIFE ESTATE
5811 W QUAKER RD
DISPUTANTA, VA 23842

**REVISED 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, August 25, 2022 beginning at 6:30 p.m. concerning the following requests:

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

SPECIAL EXCEPTION SE-22-07: Request of Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

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

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-22-07
PLANNING COMMISSION STAFF REPORT – August 25, 2022

RESUME

APPLICANT: Ihab Atallah (PG 1100 Jordan Point LLC)

PROPERTY OWNER: PG 1100 Jordan Point LLC

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. Copy of the Application with Attachments
6. 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 Ihab Atallah (**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

- b. Country club in existing structures (including accessory use amenities such as swimming pool and snack bar, and hosting events such as weddings and receptions)
 - c. Recreation structures and uses related to outdoor recreation. The following activities shall be permitted:
 - i. Bike/multi-use trails
 - ii. Tennis/pickleball courts
 - iii. Driving ranges (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. 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 any subsequent zoning approvals involving land disturbance, construction or plat approvals.
- 9. Business signage shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit.
- 10. Hours and days for operations shall be limited to 9am to 10pm Monday through Thursday and 9am to midnight Friday through Sunday, or until 2am for New Year's Eve holiday. All music and activities on weekends and New Year's Eve shall occur indoors after 10pm.
- 11. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
- 12. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
- 13. 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).
- 14. 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.

15. 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.
16. 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; and local business license from the Commissioner of the Revenue.
17. 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.
18. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
19. 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 August 25, 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 country club and golf course uses in the R-A and R-1 zoning districts pursuant to Sections 90-103(3) 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

Board of Supervisors Public Hearing: September 27, 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 golf course and country club
- 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.
- Open initially from 10 AM to 10 PM 7 days a week (subject to change)
- Start with a focus on the driving range and later on possibly implement a 9-hole golf course. Plans are not for the golf course to be as big as it used to be.

- Operate principally as a country club for paid members with some facilities open to general public
- Signage: Place the new name on the existing entrance signs (with permits)

VI. Exhibits

Exhibit 1 – Aerial view



Exhibit 2 – Zoning Map

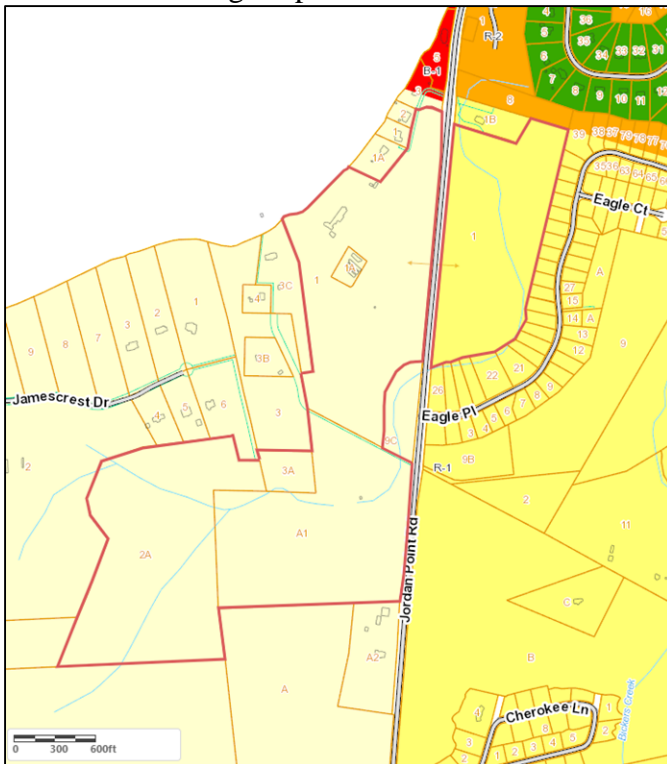


Exhibit 3 – Conceptual Map 7-20-22 (larger version provided with application materials)



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	Matching land use in <u>R-A</u> Residential Agricultural Zoning District	Matching land use in <u>R-1</u> Limited Residential Zoning District
“country club”	90-103(3)	90-203(1)
“golf course”	90-103(3)	90-203(1)
“driving range”	90-103 (22)	Not permitted
“Host events such as weddings and receptions, etc.” *	90-103(3)	90-203(1)
Activities to encourage health and wellness such as biking trails, pickleball courts, driving ranges, dog park, etc.	90-103 (22)	Only permitted if part of country club use (not open to general public).

90-103(3): Lodge, hunting club, yacht club, golf course, country club.

90-103 (22): Recreation structure and uses related to outdoor recreation, commercial and noncommercial recreational vehicle park.

90-203(1): Golf course, country club

* - This type of activity may also be permitted by Special Exception for an Assembly hall pursuant to 90-103(9), however Staff considers this part of the “country club” land use for this request.

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. Staff further assumes that a “club” entails paid membership. According to the application materials and subsequent correspondence, various recreational activities are envisioned for the property, some of which may be offered to club members and some of which may be available to a wider group of customers, e.g. one-time paid visitors or other sales models. Country clubs traditionally were for members only but progressively have become a more general recreation business that offers recreational activities to a variety of customer groups and also may rent out facilities for club members and non-members alike.

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.
3. 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) Due to the multiple zoning districts on the property and the differing sets of land uses allowed in each zoning district, some activities may be permitted on the R-A zoned portion but not the R-1 zoned portion. In effort to bring clarity on this topic and stay consistent with the historic usage, Staff has recommended conditions to restrict the use of the R-1 zoned areas to the golf course use as defined while the R-A zoned areas will be allowed to have a variety of recreational activities.
4. No prior rezoning or special exception cases are known to apply to the property. Staff assumes 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 country club on Johnson Road in 1974.
5. 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.
6. The proposed uses appear to be compatible with the surrounding residential and residential-agricultural zoning districts.
7. The proposed uses appear to be compatible with the surrounding residential land uses, and there is a history of country club and golf course uses on the subject property.
8. 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.
9. Expected impacts of the request land uses are expected to be additional traffic and noise in comparison with the current vacant land use, however when the business is in full operation, the impacts are not expected to be greater than what historically has existed on the property. VDOT has confirmed the existing entrance is adequate to support the expected traffic.
10. Conditions should address the following at a minimum:
 - a. Stray golf balls
 - b. Hours of operation
 - c. Permitted activities
 - d. Adequate on-site parking
 - e. Events such as wedding and reception activities should be limited to the western side of Jordan Point Road to avoid conflicts with higher density residential on the eastern side of Jordan Point Road.
 - a. Resource Protection Areas (RPAs) and RPA features exist on the property which have not been delineated. Prior to constructing any new buildings and any land disturbance, the applicant would need to prove that there will be no encroachment into required RPA buffers. These requirements exist to protect the water quality of the James River and Chesapeake Bay Watershed.

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

Fire & EMS Department

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property.
- 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. 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 supports these conditions.

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
 - b. Country club in existing structures (including accessory use amenities such as swimming pool and snack bar, and hosting events such as weddings and receptions)
 - c. Recreation structures and uses related to outdoor recreation. The following activities shall be permitted:
 - i. Bike/multi-use trails
 - ii. Tennis/pickleball courts
 - iii. Driving ranges (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. 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 any subsequent zoning approvals involving land disturbance, construction or plat approvals.
9. Business signage shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit.

10. Hours and days for operations shall be limited to 9am to 10pm Monday through Thursday and 9am to midnight Friday through Sunday, or until 2am for New Year's Eve holiday. All music and activities on weekends and New Year's Eve shall occur indoors after 10pm.
11. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
12. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
13. 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).
14. 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.
15. 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.
16. 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; and local business license from the Commissioner of the Revenue.
17. 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.
18. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
19. 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.



SPECIAL EXCEPTION APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

SE-22-07

DATE SUBMITTED:

JUN 07 2022

BY:

TWG

APPLICANT FILL-IN ALL BLANKS

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

OWNER AFFIDAVIT

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

NAME:

Jordon Point LLC

Eric L Keek Mng Member

SIGNED:

[Signature]

NAME:

SIGNED:

DATE:

6/25/22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Charles City

Subscribed and sworn before me this

25th

day of

June

, 20 22

Karen R Schureman

Notary Public

My Commission expires:

April 30, 2026



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

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

EG INVOICE

ATALLAH, IHAB

2022 Item: INV-00002258

Special Exception

Request 700.00

700.00

Subtotal 700.00

Total 700.00

CHECK 700.00

Check Number 6515

Change due 0.00

Paid by: ATALLAH, IHAB

Thank you for your payment

CUSTOMER COPY

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

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

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

Project Description

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

STATEMENT OF PROFFER
SPECIAL EXCEPTION

Pursuant to Article XVIII of the Prince George County Zoning Ordinance, Ihab Atallah do hereby voluntarily proffer, as the applicant and prospective owner of the property (the "Property") respectively, which is the subject of this special exception request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the former Jordan Point Golf and Country Club 1100 Jordan Point Rd Prince George, Virginia on tax map parcels 040(02)00-001-0, 040(0A)00-003-A, 140(08)00-00A-1, 040(0A)00-002-A, 040(02)00-001-A:

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

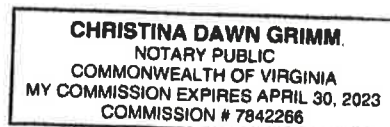
I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

 Date: 6-7-22
Signature

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

April 30th, 2023
My Commission Expires

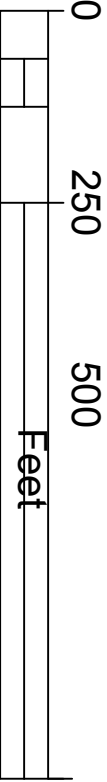
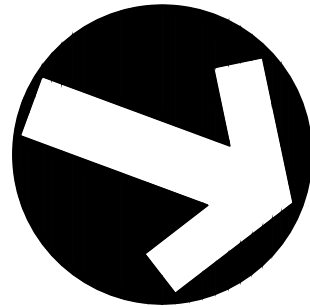
Christina Dawn Grimm





Special Exception Exhibit

1100 Jordan Point Rd - July 20, 2022



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 10, 2022

PLANNING COMMISSION – REVISED 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, August 25, 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 Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

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>.

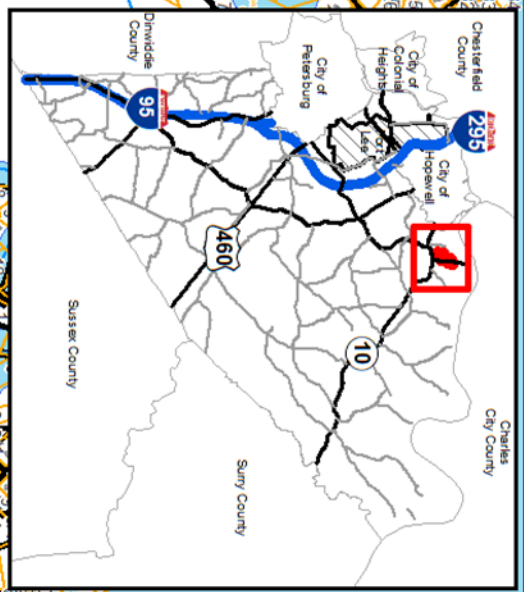
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Tim Graves
Planner

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

JORDON POINT LLC
6900 STURGEON POINT RD
PROVIDENCE FORGE, VA 23140

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

**REVISED 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, August 25, 2022 beginning at 6:30 p.m. concerning the following requests:

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

SPECIAL EXCEPTION SE-22-07: Request of Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

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

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

SPECIAL EXCEPTION REQUEST -- SE-22-08
PLANNING COMMISSION STAFF REPORT – August 25, 2022

RESUME

APPLICANT: Vonda Greene Capria

PROPERTY OWNER: Vonda Greene Capria

REQUEST:

The applicant would like to open a Bed and Breakfast at 8601 Robin Road. In order for this to be permitted, she is requesting a Special Exception for a Bed & Breakfast (Cottage industry home occupation for the rental of rooms) pursuant to Section 90-103(52) of the Zoning Ordinance.

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

ATTACHMENTS:

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

Sample Motions

Sample APPROVAL Motion:

I move to forward request **SE-22-08** to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation are:

(EXAMPLES):

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

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

Sample DENIAL Motion:

I move to forward request **SE-22-08** to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request **SE-22-08** until _____.
(DATE)

County of Prince George, Virginia

DRAFT Ordinance

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

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-08 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for the following use on Tax Map 530(0A)00-043-A:
 - A. Cottage industry home occupation on a parcel of no less than five acres in size, for the rental of rooms not to exceed four, including bed and board.
2. The cottage industry home occupation (bed and breakfast) use is subject to the following conditions:
 - A. Overnight accommodations shall not exceed four (4) bedrooms including bed and board (food).
 - B. The term of overnight stays shall be limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
 - C. The owner or operator shall maintain records to uniquely identify occupants and length of stay which shall be provided to the County upon written request.
 - D. The owner or operator shall collect transient lodging tax which shall be reported and submitted to the Commissioner of Revenue office on a schedule as required by law.
 - E. During any period in which the property is used for the permitted Cottage industry home occupation use, either the property owner or business operator shall live in the permitted dwelling unit on the property.
3. The applicants shall provide adequate parking on-site.
4. Signage for the business on the property shall be limited to two freestanding signs with an aggregate square footage no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting sign setback requirements in the zoning ordinance.
5. The applicants shall take appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.

7. The applicants shall obtain and hold all required State and County permit or license approvals, which may include: Drinking water permit from the Virginia Department of Health; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Permits as required for any on-site or off-site food preparation; Business licenses from the Commissioner of Revenue.
8. This Special Exception is renewable or transferrable to future owners only with approval from the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
9. This Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2022 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing August 25, 2022

SE-22-08 –Bed and Breakfast

Applicant: Vonda Greene Capria

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

Request

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

Property

Address: 8601 Robin Road

Tax Map: 530(0A)00-043-A

Site Size: Approx. 6.18 acres

Legal Owner: Vonda Greene Capria

RE Taxes Paid?: Yes

Zoning District: R-A Residential – Agricultural

Current Use: Single-family residential

Comp Plan Land Use: Agriculture Uses

Planning Area: Rural Conservation Area

Previous Zoning Cases: None

Figure 1: Aerial view of request property

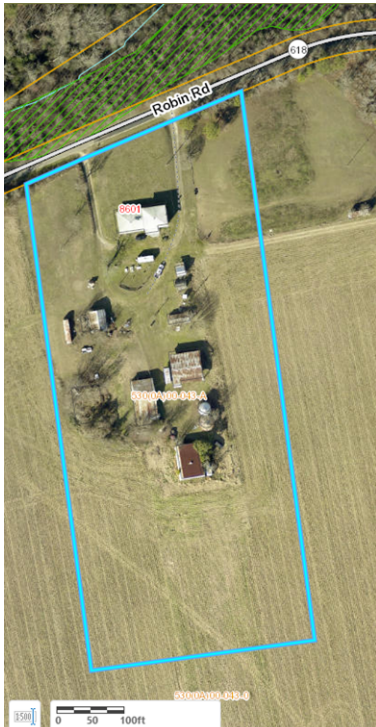


Figure 2: Front view of main structure



Meeting Information

Planning Commission Public Hearing: August 25, 2022

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

Staff Recommendation

Approval, subject to the recommended conditions.

Applicant Proposal

- The applicant wishes to convert an existing post mid-century split level home into a single-family and a bed and breakfast. The existing home will be converted from a 4 bedroom split level to 4 bedrooms with private baths and a working fireplace.
- The bed and breakfast will be the owner's private residence.
- The bed and breakfast will operate year round commencing in 2023.

In order to operate the proposed bed and breakfast, the applicant is requesting a Special Exception pursuant to Section 90-103(52) of the Zoning Ordinance for a home occupation cottage industry.

Planning and Zoning Review Comments

Zoning Ordinance review:

1. Definition of Cottage industry per Section 90-1: "Cottage industry, in addition to those uses permitted under subsections (1) and (2) of this definition, means a home occupation which shall permit the preparation of food products for sale; **the rental of rooms not to exceed four, including bed and board**; arts and crafts; construction of wood, leather goods, saddles, clothing and other similar products; and lawn care and landscaping businesses with outside storage or the storage or parking of more than one vehicle and one trailer used in association with the business."
2. The above definition specifically provides for the rental of rooms, not to exceed four, including bed and board. The applicants' request does not include the other cottage industry uses specified in the definition.
3. For a home occupation use, the owner or operator is required to live on the property.
4. Expected impacts of proposed uses on adjacent properties and roadways include: Limited traffic and noise from guests. These impacts would be mitigated by:
 - a. Zoning Ordinance (Limitation on the number of rooms to four)
 - b. Distance from adjacent dwellings (the property is separated from other dwellings by distance and natural obstructions such as ponds, farm fields, and trees)
 - c. the County Noise Ordinance

Other planning and zoning comments:

1. Surrounding land use consists of woodland, farmland and rural single-family residences. Within a mile of the property in question is Green's Raceway and the Lake Fung Barn wedding venue.
2. Other zoning approval required: Business Zoning Approval: The applicants will need to submit a Professional Business Zoning Approval application as part of a business license application, if the Special Exception is approved.
3. The applicant has not proposed any conditions for the special exception uses, therefore County staff has recommended conditions appropriate for the proposed use, based on conditions from previous cases approved in the County.

Comments on the request's compatibility with the Comprehensive Plan:

1. The Comprehensive Plan Future Land Use Plan shows the request property is designated for Agriculture uses. Staff finds the use of the property as a Bed and Breakfast to be consistent with the Comprehensive Plan because the proposed use would be a less intense land use compared to what is associated with the nearby Green's Raceway and the Lake Fung Barn wedding venue.

Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison, Building Official

1. The use is described as a “Lodging House” and is permitted to be classified as “R-5” per the VUSBC. All requirements of Sections R310, R311, R340, R330, R331 of the Virginia Residential Code (VRC) must be satisfied by this request. Any construction or Improvements to this structure that is not defined as exempt per the VUSBC section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits and inspections Other items may become apparent during future submissions requests.

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

1. Applicant needs to work with an Authorized Onsite Evaluator or Professional Engineer who can determine what sewage disposal system and water supply needs are for the proposed project. The P.E. can provide you with a Waste Characterization Letter which will state the waste strength and water flow needed to support the proposed usage for your project. Since this a B & B, you will need to submit an application to the Health Department with the \$40.00 fee.

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

1. The proposed use will require a low volume commercial entrance to provide access. The existing entrance from SR 618 appears to meet VDOT’s requirements for a low volume commercial entrance.
2. VDOT has no objection to the submitted special exception application.

The departments stated below reviewed this request and had no comments.

- **Economic Development** – Stacey English, Economic Development Specialist
- **Utilities Department** – Rachel Lumpkin, Utility Project Engineer
- **Real Estate Assessor** - Carol Crawford, Real Estate Operations Coordinator
- **Fire & EMS Department** – Paul Beamon
- **Environmental Division** - Angela Blount, Environmental Program Coordinator
- **Police Department** – Harold Shreves

Public Notice and Community Feedback

- Staff notified five (5) adjacent property by mailing on 8/10/22.
- Staff ran a legal ad ran for this request in the *Progress-Index* on 8/10/21 and 8/17/21.
- The applicant received a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received as of 8/17/21.

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 has been received from adjacent property owners and community.
3. Staff has recommended the below conditions to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

Recommended Conditions

1. This Special Exception is granted for the following use on Tax Map 530(0A)00-043-A:
 - A. Cottage industry home occupation on a parcel of no less than five acres in size, for the rental of rooms not to exceed four, including bed and board.
2. The cottage industry home occupation (bed and breakfast) use is subject to the following conditions:
 - A. Overnight accommodations shall not exceed four (4) bedrooms including bed and board (food).
 - B. The term of overnight stays shall be limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
 - C. The owner or operator shall maintain records to uniquely identify occupants and length of stay which shall be provided to the County upon written request.
 - D. The owner or operator shall collect transient lodging tax which shall be reported and submitted to the Commissioner of Revenue office on a schedule as required by law.
 - E. During any period in which the property is used for the permitted Cottage industry home occupation use, either the property owner or business operator shall live in the permitted dwelling unit on the property.
3. The applicants shall provide adequate parking on-site.
4. Signage for the business on the property shall be limited to two freestanding signs with an aggregate square footage no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting sign setback requirements in the zoning ordinance.
5. The applicants shall take appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
7. The applicants shall obtain and hold all required State and County permit or license approvals, which may include: Drinking water permit from the Virginia Department of Health; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Permits as required for any on-site or off-site food preparation; Business licenses from the Commissioner of Revenue.
8. This Special Exception is renewable or transferrable to future owners only with approval from the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
9. This Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



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 #:

RECEIVED
DATE SUBMITTED:

JUL 06 2022

7-6-2022

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:		
	Special Exception		
	REQUEST PROPERTY ADDRESS / LOCATION:		
	8601 Robin Road, Disputanta, Virginia 23842		
REQUEST	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y / N - Each parcel):
	530(OA)00-043-A	6.21	
LEGAL OWNER	ATTACHMENTS (Check if Attached; * = Required):		
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> COMMUNITY MEETING SUMMARY		
	<input type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> ADDITIONAL ATTACHMENTS:		
	<input type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)		
LEGAL OWNER	NAME(S):		
	Vonda Greene Capria		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	8601 Robin Road, Disputanta, Virginia 23842		
APPLICANT CONTACT	E-MAIL:	PHONE:	
	vonda@greenhawaiianconstruction.com	808 341 0869	
	NAME(S): If different than owner):		
	RELATION TO OWNER:		
APPLICANT CONTACT	MAILING ADDRESS: (Incl. City, State, Zip):		
	E-MAIL:	PHONE:	
OFFICE USE ONLY (Completed at the time of application)			
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):	
PAYMENT	FEE DUE:	FEE PAID:	PAYMENT TYPE:
	Special Exception: \$700	\$350	CHECK / CASH / CREDIT / DEBIT
	Special Exception Home Occ: \$350		
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:
		7/11/22	Envergov

RECEIVED
JUL 11 2022
BY:

OWNER AFFIDAVIT

RECEIVED

JUL 11 2022

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:

Vonda Greene Capria

NAME:

SIGNED:

Vonda Greene Capria

SIGNED:

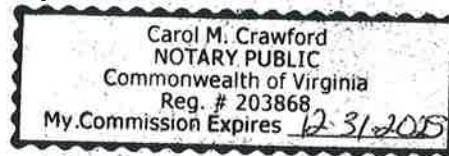
DATE: 7-11-2022DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince GeorgeSubscribed and sworn before me this 11th day of July, 2022.Carol M. Crawford

Notary Public

My Commission expires: 12-31, 2025

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

19997441-
0001 Teresa C.07/11/2022 03:30PM

EG INVOICE

Capria, Vonda
2022 Item: INV-00002311
Special Exception
Home Occupation on
five (5) acre 350.00

350.00

Subtotal 350.00
Total 350.00

CHECK 350.00
Check Number 1287

Change due 0.00

Paid by: Capria, Vonda

Thank you for your payment

CUSTOMER COPY

The Historic Green Estate is a limited liability company seeking a \$190,000 portfolio mortgage loan to finance the purchase of the residence and farm located at 8601 Robin Road, Disputanta, Virginia, 23842. This house, currently a post mid-century modern split level, will be converted to a single family residential structure and bed and breakfast establishment. The barns will continue to serve the working farm which grows corn, peanuts, soybeans and about 20 head of cattle. The owner will be contributing \$20,000 of her own money as a down payment toward the purchase price of \$125,000 and will be paying closing costs. The house will serve as collateral for the mortgage.

In addition, the owner Vonda Greene Capria will be investing in remodeling construction costs to cover costs of the bed and breakfast conversion. The owner has already invested \$330,000 in start-up costs.

The owner plans to form a Limited Liability Company named The Historic Green Estate Bed & Breakfast to operate a bed and breakfast home. The home will be converted from a 4 bedroom split level to 4 bedrooms with private baths and working fireplaces. The Historic Green Estate Bed and Breakfast will be the owners' private residence and take in guests 365 days a year commencing in January of 2023.

This business is unique in that the business expenses include the owners' mortgage, property taxes, home insurance, and household expenses. For that reason Vonda's income are included in the cash flow chart. Vonda will continue to work part-time until the inn-keeping business reaches 40% occupancy.

The Historic Green Estate Bed & Breakfast is located south of Petersburg off Route 460. As hosts, Vonda Greene Capria will offer warm hospitality, friendship and a rural farm knowledge of the country area, along with detailed maps of historic sites and other local scenery.

The Historic Green Estate is surrounded by rural homes and business ventures, including the Lake Fung Barn Wedding and Event venue and Green's Raceway which are both less than one mile away. Taking a stroll east down the farm, guests will run into our private pond and see wildlife including wild turkeys, deer and bald eagles. The Petersburg National Battlefield and Fort Lee are less than ten minutes away. Within fifteen minutes are several fine dining restaurants. Several wedding and event venues such as The Stodola and The Barns of Kanak are 8 to 10 miles away. The Tidewater cities of Suffolk, Chesapeake, Norfolk and Virginia Beach are just an hour away. Outdoor fun may be had by simply riding bicycles or renting quad motorcycles which are available at Green's Raceway across the street.

The Historic Green Estate will be furnished in an eclectic style from original shutters and wood floors to the personal tastes of the owners which include historic and modern art. But most important will be the efforts towards comfort and non-intimidating surroundings. Breakfast will be catered from the head chef of Byrd & Baldwin Brothers in Norfolk, VA, who is one of the descendants of the original homeowners of the Historic Green Estate. It will be served an antique mahogany table in the dining room in front of one of the house's three fireplaces. For those guests wanting privacy, there is eastern exposure deck with a hot tub and screened porch constructed in early 2023. On weekdays, breakfast will be between 7:00 to 9:00 AM, consisting of homemade breads, orange juice, fruit smoothies (strawberries, banana and yogurt blended), cereals, and granola. Weekend breakfast will be served between 8:00 and 10:00 am. Magazines

will be available and handed down through the Greene family for guests to browse through. Current magazines such as Coastal Virginia Magazine, Richmond Magazine and Martha Stewart Living are also available to read either in the common room or in the guest rooms. There is a bridge table for chess, cribbage or even bridge set-up for those occasional rainy days. We provide old movie videos and Netflix, Hulu and local television channels for viewing with others or in the privacy of guest rooms.

Quiet and relaxation can also be found on the back porch off of the kitchen. In the summer guests could ride the bicycle paths, or they might choose to sit in a rocking chair on the front porch looking over a well-kept garden of flowers and herbs.

There will be three guest rooms to choose from on the second floor, one master bedroom facing the farm and two facing the front yard. There is one handicapped accessible room which will be located off the first level. There will be an office located in the basement level. There will be a pool table room located right off the front foyer. Each room is in its own corner of the house far from the next room, assuring privacy and quiet. Televisions are available upon request for each room. Prices will range from \$125.00 a night to \$175.00. Each room is named after the original mid-century residents of the Historic Green Estate. The Parrish room, the Elwood Room and the Olander rooms are all inspired by the original residents of the house; the Bruce Room will be the handicapped accessible room and will be equipped with modern conveniences for the business traveler. Security will be provided by Ring cameras and professional monitoring system.

We hope to give people, for their short stay here, a sense of a few of Prince George County's up and coming destinations — its beautiful countryside, its history and the people. On the first floor in our formal dining room with its beautiful wood floor, mid-century fireplace and large bay windows, we will be exhibiting the work of well-known local artists as well as university students.

The impact to the neighborhood from the bed and breakfast will consist of off street parking located on site located on the side or rear yards, and signage in the front yard that will be lit in the evening with solar lighting.

Our business goals are as follows:

First year:

- Reach 25% occupancy rate (surpassing our projected 20%)
- Establish good neighborhood relations
- Develop an award-winning website and/or brochure, partner with wedding venues to offer discounts for wedding attendees, be listed on-line and in trade associations/AAA
- Create unforgettable guest visits
- Spend ten hours a week on marketing, beginning with grand opening launch with Petersburg Symphony orchestra (Director is descendant of The Historic Green Estate)
- Rebuild rear deck and carport on house with hot tub and screened porch

Third year:

- Operating at 40% occupancy rate with 4 guest rooms generating \$72,000 income
- Achieve Superhost or Premier status on AirBnB and VRBO websites
- Attend a national conference for marketing tips and national networking
- Actively involved in the Hopewell/Prince George Area Chamber of Commerce
- Renovate the barn as a rental apartment for income and cleaning/meal preparation help
- Complete a third year written evaluation of the competition, market, service, finances, and personal goals

Fifth year:

- Repaint the outside of the barns from dull beige and brown to a more colorful mid-century farm house style to match its time period and to attract tourists
- Develop an offshoot homemade craft or salted ham business in one of the barns
- Continue to develop the front gardens and backyard, and golf cart paths
- Renovate barns as necessary
- Hire summer help
- Complete a fifth year written evaluation of the competition, market, service, finances, and personal goals



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

AUGUST 8, 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, August 25, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

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

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>.

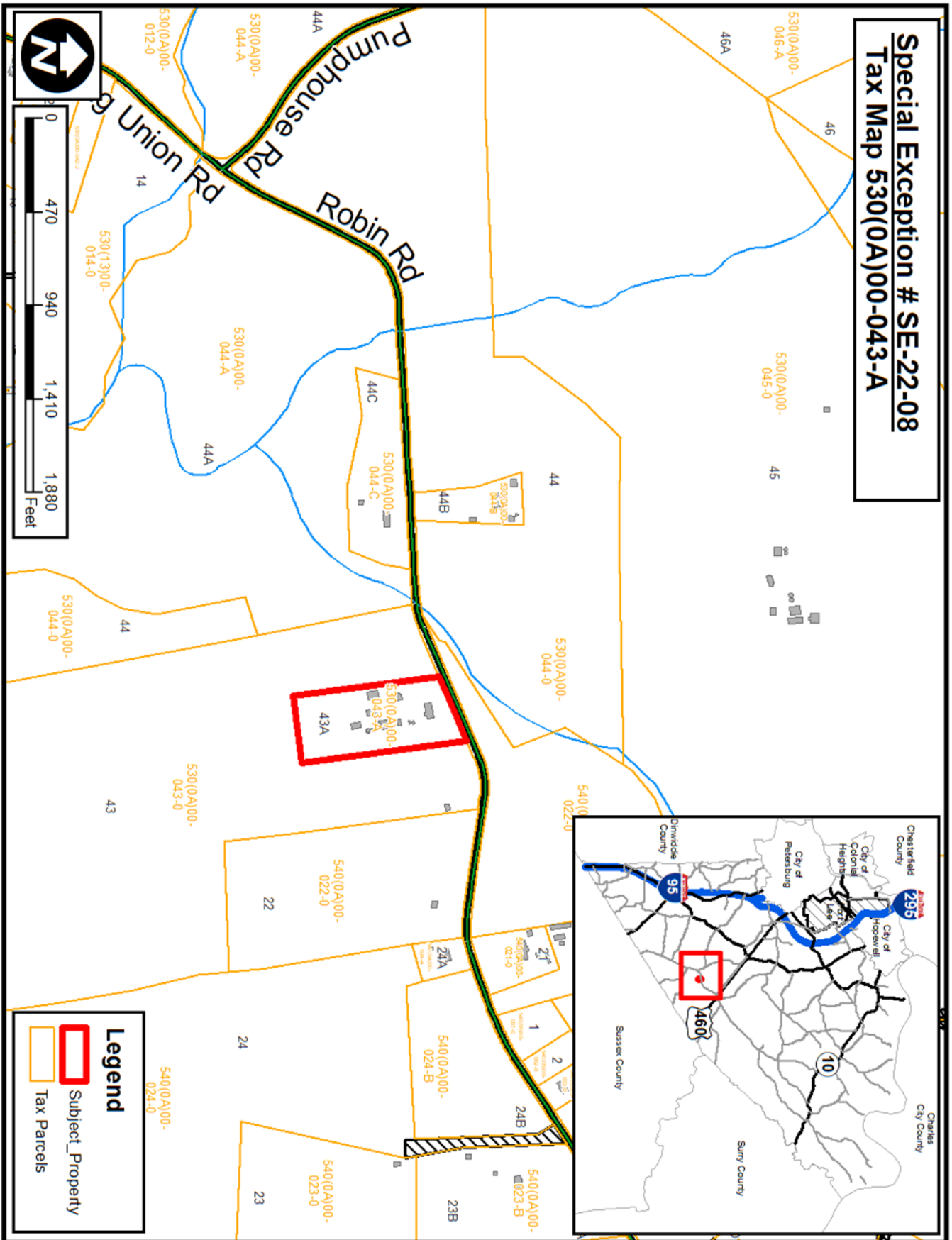
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Andre Greene
Planner II

Special Exception # SE-22-08 Tax Map 530(0A)00-043-A



DILDY CATHERINE G ET AL
5524 CONNIE LN
VIRGINIA BEACH, VA 23462

ROSBICKI STEPHEN & CATHERINE
8406 ROBIN RD
DISPUTANTA, VA 23842

BOWLES JAMES A
4301 KELMARBI RD
S CHESTERFIELD, VA 23834

VARNEY JOSHUA P & ANGEL C
8407 ROBIN RD
DISPUTANTA, VA 23842

HANNON LINDA L
4310 TREELY RD
CHESTER, VA 23831

CAPRIA VONDA G
8601 ROBIN RD
PRINCE GEORGE, VA 23875

**REVISED 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, August 25, 2022 beginning at 6:30 p.m. concerning the following requests:

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

SPECIAL EXCEPTION SE-22-07: Request of Ihab Atallah, potential buyer of property currently owned by Jordon Point LLC, to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

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

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

August 9 Meeting Recap

BOS Approves Additional Funding to the Schools to Update School Buses

The School Division requested \$437,091 for the purchase of school buses in FY2023 during the capital funding request process. This amount was approved in the adopted FY2023 County budget [Transfer from the General Fund to the Capital Improvement Fund for School Bus Purchases].

At the Board of Supervisors August 9 meeting, Dr. Lisa Pennycuff, School Superintendent, came before the Board and requested an additional \$66,033. She stated that inflation has impacted the price of school buses and beginning with the 2023-2024 School Year, Prince George County Public Schools will begin school in the middle of August. Due to this permanent change creating an earlier start of school date in the peak of summer heat, the School Division is proposing to begin purchasing all 77 passenger buses with air conditioning installed. In addition, these 77 passenger buses will also be utilized by student academic and athletic groups when traveling for summer season competitions. The Board unanimously approved the additional funding with the funding source being a transfer from the General Fund Contingency.

Other matters that came before the BOS at its meeting:

- Received an update on the County's Strategic Plan.
- Approved on consent an appropriation in the amount of \$5,248.34 for donations to Animal Services.
- Approved on consent an appropriation in the amount of \$12,371.32 for insurance recoveries for Fire and EMS vehicle repairs.
- Approved on consent an approval of furniture donations to the Hopewell/Prince George Fraternal Order of Police Lodge Foundation #17.
- Approved on consent an appropriation in the amount of \$400,000 for School Nutrition Fund Federal Revenues.
- Approved on consent the adoption of the updated 2022 Richmond-Crater Multi-Region Hazard Mitigation Plan.


- Approved on consent an appropriation in the amount of \$29,800 for ARPA Sports Marketing Incentive Program – Top Gun Summer Work Series and ARPA Sports Marketing Incentive Program Top Gun Fall Nationals.
- Approved on consent an appropriation in the amount of \$90,000 for Virginia Tourism Corporation ARPA Tourism Recovery Program Funds.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Received a report on Courthouse renovations.
- Approved by a four to one vote an Ordinance to Amend the Code of the County of Prince George to align Chapter 42 Fire Prevention and Protection with the Virginia Code, to eliminate redundancies, to align Chapter 42 with current policy and to remove language that is already covered in the policy.
- Unanimously approved a change to the FY2022-2023 Position Chart changing the Deputy Emergency Management Coordinator position from part-time to full-time.
- Unanimously approved a change to the FY2022-2023 Position Chart converting Garage Apparatus Technician to Fleet Supervisor.
- Unanimously authorized the advertisement of a public hearing on September 13 for a one-time waiver of Sections 82-311(A) and 82-591 of the Code of the County of Prince George.
- Unanimously authorized the execution of a water agreement and a wastewater agreement between Chappell Creek, LLC and the County of Prince George.
- Unanimously approved an award of contract in the amount of \$137,874 for water main cleaning services.
- Unanimously approved an appropriation in the amount of \$607,438.70 for School Grant Fund Federal ARP ESSER III revenues.
- Unanimously approved a re-appropriation in the amount of \$999,789.53 for outstanding June 30, 2022 encumbrances/purchase orders.
- Unanimously approved an appropriation in the amount of \$648,807.20 for unexpended grants and donations.

- Unanimously approved the purchase of ten public safety and County vehicles at a cost not to exceed \$450,000.
- Unanimously approved an award of contract to Mansfield Oil Company for purchase of vehicle gasoline and diesel fuel.
- Unanimously approved the advertisement of a public hearing for September 13 for a lease agreement with L3Harris Technologies, Inc. for the Disputanta Community Center.
- Unanimously approved the advertisement of a public hearing for September 13 to change the name of the Industrial Development Authority of Prince George County to the Economic Development Authority of Prince George County.
- Held a public hearing and approved a lease agreement for use of a portion of the Prince George Central Wellness Center between Prince George County and the Hopewell/Prince George Fraternal Order of Police Lodge #17.
- Held a public hearing and approved a lease agreement for use of a portion of the Prince George Central Wellness Center between Prince George County and the Rotary Club of Prince George County.
- Held a public hearing and unanimously approved an Ordinance for a one-time waiver to allow the use of private water and wastewater facilities for Kellis Joint Venture, LLC.
- Held a public hearing and unanimously approved an Ordinance Amendment to state that effective August 9, 2022 when the County Treasurer or County Departments accept any payment by any payment method supported by the County's ERP and Payment Processor, they shall add a sum not to exceed the amount charged to the County for processing the payment.
- Held a public hearing and unanimously approved an Ordinance Amendment to change the Fee Schedule for the Planning and Zoning Department.

Begin

TAB 8

ENRGIN - WVR - 22-0002

	<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>		<p style="text-align: center;">OFFICE USE ONLY</p> <p>APPLICATION #: <u>SW-22-02</u></p> <p>DATE SUBMITTED: <u>JUN 29 2022</u></p> <p>BY: _____</p>	
			<p>PLEASE FILL IN ALL BLANKS BELOW</p>	
<p>REQUEST</p>	<p>TYPE OF WAIVER REQUESTED: (As authorized by Section 70-208 – Check one)</p> <p><input checked="" type="checkbox"/> Minor subdivision exception Section 82-31 / 82-351</p> <p><input type="checkbox"/> Chapter 70 Article VII Standard (provide code reference): _____</p>			
	<p>ATTACHMENTS: (Check all that apply)</p> <p><input checked="" type="checkbox"/> APPLICANT STATEMENT (REQUEST DETAILS)* Attach additional document(s) to provide details about your request. At a minimum, describe your goals and describe why the situation is unusual or why a strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, per Section 70-208.</p> <p><input checked="" type="checkbox"/> PLAT REVIEW APPLICATION* (Application #: <u>5-22-24</u>)</p> <p><input checked="" type="checkbox"/> APPLICABLE LEGAL DOCUMENTS OR AFFIDAVITS FROM DIRECTLY AFFECTED PARCEL OWNERS For requests involving private roads or if otherwise applicable, attach document(s) such as a letter, deed of easement, draft road maintenance agreement, etc. that indicate agreement or acceptance from directly affected property owners.</p> <p><input type="checkbox"/> OTHER: _____ * Required</p>			
	<p>REQUEST TAX PARCELS: (List all parcel numbers for the request property)</p> <p style="text-align: center;"><u>S30(01)00-00A-0</u></p>			
<p>OWNER</p>	<p>NAME(S): <u>Charles Sutton</u></p>			
	<p>MAILING ADDRESS: (Incl. City, State, Zip) <u>6214 Thineatt Drive Disputanta VA 23842</u></p>			
	<p>E-MAIL:</p>	<p>PHONE: <u>757.329.3085</u></p>		
<p>APPLICANT</p>	<p>NAME(S): (If different than owner) <u>Morris Williams</u></p>			
	<p>RELATION TO OWNER: <u>REPRESENTATIVE</u></p>			
	<p>MAILING ADDRESS: (Incl. City, State, Zip) <u>213 WAGON DR, BRACEY, VA, 23919</u></p>			
	<p>E-MAIL: <u>POINT2PROVETRUCKINGLLC@GMAIL.COM</u></p>	<p>PHONE: <u>434.623.8377</u></p>		
<p>OFFICE USE ONLY (Completed at the time of accepting application)</p>				
<p>COMMENTS:</p>		<p>IDENTIFY & LIST OTHER PARCELS AFFECTED:</p>		

OWNER AFFIDAVITS (Attach multiple sheets if necessary)

REQUEST PROPERTY OWNER(S) / AGENT STATEMENT

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

OWNER / AGENT NAME:

MORRIS X. WILLIAMS JR

OWNER / AGENT NAME :

SIGNATURE:

Morris X. Williams Jr

SIGNATURE:

DATE: 06/29/22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George



Subscribed and sworn before me this

29

day of

June

20 22.

Notary Public

My Commission expires: Oct 31 20 22

AFFIDAVIT

June 6, 2022

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

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

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

Charles J Sutton

Mr. Graves,

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

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

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

Thanks,

Morris Williams



SE-22-0015 INV00002563

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 #:

SE22-09

DATE SUBMITTED:

BY:

APPLICANT FILL-IN ALL BLANKS

REQUEST:

Special exception for a Day Support

REQUEST PROPERTY ADDRESS / LOCATION:

10551 - 10555 South Crater Rd. Prince George, Va 23805

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

10551 - 33A "01" 00-006 - D

10553 - 33A "01" 00-006 - C

10555 - 33A "01" 00-006 - B

AFFECTED ACREAGE
(Each parcel):

10551 0.022

10553 0.022

10555 0.03

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):

Vinson Investments Inc

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

PO Box 189 Prince George, Va 23875

E-MAIL:

vinsoninvestments.darryn@gmail.com

PHONE:

804-720-0078

NAME(S): If different than owner):

Daniel Davis

RELATION TO OWNER:

N/A

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

7390 Blue Tartan Rd. N. Dinwiddie, Va. 23803

E-MAIL:

dkkelday@aol.com

PHONE:

804-892-1189

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

LAND USE(S) CODE REFERENCE(S):

PAYMENT

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

OWNER AFFIDAVIT


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

NAME:

DARRYN M VINGO

NAME:

SIGNED:



SIGNED:

DATE:

7-21-22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

Florida

COUNTY OF:

POIK

Subscribed and sworn before me this

21

day of

July

20

22

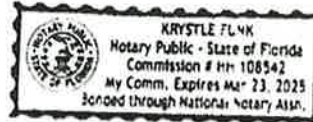
Notary Public

My Commission expires:

03-23

20

25



AFFIDAVIT

Mission Statement:

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

Philosophy:

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

Purpose:

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

Goals:

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

Values:

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

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

Please contact me if any questions arise.

Sincerely,
Daniel Davis, Owner
804-892-1189



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

DATE SUBMITTED:

OCT 06 2021

APPLICANT FILL-IN ALL BLANKS

REQUEST:

Conditional zoning from M-1 to M-2 to authorize use of property for overflow tractor trailer parking for e-commerce fulfillment transportation.

REQUEST PROPERTY ADDRESS / LOCATION:

Corporate Road

REQUEST TAX MAP(S): (List all)

Tax Parcel No. 330(0A)00-016-C

AFFECTED

ACREAGE:

Approx. 10 ac.

ENTIRE PARCEL?:

(Y / N)

Yes

CURRENT

ZONING:

M-1

PROPOSED

ZONING:

M-2

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

☒ 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):

MAT Developments, LLC

MAILING ADDRESS (Incl. City, State, Zip)

c/o Abilene Motor Express, 265 Pembroke Ct., Richmond, VA 23238

E-MAIL:

alan@abilenemotor.com

PHONE:

NAME(S) (If different than owner):

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

RELATION TO OWNER:

Attorney-In-Fact for MAT Developments, LLC

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

200 S. 10th Street, Suite 1600, Richmond, VA 23219

E-MAIL:

plloyd@williamsmullen.com

PHONE:

804.420.6615

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT

FEE DUE:

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

FEE PAID:

\$2450.00

PAYMENT TYPE:

☒ CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

590216

DATE RECEIVED:

10/6/2021

RECEIVED BY:

M63

APPLICANT AFFIDAVIT

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

NAME:

NAME:

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

SIGNED:

SIGNED:

T. Preston Lloyd Jr.

T. Preston Lloyd, Jr. a/u P.O.A.

DATE: 10/9/21

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

CITY: _____
COUNTY OF: Richmond

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

Denise D. Kern

Notary Public

My Commission expires: 6.30.24, 20 24



AFFIDAVIT

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

October 5, 2021

VIA EMAIL AND FEDEX PRIORITY OVERNIGHT

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

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

Ladies and Gentlemen:

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

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

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

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

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

WILLIAMS MULLEN

October 5, 2021

Page 2

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

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

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

The following application materials are enclosed:

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

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

Sincerely,

T. Preston Lloyd, Jr.

Enclosures

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

46218532_1

RECEIVED
AUG - 8 2022
BY:



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-22-01

DATE SUBMITTED:

RECEIVED

AUG 05 2022

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST:				
	Rezoning the property from I-2 to M-2				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	8800 Wells Station Road between West Quaker Road and Hardware Drive				
	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:	PROPOSED ZONING:
340(0A)00-134-0	880.4 acres	Yes	I-2	M-2	
LEGAL OWNER	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)		<input checked="" type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (if different than recorded lot)		
	<input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT		<input type="checkbox"/> ADDITIONAL ATTACHMENTS:		
	<input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing)		_____		
	<input type="checkbox"/> COMMUNITY MEETING SUMMARY		_____		
APPLICANT CONTACT	NAME(S):				
	SL Well Station Road LLC				
	MAILING ADDRESS (Incl. City, State, Zip)				
	195 Morristown Road Basking Ridge NJ 07920				
	E-MAIL:	PHONE:			
holdensabato@silvermangroup.com	973-765-0100 X 4083				
APPLICANT CONTACT	NAME(S) (if different than owner):				
	Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC				
	RELATION TO OWNER:				
	Attorney				
	MAILING ADDRESS: (Incl. City, State, Zip)				
1519 Summit Avenue, Suite 102 Richmond Virginia 23230					
E-MAIL:	PHONE:				
acondlin@rothjackson.com	804-977-3373				
OFFICE USE ONLY (Completed at time of application)					
COMMENTS: Rezoning Fee is Waived - Economic Development Project					
PAYMENT	FEE DUE:		FEE PAID:		PAYMENT TYPE:
	Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050		Waived		CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:		RECEIVED BY:	
N/A	N/A		N/A		

OWNER AFFIDAVIT

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

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

NAME:

SIGNED:

SIGNED:

DATE:

DATE:

NOTARIZATION:

STATE OF VIRGINIA

CITY
COUNTY OF:

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

Notary Public

My Commission expires: 11/20, 2025



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

AFFIDAVIT

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

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

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

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

The use of the property shall be substantially in accordance with the Conceptual Master Plan prepared titled "Crosspointe Logistics Center" by dated August 4, 2022 and shall be subject to, unless otherwise excluded by this document, the uses permitted in the M-2 (General Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance adopted December 27, 2007, a copy of which is attached and made part of this request.

The following will not be permitted within the development:

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

Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.

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

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

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

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

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

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

The following development standards shall be applicable:

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.

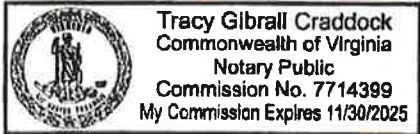
AMC
Andrew M. Condlin, with power of attorney and on behalf of SL Well Station Road LLC (the
"Property Owners")

COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

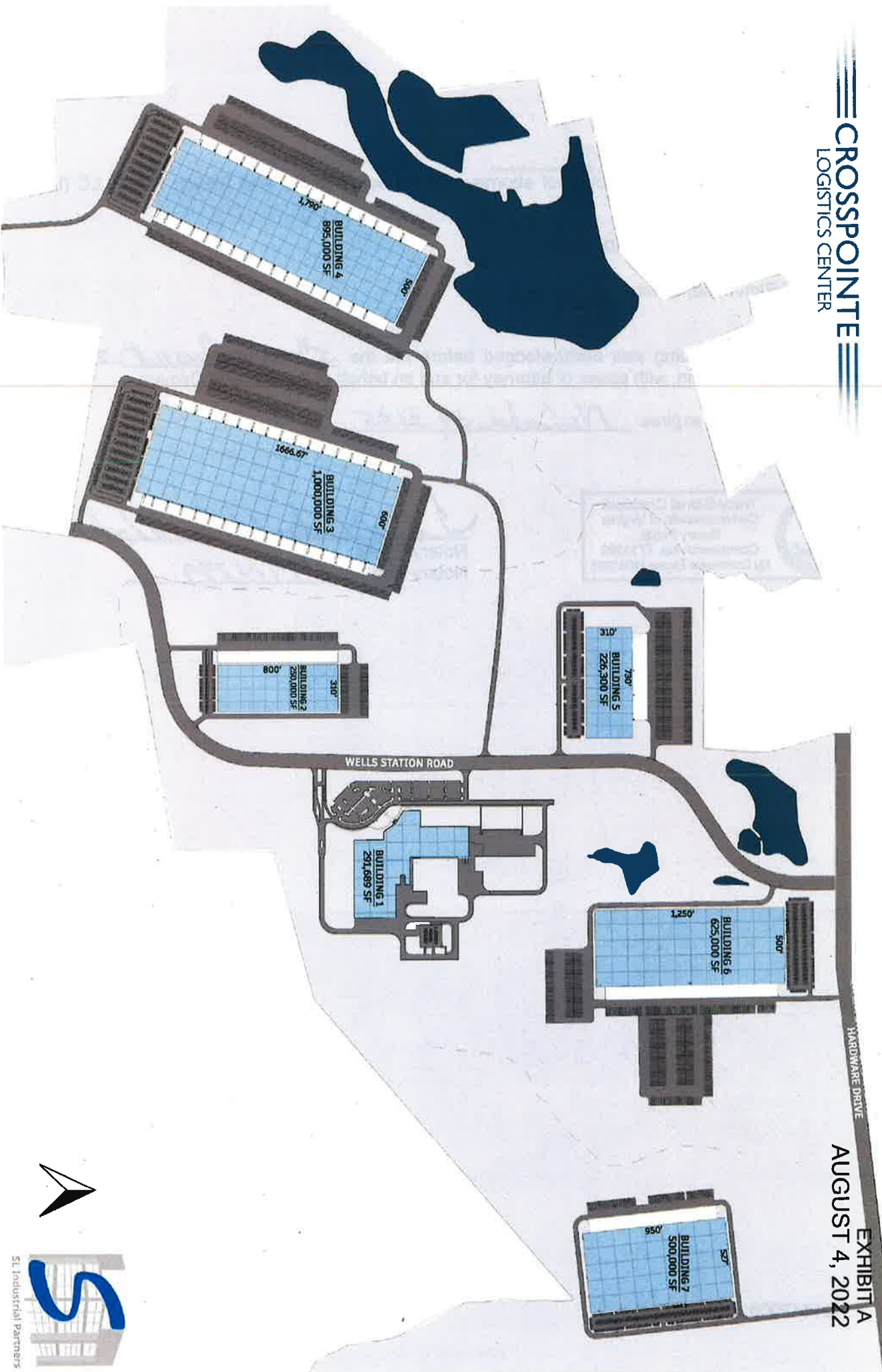
The foregoing was acknowledged before me the 5th day of August, 2022 by
Andrew M. Condlin, with power of attorney for and on behalf of the Property Owners.

My commission expires: November 30, 2025.



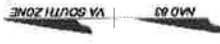
Tracy Gibrall Craddock
Notary Public
Notary Reg No. 7714399

[Notary Stamp]



Site Development	Residential	Infrastructure	Technology
YOUR VISION ACHIEVED THROUGH OURS.			
THIS DRAWING PREPARED BY THE CORPORATE OFFICE 1001 BUCKLE STREET, SUITE 200, KILBUCK, VA 22255 TEL: 804.302.6500 FAX: 804.302.1518 WWW.TIMMONSGROUP.COM			

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



NEW TAX MAP PARCELS

HARDWARE DRIVE - STATE ROUTE 733

WELLS STATION ROAD

CHUDOGA PARKWAY

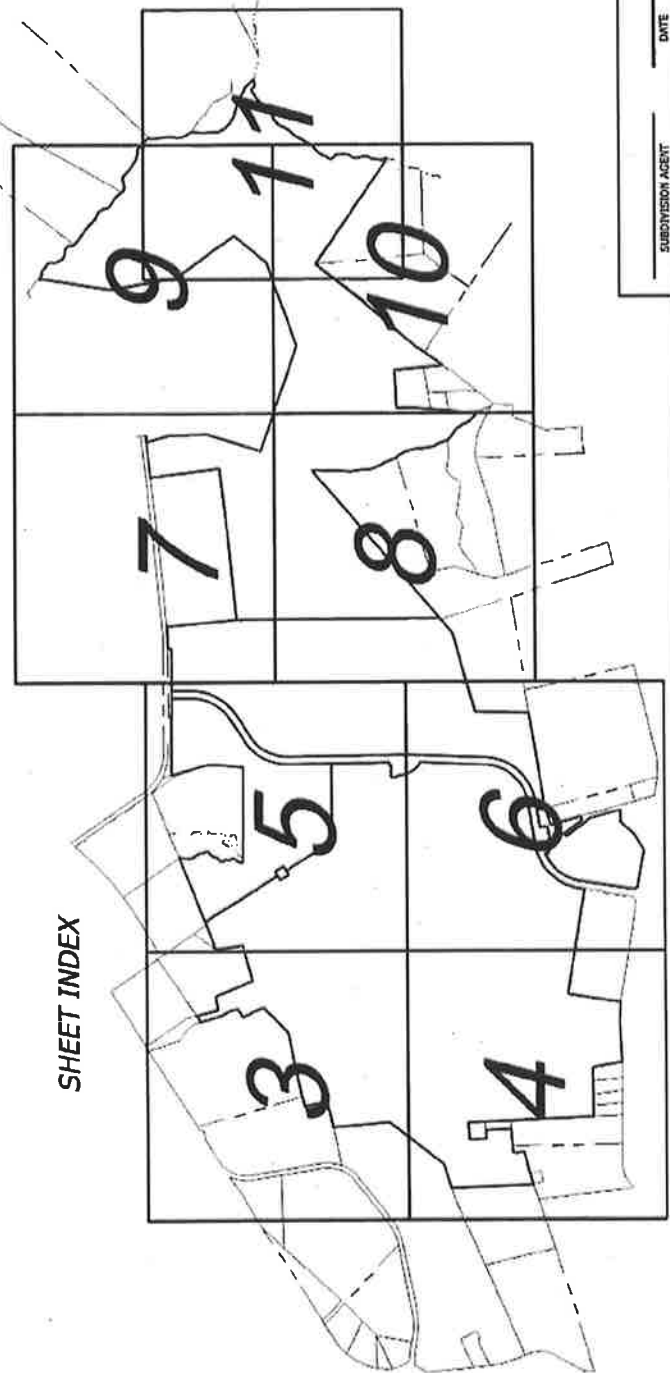
**PARCEL 1
800.31 ACRES
TAX ID: 3020A00-134-0**

**PARCEL 2
74.184 ACRES
TAX ID: 3020A00-134-0**

WEST QUAKER ROAD - STATE ROUTE 629

**PARCEL 1
800.31 ACRES
TAX ID: 3020A00-134-0**

SHEET INDEX



SUBDIVISION AGENT

DATE

Price Charge County, VA	Scale: 1"=1000'
Date: June 15, 2022	Sheet: 1 of 1
Drawn by: D. Fugh	Check by: D. Fugh
Reviewed by: J. Royce	Project: 3025V-RR