



## ***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: May 2022 Planning Commission Work Session & Business Meeting

DATE: May 19, 2022

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

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The Planning Commission's Work Session will be Monday, May 23, 2022 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, May 26, 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](mailto:tgraves@princegeorgecountyva.gov) with any questions.

## Agenda

Draft Work Session Minutes  
April 25, 2022

Draft Work Session Minutes  
May 5, 2022

Draft Ordinance Amendment  
Fee Schedule (OA-22-02)

Special Exception  
SE-22-04

Communications

Upcoming Cases  
June 2022

## **AGENDA - BUSINESS MEETING**

Planning Commission of Prince George County, Virginia

**Thursday, May 26, 2022 at 6:30 p.m.**

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

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This meeting is being held in person and electronically in accord with Virginia Code Section 15.2-1413. The meeting is accessible by:

If you would like to participate in the meeting via Zoom –

<https://zoom.us/j/5053851421?pwd=V2pjSHFneFRUUE2bjNqQnR3emZoUT09>

**Meeting ID: 505 385 1421**

**Password: 200726**

One tap mobile

+19294362866,,5053851421#,,1#,200726# US (New York)

+13017158592,,5053851421#,,1#,200726# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

During the public comment period you may raise your hand using the Zoom controls on your screen or press \*9 on your phone. Visit the Zoom Help Center for more information. If you would like to view the meeting in real time use this link:

[https://www.princegeorgecountyva.gov/live\\_stream/](https://www.princegeorgecountyva.gov/live_stream/)

Public comments may be made in person during any meeting. You may also submit any public comments on our website at

[https://www.princegeorgecountyva.gov/departments/board\\_of\\_supervisors/public\\_comment\\_for\\_m.php](https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_for_m.php).

Any public comments received via Zoom, in person or by the website form up until the public comment section is closed by the Chairman of the Planning Commission on May 26, 2022 shall be entered into the meeting minutes.

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## **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 April 25, 2022 Work Session Minutes [2] **Chairman Bresko**
- A-2. Adoption of May 5, 2022 Work Session Meeting Minutes [3] **Chairman Bresko**
- A-3. OA-22-02 - Fee Schedule [4] **Julie C. Walton, Director**

## **PUBLIC HEARINGS**

- P-1. **SPECIAL EXCEPTION SE-22-04:** Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. [5] **Tim Graves, Planner**

## **COMMUNICATIONS – [6] Tim Graves, Planner**

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
  - a. BOS Recap
- C. Upcoming Cases for June 2022 [7]
  - i. Special Exception SE-22-02 & Substantial Accord SA-22-01: Powell Creek Solar Facility
  - ii. Special Exception SE-22-03 & Substantial Accord SA-22-02: Krenicky Solar Facility
  - iii. Special Exception SE-22-05: Clark Golf Course

## **ADJOURNMENT – Chairman Bresko**



# **WORK SESSION - MINUTES**

**April 2022**

Planning Commission of Prince George County, Virginia

**Monday, April 25, 2022 at 5:30 p.m.**

County Administration Bldg., Kines Memorial Break Room (Second Floor)  
6602 Courts Drive, Prince George, Virginia

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## **CALL TO ORDER – 5:30 p.m.**

Roll Call –

**Commissioners present: Bresko, Elder, Brown, Brockwell, Mr. Joyner (5:31 p.m.)**

**Commissioners absent: Simmons, Anderson**

**Staff present: Julie Walton, Andre Greene**

## **AGENDA REVIEW FOR APRIL 28 BUSINESS MEETING**

1. Adoption of the 2021 Annual Report - **Julie Walton reviewed the draft annual report.**

## **PUBLIC HEARING CASE REVIEW**

1. **SPECIAL EXCEPTION – SE-22-01: [SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses. **Andre Greene reviewed the Staff Report.**
2. **COMPREHENSIVE PLAN AMENDMENT CPA-22-01:** Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D. **Julie Walton reviewed the Staff Report.**

## **COMMUNICATIONS**

1. Planning Commission Training (Thursday May 5, 2022 1-5p.m. in the Board Room) – **Julie Walton discussed the upcoming training session.**

**ADJOURNMENT – 6:05 p.m. (Motion by Joyner, Second by Elder, vote 5-0.)**

# **MINUTES**

## **Planning Commission Work Session (Training) Meeting Thursday, May 5, 2022 at 1:00 p.m.**

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

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### **CALL TO ORDER – 1:04 p.m.**

Roll Call

Commissioners present: Simmons, Elder, Bresko, Anderson

Commissioners absent: Joyner, Brown, Brockwell

Staff/Others present: Julie Walton, Andre Greene, Tim Graves, Mike Chandler

**TRAINING SESSION** - Mike Chandler conducted a training session on a number of topics relevant to the Planning Commission such as the role of the Commission, the role of individual Commissioners, working with Staff, powers and duties of the Commission, considerations for decision making, the Comprehensive Plan, and more.

**ADJOURNMENT** – 5:15 p.m. (Motion by Simmons, Second by Elder, vote 4-0)

**ORDINANCE AMENDMENT – OA-22-02**  
**PLANNING COMMISSION STAFF REPORT – MAY 26, 2022**

**RESUME**

**APPLICANT:** Prince George County (Planning & Zoning Division Staff)

**PROPERTY OWNER:** N/A

**REQUEST/SUMMARY:** Staff is recommending that the Board of Supervisors amend Section 2 of the County Code to provide clarifications of existing fees for Planning & Zoning applications.

Over the years since the previous fee schedule update occurred in 2012, Planning & Zoning staff has considered various nuances to calculate fees for certain applications when the current language in the fee schedule is either not clear enough or was not fully updated in tandem with zoning or subdivision ordinance changes that occurred over time.

In effort to proactively answer future questions about fees and bring clarity for future staff and customers, the Planning & Zoning division has prepared the changes contained in the draft ordinance.

All proposed changes are intended exclusively to clarify existing fees. No new fees are proposed and no changes to existing fees are proposed at this time.

**STAFF RECOMMENDATION:** Staff recommends Approval of the draft ordinance.

Staff further recommends that changes to fee amounts be considered in a future ordinance amendment.

**PLANNING COMMISSION ACTION:**

No action is required by the Planning Commission because an amendment of Chapter 2 of the County Code is not subject to a Planning Commission recommendation and can adopted by the Board of Supervisors following a public hearing.

However, if the Commission has any additional feedback or comments on this topic, Staff can provide it to the Board along with the ordinance amendment.

**ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF PRINCE GEORGE,  
VIRGINIA”, 2005, AS AMENDED, BY AMENDING § 2-2 TO CHANGE THE  
FEE SCHEDULE FOR THE PLANNING AND ZONING DEPARTMENT**

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

- (1) *That The Code of the County of Prince George, Virginia, 2005, as amended, is amended by amending § 2-2, as follows:*

**CHAPTER 2 - ADMINISTRATION**

**ARTICLE I. – IN GENERAL**

**Sec. 2-2. - Fees.**

REQUESTED ACTION	[DELETE COLUMN]	FEE
Rezoning	<del>base fee</del>	\$1,050.00 <b>Base Fee</b>
<del>rezone to:</del> <b>to: A-1</b>	<del>A-1, A-2</del>	no additional fee
<b>to: R-A, R-E</b>	<del>R-A, R-E</del>	<b>Base Fee plus</b> \$88.00/acre
<b>to: All other zoning districts</b>	<del>MHP, R-1, R-2, R-3</del>	<b>Base Fee plus</b> \$140.00/acre
[DELETE ROW]	<del>B-1, B-2, B-3, PB, NB, PUD</del>	<del>\$140.00/acre</del>
[DELETE ROW]	<del>I-1, I-2</del>	<del>\$140.00/acre</del>
Amend Zoning Case		\$1,050.00
Amend Comprehensive Plan		\$700.00
<b>Amend Zoning Ordinance</b>		<b>\$700.00</b>
Traffic Impact Analysis Review (TIA)		\$700.00
Special Exception ( <b>Conditional Use Permit</b> )		\$700.00
Special Exception Home Occupation		\$350.00
<del>Conditional Use Permit</del> [DELETE ROW]		<del>\$875.00</del>
<b>Special Exception to BZA</b>		<b>\$250.00</b>
Variance/Appeal/ <b>Other BZA Public Hearing Request</b>		\$350.00
Administrative Variance		\$50.00 (+ \$300 if forwarded to the BZA)
<b>Major Site Plan Review (including Engineering Plans required by Subdivision Ordinance)</b>		\$350.00 + \$35.00 per acre of <b>land disturbance</b>
<b>Amendment of Approved Major Site Plan</b>		<b>\$250.00 + \$35.00 per acre of land disturbance</b>
Minor Site Plan Review ( <b>including amendment of approved Minor Site Plan</b> )		\$250.00

Site Plan Re-Review		\$250.00 per review <b>starting with the 4<sup>th</sup> submittal</b>
Residential Subdivision Land Disturbance Permit/E&S Fee		\$200.00 + \$20.00 per acre disturbed
Commercial Land Disturbance Permit/E&S Fee		\$400.00 + \$25.00 per acre disturbed
Agreement in Lieu (Residential)		\$35.00
LDP Re-inspection Fee		\$40.00
LDP Dormant Project Review Fee		\$75.00
Zoning Compliance <del>Certification</del> Letter		\$44.00
Subdivision Plat Review (including Family Divisions <b>and Resubdivisions</b> ):		<b>2—5 lots: \$275</b> <b>6+ lots: \$350.00 + \$35.00 per lot</b>
<b>[DELETE ROW]</b>	<del>2—5 lots</del>	<del>\$275.00</del>
<b>[DELETE ROW]</b>	<del>6+ lots</del>	<del>\$350.00 + \$35.00 per lot</del>
<b>Other Plat Reviews including</b> Boundary Line Adjustment Plat, Vacation Plat, Consolidation Plat, Easement or ROW Plat <del>or Plat Recordation</del>		\$50.00
<b>Recordation Plat Review</b>		<b>\$50.00</b>
Deferral Request ( <b>by applicant for public hearing requests</b> )		\$625.00
<del>Zoning Ordinance Change</del> <b>[DELETE ROW]</b>		<del>\$700.00</del>
FEMA Elevation Certificate Review <b>or Floodplain Development Permit Review</b>		\$25.00
FIRM Map Confirmation		\$25.00
DMV Compliance Letter		\$25.00
<b>Residential</b> Group Home Zoning Review		\$25.00
In-Home Day Care Zoning Review		\$25.00
Professional Business Zoning Approval Form		\$25.00
<del>Special Exception to BZA</del> <b>[DELETE ROW]</b>		<del>\$250.00</del>
<b>Administrative Second Dwelling Use</b>		<b>\$200 (\$25 annual renewal fee)</b>

(Ord. No. O-08-05, 9-9-2008; Ord. No. O-09-04, 3-10-2009; Ord. No. O-09-06, 4-28-2009; Ord. No. O-10-02, 2-9-2010; Ord. No. O-12-10, 6-12-2012; Ord. No. O-12-37, § 1, 11-27-2012)

(2) *That the Ordinance shall be effective immediately upon adoption.*

**GUIDE:**

**Red font inside table** = proposed new text

**Strikethrough** = remove existing text

**SPECIAL EXCEPTION REQUEST – SE-22-04**  
**PLANNING COMMISSION STAFF REPORT – May 26, 2022**

**RESUME**

**APPLICANT:** Sherry and John Hass

**PROPERTY OWNER:** (same)

**REQUEST:** Special Exception for:  
90-393(11) Auto repair garage  
90-393(16) Motor freight terminal

**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. Copy of Zoning Case ZM-03-022
7. Copy of recorded plat
8. APO letter, map, mailing list, and newspaper ad
9. Power Point Presentation

## **Sample Motions**

### **APPROVAL:**

"I move to forward request SE-22-04 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 \_\_\_\_\_

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### **APPROVAL WITH CHANGES:**

I move to forward request SE-22-04 to the Board with a recommendation for APPROVAL, subject to the following changes:

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### **DENIAL:**

I move to forward request SE-22-04 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

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### **POSTPONE:**

I move to POSTPONE request SE-22-04 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(DATE OR MONTH)

\_\_\_\_\_  
(ACTION/EVENT)

## County of Prince George, Virginia

Ordinance

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**SPECIAL EXCEPTION SE-22-04:** Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to John and Sherry Hass for the following uses on Tax Map 450(04)00-00A-1:
  - a. Auto repair garage
  - b. Motor freight terminal
2. The use of the property as an auto repair garage shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. The use of the property as a motor freight terminal shall be limited to office uses for the business and parking and storage of trucks, trailers and equipment related to motor freight trucking and shall not include warehousing and transferring products between trucks/trailers or other modes of shipment.
4. The parking area shall be constructed according to an approved Site Plan prior to the use of the property for the above described motor freight terminal activities.
5. Areas used for truck and trailer parking and equipment storage shall be enclosed by a fence or wall and screened in accordance with the provisions of Section 90-444 (requirements for permitted uses in the M-1 zoning district), or otherwise as approved by the Director of Planning at the time of Site Plan review.
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. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 24 months from the date of Special Exception Approval, or if no construction has begun within a period of 72 months from the date of Special Exception approval.



8. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
9. This Special Exception is renewable or transferrable to future owners by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
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.

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Adopted on \_\_\_\_\_, 2022 and becoming effective immediately.



## PLANNING COMMISSION STAFF REPORT

Public Hearing May 26, 2022

**SE-22-04** – Motor freight terminal with office and truck repair garage

**Applicant:** Sherry and John Hass

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

### I. Request

The applicants would like to construct and open a truck repair garage for their local trucking company with office space and parking for trucks and trailers, storage of related equipment, and to lease parking areas for trucks and trailers of other companies.

In order for this to be permitted, they are requesting a Special Exception for the following land uses enumerated in the zoning ordinance:

90-393(11) Auto repair garage

90-393(16) Motor freight terminal

### II. Property

**Address:** 7901 County Drive

**Tax Map:** 450(04)00-00A-1

**Site Size:** 4 acres

**Legal Owner:** John and Sherry Hass

**RE Taxes Paid?:** Current

**Zoning District:** B-1 (General Commercial)

**Current Use:** Vacant

**Comp Plan Land Use:** Residential

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:**

Conditional Zoning ZM-03-002

Figure 1: Aerial view of request area



Figure 2: Photo from road



### III. Meeting Information

Planning Commission Public Hearing: May 26, 2022

Board of Supervisors Public Hearing: June 14, 2022 (Tentative)

#### IV. Background

The 4-acre subject property was rezoned from R-A to B-1 in 2003 under conditional zoning case ZM-03-002. At the time it was part of a 8.97-acre property that was planned to be used for a full service golf driving range with other entertainment uses. A special exception was obtained for that use in 2003. The planned use was never implemented and boundary line changes occurred in 2005 which separated the 4-acre subject property from the rest of the B-1 zoned land.

The applicants submitted a preliminary application for a Special Exception in November 2021 while considering a purchase of the property. County Staff provided a comment letter on December 10, 2021. The applicants later purchased the property and submitted this application for Special Exception on March 23, 2022.

#### V. Applicant Proposal

According to the application materials, the applicants wish to do the following on the property:

- Construct a garage/workshop for truck repair
- Construct an office for the trucking company use
- Park trucks and trailers when not in use on the road
- Outside storage of other equipment
- Lease parking space to other motor carriers and/or drivers

They plan to build out the site for the planned activities in phases.

#### VI. Exhibits

Exhibit 1: Conceptual Layout



## Exhibit 2 – Zoning Map



### VII. Planning and Zoning Review Comments

1. Applicable zoning cases: ZM-03-002 (copy attached). The conditions of the 2003 zoning case require connection to public wastewater and restrict the use of the property to certain specified uses.
  - a. The proposed uses are named under the specified uses permitted by Special Exception.
  - b. The zoning case condition to utilize public wastewater does not apply to the currently proposed land use because according to the current Utilities Ordinance, public wastewater is not “available” and the development is expected to have a wastewater usage that is below the threshold for requiring a connection to a public wastewater line. Therefore, the proposed land use will be allowed to utilize a private septic system.
2. The desired activities as described in the application materials are classified under the following land uses permitted by Special Exception in the B-1 zoning district:
  - a. 90-393(11) Auto repair garage, wrecking service.
  - b. 90-393(16) Motor freight terminal, transshipment facility.
3. Relevant Zoning Ordinance requirements: A Site Plan will be required to be submitted and approved under the relevant zoning ordinance provisions for site design. The Site Plan will need to be approved prior to construction of a parking area and use for truck parking.
4. Compatibility with surrounding zoning districts: The adjacent property to the west is partially zoned B-1 under the same conditional zoning case (ZM-03-002). All other surrounding properties are zoned R-A

(Residential Agricultural). A commercial use of the property is appropriate since the property is zoned for business.

5. Compatibility with existing surrounding uses: The adjacent properties to the west and east are currently used for single-family residential, however the subject property is approximately 600 feet from both existing houses and at least partially screened by trees on both sides.
6. Compatibility with the Comprehensive Plan: The comprehensive plan future land use map calls for Residential in this area, however the property is zoned Commercial and located on a high-traffic-volume corridor with other commercial uses on the route. This appears to be a suitable location for this type of use, as long as there are no safety issues related to the entrance on Route 460. In addition, it should be noted that at the time the property was rezoned to B-1 in 2003, the Comprehensive Plan Future Land Use map at the time called for industrial uses in this area.
7. Expected impacts from this request are expected to include:
  - a. Infrequent truck traffic primarily for temporary parking and repair services, and not for the purpose of transferring shipments between trucks.
  - b. Noise from commercial trucks entering and leaving the property.
  - c. Visibility of trucks and equipment.
8. Conditions are recommended to:
  - a. Limit the intensity of the “motor freight terminal” use given that under the current proposal the property is not proposed to be used as a motor freight terminal in the traditional sense, but more as a parking area for trucks under repair and limited truck/trailer parking for other companies.
  - b. Provide screening requirements for the commercial truck and trailer parking and equipment storage activities, similar to the screening requirements that apply to similar uses in industrial districts.

## **VIII. Supplemental Staff Review Comments**

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

1. The 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct Site Plan and Building Code Review(s). The option to design with the 2015 edition of the VUSBC will be acceptable until July 2022 and this request would need to be displayed on any Plan documents.
2. The proposed structure will be required to be designed according to, and meet, the fire protection, use, classification, and fire separation requirements of the (VUSBC).
3. Any construction or improvements to this parcel that is not defined as exempt per the VUSBC/VCC code 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 submission requests.

### **Utilities Department – Rachael A. Lumpkin, Utility Project Engineer**

1. This parcel is located within the Planning Area. During the site plan process, the applicant will be required to provide estimated water usage and if it is determined that the water usage is equal to or greater than 15 equivalent dwelling units, the public water system shall be extended to serve the property (Code Chapter 82, Division 1, Section 82-31).
2. Public wastewater service is not available and the applicant will need to submit the appropriate documents to the local health department to install a septic system.

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

1. Applicant needs to work with an Authorized Onsite Soil Evaluator or Professional Engineer who can determine what the sewage disposal system and water supply needs are for the proposed project.



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

1. US 460 County Drive has a functional classification of Principal Arterial and has an average annual daily traffic (AADT) of 14,000 vehicles per day (VPD).
2. The proposed use will require a commercial entrance to serve the proposed shop, office and proposed truck parking areas. The proposed entrance location would be subject to VDOT's Access Management spacing standards for entrances. It appears that the proposed location would meet VDOT's spacing requirements.
3. Based upon the information contained in the application, it is not anticipated that any turn lanes will be warranted.
4. VDOT has no objection to the proposed use.

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

1. The County is carrying this property in the name of John P. Hass and Sherry S. Hass.

**Economic Development – Stacey English, Economic Development Specialist**

1. This parcel is located in our Enterprise Zone, which is a partnership between state and local government that encourages job creation and private investment. The Enterprise Zone accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant and the Real Property Investment Grant to qualified investors and job creators within the zones, while the locality provides local incentives.

**Environmental Division - Angela Blount, Environmental Program Coordinator**

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

The departments below reviewed this request and had no comments.

**Fire & EMS Department – Shawn Jones**

**Police Department / Sheriff's Department - Chris Douglas**

## **IX. Public Notice and Community Feedback**

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property on 5/17/22.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

## **X. Staff Recommendation**

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

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

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

## **XI. Recommended Conditions**

1. This Special Exception is granted to John and Sherry Hass for the following uses on Tax Map 450(04)00-00A-1:
  - a. Auto repair garage
  - b. Motor freight terminal
2. The use of the property as an auto repair garage shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. The use of the property as a motor freight terminal shall be limited to office uses for the business and parking and storage of trucks, trailers and equipment related to motor freight trucking and shall not include warehousing and transferring products between trucks/trailers or other modes of shipment.
4. The parking area shall be constructed according to an approved Site Plan prior to the use of the property for the above described motor freight terminal activities.
5. Areas used for truck and trailer parking and equipment storage shall be enclosed by a fence or wall and screened in accordance with the provisions of Section 90-444 (requirements for permitted uses in the M-1 zoning district), or otherwise as approved by the Director of Planning at the time of Site Plan review.
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. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 24 months from the date of Special Exception Approval, or if no construction has begun within a period of 72 months from the date of Special Exception approval.
8. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
9. This Special Exception is renewable or transferrable to future owners by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-22-04

DATE SUBMITTED:

3-23-22

MAR 23 2022

BY: TWS

## APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:	SE-22-0009			
	HAULING HASS TRANSPORT LLC				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	7901 COUNTY DRIVE DISPUTANTA, VIRGINIA				
	REQUEST TAX MAP PIN(S): (List all) TAX PARCEL: 450(04)00-00A-1	AFFECTED ACREAGE (Each parcel): 4	ENTIRE PARCEL (Y / N - Each parcel): YES  Blackwater B-1		
LEGAL OWNER	ATTACHMENTS (Check if Attached; * = Required):				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS:				
LEGAL OWNER	NAME(S):	SHERRY HASS			
	MAILING ADDRESS: (Incl. City, State, Zip):	2872 DEER RUN DR S.PRINCE GEORGE VA 23805			
	E-MAIL:	PHONE:			
	haulinghasstransport@gmail.com	804-721-1687			
APPLICANT CONTACT	NAME(S): If different than owner:	JOHN HASS			
	RELATION TO OWNER:	HUSBAND CO-OWNER			
	MAILING ADDRESS: (Incl. City, State, Zip):	2872 DEER RUN DR S.PRINCE GEORGE VA 23805			
	E-MAIL:	PHONE:			
	haulinghasstransport@gmail.com	804-721-0964			
OFFICE USE ONLY (Completed at the time of application)					
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):			
B-1 (Conditional)		90-393(16)			
PAYMENT	FEE DUE:	FEE PAID:	PAYMENT TYPE:		
	Special Exception: \$700 Special Exception Home Occ: \$350	\$700.00 3/24/22	CHECK / CASH / CREDIT / DEBIT		
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:		
INV: 1536		3/24/22		MGS	



## 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:

SHERRY SHASS

NAME:

John P Hass

SIGNED:

Sherry Shass

SIGNED:

John P Hass

DATE:

3-23-22

DATE:

3-23-22

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

23

day of

March

, 20

22

Notary Public

My Commission expires:

11/30

, 20

22

**INVOICE (INV-00001536)**  
**FOR PRINCE GEORGE COUNTY, VA**

**BILLING CONTACT**  
 HAULING HASS TRANSPORT LLC  
 7901 COUNTY DRIVE  
 DISPUTANTA, VA 23842



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001536	03/24/2022	03/24/2022	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-22-0009	PGC Special Exception Request	\$700.00
7901 County Dr VA 23842	<b>SUB TOTAL</b>	\$700.00

**REMITTANCE INFORMATION**

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

**TOTAL** **\$700.00**

March 24, 2022

6602 Courts Drive, Prince George, VA 23875

Page 1 of 1

**2872 Deer Run Dr.  
S. Prince George Va. 23805  
804-721-1687  
[Sherry@HaulingHassTransport.com](mailto:Sherry@HaulingHassTransport.com)**

---

**Hauling Hass  
Transport, LLC**

To whom it may concern:

Our company is Hauling Hass Transport LLC, we are a small family owned flatbed trucking company established in Prince George County two years ago.

We are interested in purchasing the commercially zoned lot on 7901 County Drive, 450(04)00-00A-1. We are writing this letter to request a Special Exception to be included in the zoning. We would like to add Motor Freight Terminal and/or Transshipment Facility to the approved zoned usage of the property.

We intend to use this property for our trucking company. We would like to add a garage/workshop, we plan to occasionally park our trucks, trailers and other equipment when not in use on the road. We intend to also lease parking spaces to other motor carriers and/or drivers. We plan to eventually add a separate office space in the near future.

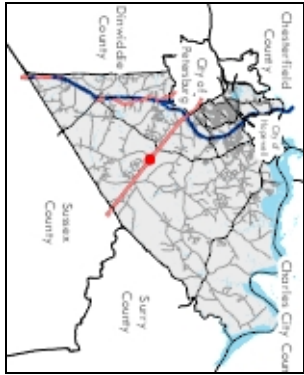
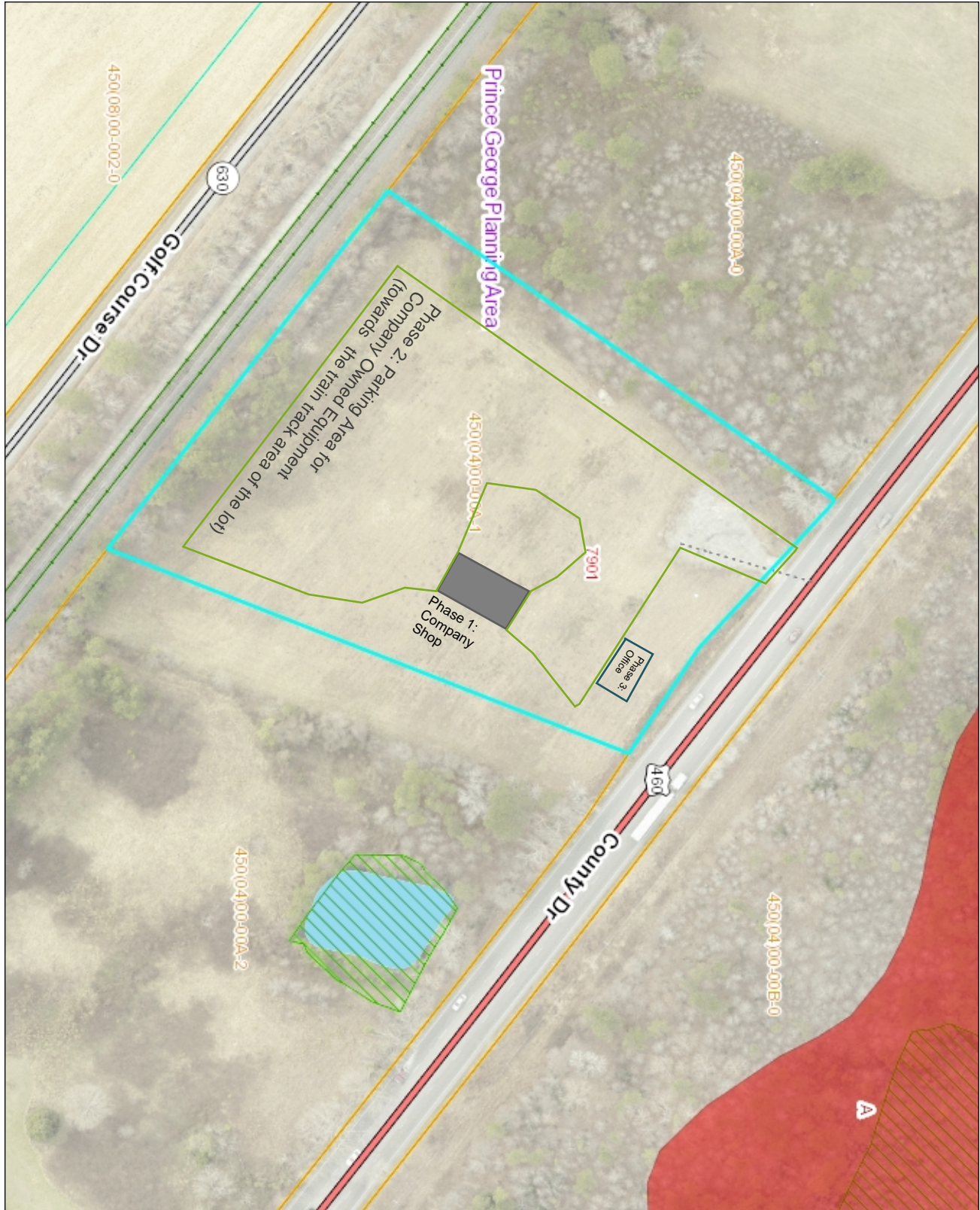
Thank you for the consideration. Please feel free to contact us with any questions or concerns.

Kind regards,

Sherry S. Hass  
Partner/Owner of Hauling Hass Transport LLC

---





Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA
- Planning Area

**Phase 1: Company Shop - Potential Building Likeness**

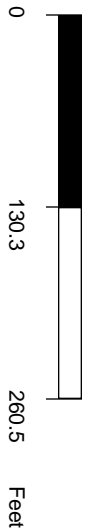


Notes



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

Copyright, 2020 County of Prince George, VA



Map Scale 1 : 1,563

10/25/2021



ZM-03-002

Board of Supervisors  
County of Prince George, Virginia

Ordinance to Re-Zone  
Zoning Map Amendment

At a regular meeting of the Board of Supervisors of the County of Prince George held in the General District Courtroom, Prince George County Courts Building, 6601 Courts Drive, Prince George, Virginia this 25<sup>th</sup> day of March, 2003:

<u>Present:</u>	<u>Vote:</u>
Nathaniel Elliott, Chairman	Yea
G. Reid Foster, Jr., Vice-Chairman	Yea
Joseph A. Leming, M. D.	Yea
Henry D. Parker, Jr.	Yea
Jerry J. Skalsky	Yea

A-2(a)

On motion of Mr. Skalsky, which carried unanimously, the following Zoning Map Amendment was adopted:

ZONING MAP AMENDMENT: REQUEST OF ROBERT GUNNELL, JR.(AGENT FOR VIRGINIA VIROSTEK) TO RE-ZONE FROM R-A, RESIDENTIAL-AGRICULTURAL TO B-1, GENERAL BUSINESS 8.97 ACRES LOCATED ON COUNTY DRIVE (U.S. RTE. 460) AND GOLF COURSE DRIVE (STATE RTE. 630); (ASSESSOR'S PARCEL NO. 450(04)00-00A-1, BLACKWATER DISTRICT).

WHEREAS, Robert Gunnell, Jr., agent for Virginia Virostek, applicant did on February 2, 2003 make application identified as PC 03-01, to the Board of Supervisors of the County of Prince George, Virginia to re-zone 8.97 acres located on County Drive (U.S. Route 460) and Golf Course Drive (State Rte. 630) from R-A, Residential-Agricultural to B-1, General Business

WHEREAS, The property is further identified by Assessor's Parcel No. 450(04)00-00A-1, Blackwater District; and

WHEREAS, The Board of Supervisors has given due consideration to all of the factors set forth in Section 17-2 of The Code of the County of Prince George, Virginia; and

ZM-03-002

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

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

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

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

WHEREAS, The Prince George County Planning Commission held a public hearing on February 27, 2003 concerning the request, and after careful consideration of all the factors concerning this request, did vote 6 to 0 to approve a motion to recommend approval of this request to the Board of Supervisors with conditions restricting the uses in the B-1 Zoning District and requiring the project to utilize County wastewater utilities; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 25<sup>th</sup> day of March, 2003 hereby amends the Official Map of the County of Prince George as follows:

Re-zone Assessor's Parcel Number 450(04)00-00A-1, consisting of 8.97 acres from R-A, Residential Agricultural to B-1, General Business subject to the following conditions:

1. The property will be served by County wastewater utilities.
2. The following B-1, General Business Uses shall be restricted:

**17-182 Uses Permitted by Right.**

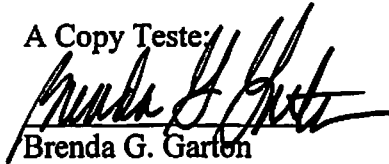
- |      |  |
|------|--|
| (17) | Clubs and lodges   |
| (18) | Auto Sales and Service   |
| (19) | Lumber and building supply with storage                            |
| (20) | Plumbing and electrical supply with storage facilities under cover |
| (22) | Machinery sales and service  |
| (30) | General Advertising sign   |

ZM-03-002

17-183 Uses Permitted by Special Exception.

- (11) Auto repair garage, wrecking service
- (12) Tavern/Inn
- (13) Shop for welding, blacksmith, tinsmith, and woodworking
- (14) Stonecutting, monument works
- (15) Warehousing with indoor storage
- (16) Motor fright terminal, transshipment facility
- (17) Automotive service station with major repair under cover
- (18) Bulk gasoline and petroleum storage
- (26) Excavation of natural resources...
- (29) Tree stump landfills

A Copy Teste:



Brenda G. Garton  
County Administrator

**BOARD OF SUPERVISORS  
STAFF REPORT**

**REZONING CASE 03-01**

**PUBLIC HEARING: March 25, 2003**

**Background:**

This rezoning application is filed by Robert Gunnell, Head Teaching Professional for Nike Camps held at Collegiate School in Richmond, Virginia. It is the intent of the applicant to construct and operate a full service golf driving range. The applicant has indicated that future expansion of the facility may include batting cages, and miniature golf. The facility will have a pro shop/snack bar; forty (40) artificial and grass tee boxes; a putting green, and a practice bunker.

**Location:**

The property is located on the south line of Route 460 approximately 4600 feet east of the intersection of Route 460 and Route 156 and approximately 2500 feet west of the old service road to the Prince George Golf Course. The Norfolk and Southern rail line is on the property's south boundary.

**Physical Features:**

The property is an 8.97-acre open field with a row of trees fronting on Rt. 460. The parcel relatively flat with some downward slope from east to west.

**Existing Uses And Zoning:**

The parcel is zoned R-A Residential Agricultural and is vacant. The adjacent parcels are also zoned R-A Residential Agricultural. The adjacent parcel to the east has a single-family residence that is located approximately 700 feet from the property line shared with the subject parcel. There are several parcels in this area zoned B-1 General Business. A Special Exception was granted for a recreational vehicle camping area on the adjacent parcel to the west of this parcel on March 11, 2003.

**Utilities:**

The parcel is not served by public water. The wastewater force main is located on the north line of Route 460. This development will connect to the County wastewater.



### Transportation

The Virginia Department of Transportation has reviewed this proposal and indicated this parcel will have to be served by a commercial entrance. The applicant has contacted the developer of the proposed recreational vehicle park and reached an agreement to install a shared commercial entrance. This will limit access points and improve safety.

### Comprehensive Plan:

Although the Comprehensive Plan indicates this area is suitable for industrial uses, this area has started to develop with consumer service types of businesses that include a proposed restaurant, veterinary clinic and possibly a camping area. This use will be compatible with the current development pattern of the area.

### Discussion:

This proposed use and the proposed recreational vehicle camping area are recreational uses that are compatible with each other and the other proposed uses in this area. These uses and the other consumer services uses that are proposed in this area have the potential to make this area of Prince George a destination stop for travelers and citizens of Prince George. These proposed uses are low impact and have the potential of capturing additional tax revenue for Prince George County. Limiting the permitted B-1 General Business uses, as a condition of the rezoning will set the stage for low impact commercial development in this area. The Planning Commission recommended approval of this request with a condition that restricts certain B-1 General Business uses. The applicant is agreeable with restricting certain B-1 General Business uses.

### Recommendation:

Staff recommends approval of this request with the condition restricting the B-1 General Business uses indicated. This use is compatible with the current development patterns of the area and will provide a service to the citizens of Prince George County.

### B-1 General Business Uses to be Restricted:

#### **17-182 Uses Permitted by Right**

- (17) Clubs and lodges**
- (18) Auto Sales and Service**
- (19) Lumber and building supply with storage**
- (20) Plumbing and electrical supply with storage facilities under cover**
- (22) Machinery sales and service**
- (30) General Advertising sign**

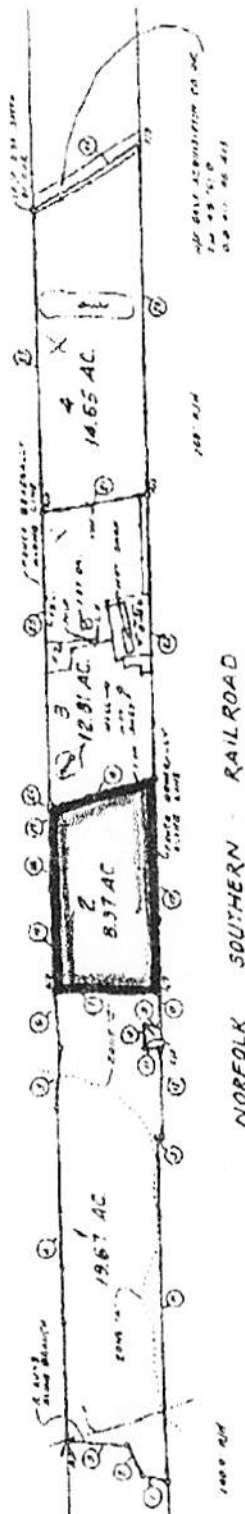
### **17-183 Uses Permitted by Special Exception**

- (11) Auto repair garage, wrecking service**
- (12) Tavern/Inn**
- (13) Shop for welding, blacksmith, tinsmith, and woodworking**
- (14) Stonecutting, monument works**
- (15) Warehousing with indoor storage**
- (16) Motor freight terminal, transshipment facility**
- (17) Automotive service station with major repair under cover**
- (18) Bulk gasoline and petroleum storage**
- (26) Excavation of natural resources...**
- (29) Tree stump landfills**

Attached for the Board's use in reviewing the request are:

1. A copy of the application.
2. A schematic of the proposed plans.
3. A copy of Assessor's Map No 45, which the applicant's property is noted.
4. A list of the adjoining property owners notified by mail of the request.
5. Comments from Staff.

COUNTY DRIVE - U.S. ROUTE 450  
APPROX. NORTH 21W



*File copy  
Harvey L. Parks, Inc.  
11-1-03*



HARVEY L. PARKS, INC.

LAND SURVEYORS

4508 W. MUNDRECK RD  
CHESTER, VA.  
748-8841 748-5515  
FAX 748-5742

DATE: APRIL 4, 2000

REVISION

SCALE: 1" = 400'

DRAWN BY: T.L.G.

CHECKED BY: H.E.C.

F. B. 39E

PG. 56

PARENT TRACT DIVISION  
OF THE PARCEL 4510A  
ON THE SOUTH LINE OF  
COUNTY DRIVE - U.S. ROUTE 450  
BLACKWATER DISTRICT  
PRINCE GEORGE COUNTY, VA.

PA 23 Page 160

LINE	TABLE	DIRECTION	DISTANCE
L1	S 47°53.09' E	1.365.18'	
L2	S 43°18.43' E	2.50.80'	
L3	S 52°27.35' E	2.50.80'	
L4	S 37°47.33' W	4.64.64'	
L5	S 47°53.09' E	4.50.00'	
L6	S 45°01.24' E	2.00.25'	
L7	S 51°41.59' E	1.25.92'	
L8	S 24°51.40' W	4.83.95'	
L9	N 47°49.23' W	4.34.16'	

LINE	DIRECTION	DISTANCE
L10	N 47°49.23' W	6.31.57'
L11	N 42°10.37' E	70.00'
L12	N 47°49.23' W	100.00'
L13	S 42°10.37' W	70.00'
L14	N 47°49.23' W	3.69.00'
L15	N 42°10.37' E	20.00'
L16	N 47°49.23' W	144.5.60'
L17	N 59°06.35' E	113.82'
L18	S 74°19.22' E	143.26'
L19	N 43°57.29' E	264.87'

# NORFOLK SOUTHERN RAILROAD

VARIABLE WIDTH R/W

APPROXIMATE LOCATION OF 100' YEAR FLOOD PLAIN

140' R/W

**PARCEL 2**  
**4.000 ACRES**  
**REMAINING**  
 (7.442 ACRES)

**U.S. ROUTE 460**  
**COUNTY DRIVE**  
 VARIABLE WIDTH R/W

**PARCEL 1**  
**24.642 ACRES**  
 (21.20 ACRES)

**OWNER INFORMATION**  
**PARCEL 2**  
 JOHN W. STUFF  
 T.M. 45-(4)-A  
 INST. #200003438  
 21.20 ACRES  
 7.442 ACRES



7.442 ACRES  
 2.444 ACRES  
 4.000 ACRES REMAINING  
 T.M. 45-(4)-A1  
 21.20 ACRES  
 24.642 ACRES  
 T.M. 45-(4)-A

**BOUNDARY LINE ADJUSTMENT AND CONSOLIDATION OF**  
**PARCEL 1, 24.642 ACRES & PARCEL 2, 4.000 ACRES OF LAND**  
**LOCATED ON THE SOUTH SIDE OF U.S. ROUTE 460**  
**BLACKWATER DISTRICT**  
**PRINCE GEORGE COUNTY, VIRGINIA**

PLAT SHOWING A

Based on graphic determination this property is in zone "A/C" of the Hud defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #510204 0075 A dated 5/1/80

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.



*Subsequent*  
 050003899

BOUNDARY LINE ADJUSTMENT	
APPROVED FOR RECORDATION	DATE: JULY 21, 2005
IN PRINCE GEORGE COUNTY, VIRGINIA	SHEET 1 OF 1
DRAWN BY: J.P.	CHECK BY: WMS
DATE: 5-5-05	SCALE: 1"=300'



**County of Prince George, Virginia**  
“A global community where families thrive and businesses prosper”

May 16, 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, May 26, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**SPECIAL EXCEPTION SE-22-04:** Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

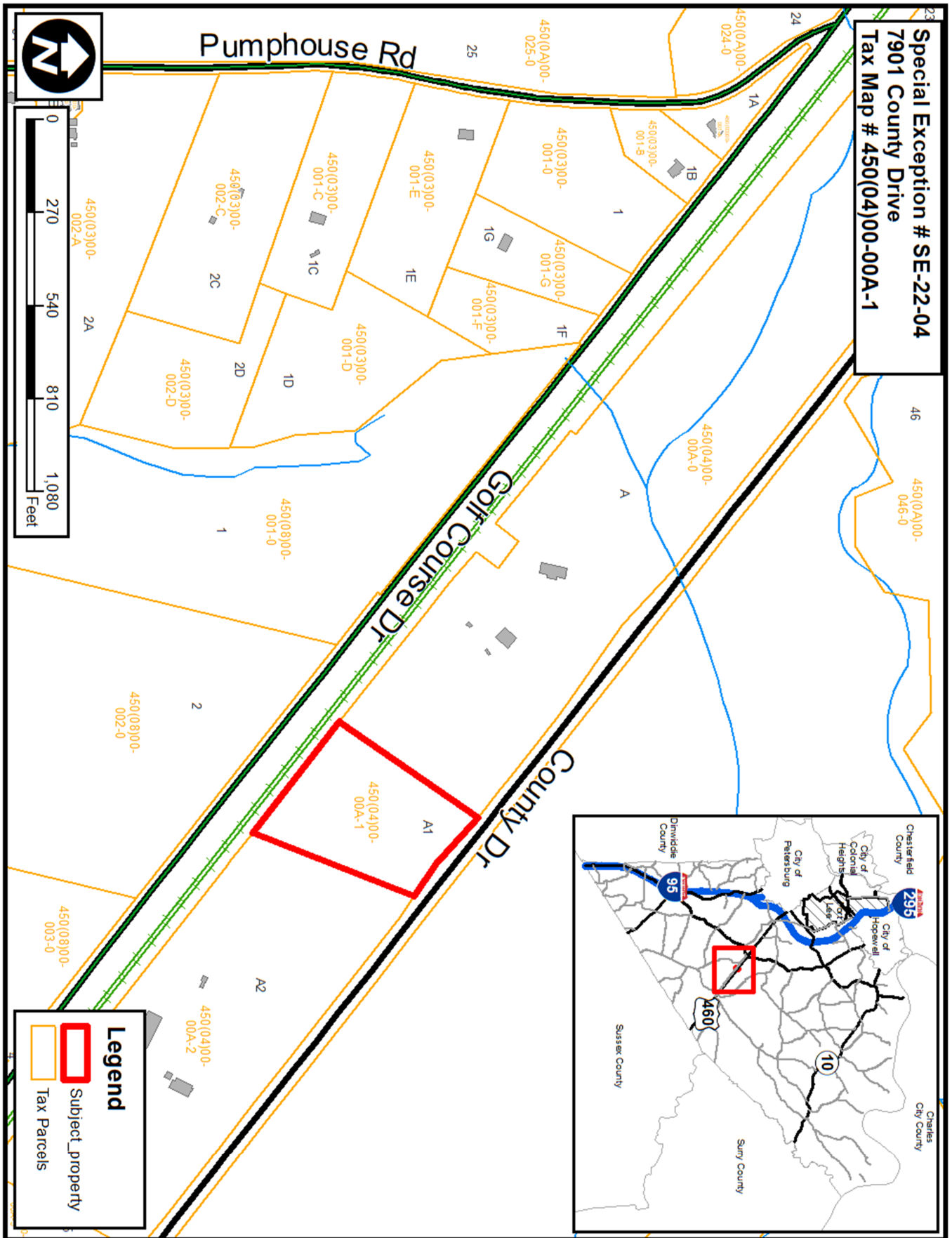
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or 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 or electronically by Zoom. A live video stream will be available at [https://www.princegeorgecountyva.gov/live\\_stream/](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](mailto: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



FERGUSON MARK E  
7891 COUNTY DR  
DISPUTANTA, VA 23842

HASS JOHN P & SHERRY S  
2872 DEER RUN DR  
SOUTH PRINCE GEORGE, VA 23805

HOUGHTON B THOMAS  
8201 COUNTY DR  
DISPUTANTA, VA 23842

JESSE WILLIAMS JR REVOCABLE TRUST  
(KERRI WILLIAMS TRUSTEE)  
13411 LORA LYNN RD  
CHESTER, VA 23831

WILLIAMS JAMES H & ELIZABETH S  
11021 EASY ST  
DISPUTANTA, VA 23842

ANDERSON SARAH & KRISTOPHER L  
11021 EAST ST  
DISPUTANTA, VA 23842

FDM HOLDINGS LLC  
PO BOX 604  
COLONIAL HEIGHTS, VA 23834



## The Progress-Index

### Order Confirmation

Not an Invoice

Account Number:	686332
Customer Name:	Prince George County
Customer Address:	Prince George County P O BOX 68 ACCOUNTING OFFICE PRINCE GEORGE VA 23875
Contact Name:	Betsy Drewry
Contact Phone:	
Contact Email:	BDrewry@princegeorgecountyva.gov
PO Number:	

Date:	05/10/2022
Order Number:	7284232
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	80.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
PTR The Progress-Index	2	05/12/2022 - 05/18/2022	Public Notices
PTR progress-index.com	2	05/12/2022 - 05/18/2022	Public Notices

Total Order Confirmation

\$401.40



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 a public hearing on Thursday, May 26, 2022 beginning at 6:30 p.m. concerning the following request:

**SPECIAL EXCEPTION SE-22-04:** Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11).

"Auto repair service" garage, "Auto repair" and Section 90-393(16) "Motor freight terminal, freight transportation facility" and pursuant to an additional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

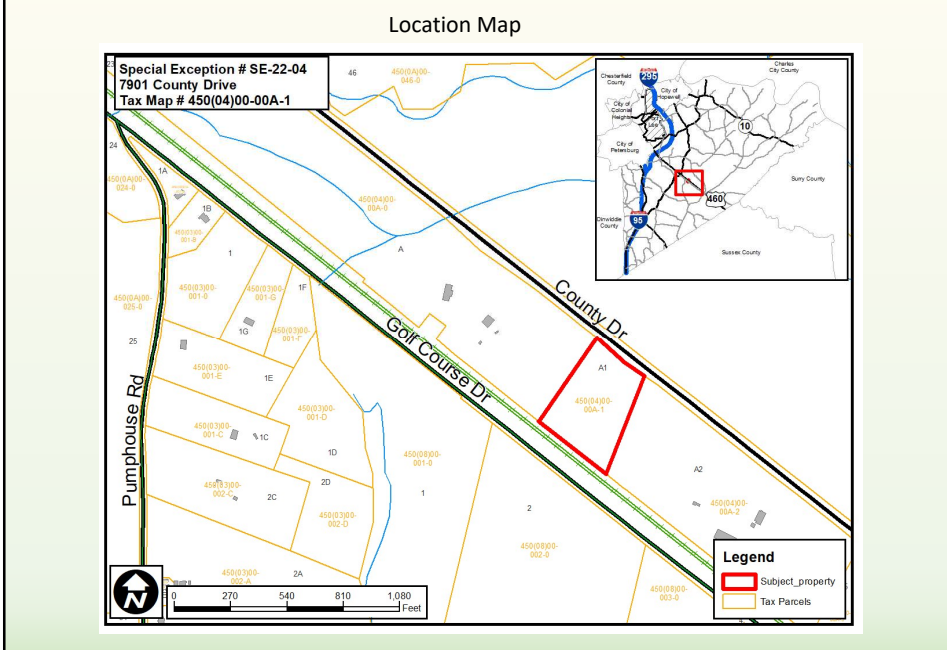
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<https://www.princegeorgecountynyva.gov/live/stream/>. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public comments should be submitted in written form and information on accessing this meeting electronically are available at <https://www.princegeorgecountynyva.gov>.  
Tim Groves  
Planner  
(804) 222-8678

## SPECIAL EXCEPTION SE-22-04:

Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) "Auto repair garage, wrecking service" and Section 90-393(16) "Motor freight terminal, transshipment facility" and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

### SE-22-04 | Sherry & John Hass



Zoning Map



Aerial View



## Background

### **2003**

Subject property rezoned under conditional zoning case ZM-03-002 (part of 8.97 acres rezoned to B-1)

### **2005**

Boundary line adjustment established the 4-acre subject property

### **2021-2022**

Applicants purchased the property and applied for Special Exception

## Request Summary

### **Applicants' Goals:**

- Construct a garage/workshop for truck repair
- Construct an office for the trucking company use
- Park trucks and trailers when not in use on the road
- Outside storage of other equipment
- Lease parking space to other motor carriers and/or drivers

### **Applicants' Request:**

Special Exception for:

- 90-393(11) Auto repair garage
- 90-393(16) Motor freight terminal

Site layout / Conceptual Plan



Photo of property from Route 460



## Planning & Zoning Staff Review Comments

**Adjacent uses:**

Single-family residential (large lot), vacant

**Expected Impacts on adjacent properties and roadways:**

- Traffic for truck parking/repair
- Occasional noise from truck traffic (no more than existing noise from Route 460)
- Visibility of trucks, trailers and equipment on property

**Mitigation of expected impacts:**

- Fence/wall and screening
- Specify activities associated with the proposed uses

**Compatibility with the comprehensive plan:**

Compatible given the current zoning and location on a major trucking corridor

**Other**

- Complies with conditions of 2003 zoning case
- Site Plan required

## Other Staff Review Comments

**Building Inspections Division**

- Building permits required for commercial buildings

**Utilities Department**

- Permissibility of private water service dependent on projected water usage at time of Site Plan
- Permissibility of private wastewater service because public service is not available

**Virginia Department of Health**

- AOSE or PE must review water supply needs for sewage disposal system

**VDOT**

- Commercial entrance required
- Turn lanes not anticipated to be required

**Environmental Division**

- Land disturbance related permits required depending on square footage of disturbance

## Recommended Conditions

### Highlights:

2. Auto repair garage use shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. Motor freight terminal use shall be limited to office, parking, storage and not warehousing and transferring products between trucks/trailers or other modes of shipment.
4. Site Plan shall be approved prior to parking and storage on the property
5. Enclose parking and storage area with fence/wall and appropriate screening
6. Obtain certification from AOSE/PE for sewage disposal system and water well prior to business license

*(Full list of recommended conditions in the Staff Report / Draft Ordinance)*

## Staff Recommendation

### **Approval, subject to the recommended conditions**

#### **Basis:**

- Appropriate land use on Route 460 corridor
- No negative feedback received
- Conditions to limit intensity of use

## Questions?

*See Staff Report for Sample Motions*





## **May 10 Meeting Recap**

# **BOS Approves to Lower the 2022 Tax Levies for Real Property Due to Higher Real Property Assessed Values**

The Board of Supervisors at its May 10 meeting voted unanimously to reduce the Real Property Tax Rate for FY2022-23 from \$.86 to \$.82. At its March 29 Budget Work Session, the Board received updated, higher real property assessed values and acted to advertise tax rates even lower than those included in the introduced budget.

Also at its May 10 meeting, the Board held a public hearing for the consideration of the equalization of the tax rate based on assessment because the assessed values (excluding new construction and improvements) have grown by more than 1%. Estimated FY2023 assessed values, net of new construction and improvements, have grown by 14.3% over FY2022 values. The equalization rate is \$.75 (an \$.11 reduction from the current \$.86 rate). The new Real Estate tax rate will be \$.82, which is \$.04 lower than the current \$.86 rate. The adopted rate of \$.82 represents a 9.3% increase over the equalization rate of \$.75. The Board took no action on the equalization rate.

Other matters that came before the BOS at its meeting:

- Received a roads maintenance report from VDOT.
- Unanimously approved a Capital Improvement Fund budget amendment and transfer from General Fund Contingency in the amount of \$2,000 for Koolwood Lane project.
- Unanimously approved the acceptance of Koolwood Lane addition into the VDOT Secondary System of Roads Maintenance.
- Unanimously approved a modification to the FY2022-2023 Position Control Chart for the General Services Department.
- Unanimously authorized the Economic Development and Tourism Department and Parks and Recreation to complete a grant application to Virginia Tourism Corporation for tournament expenses.
- Unanimously approved an appropriation in the amount of \$38,372.88 for Four for Life Funds for Fire and EMS.
- Unanimously approved an appropriation in the amount of \$10,346.01 in insurance recoveries for Police vehicle repairs.

- Unanimously approved an Emergency Ordinance regarding the waiver of penalty and interest through August 31, 2022 for Personal Property Taxes, Real Estate Taxes, Stormwater Utility Fees and Public Services Taxes.
- On a vote of 3-2 denied an authority to advertise an Ordinance amending Section 2-292.1 and repealing Section 2-293 relating to duties of the County Administrator and appointment of a Clerk. (Brown and Webb in favor and Waymack, Hunter and Carmichael dissenting)
- Held public hearings and unanimously approved five “no thru truck” restrictions on Templeton Road, Rowanty/Zion, Log Road/Railroad Bed, Lampe, and Lansing.
- Held a public hearing and approved on a 4-1 vote an Ordinance to allow for the Prince George Masonic Lodge to take and hold land in the County not exceeding 10 acres of land at any one time. (Hunter abstained due to conflict of interest)
- Held a public hearing and unanimously approved an Ordinance to amend “The Code of the County of Prince George, Virginia”, 2005, as amended, by adding § 90-1042 to provide requirements for Battery Energy Storage Systems, and by Modifying § 90-443, § 90-493, § 90-543, § 90-53 and § 90-103 to add Tier 2 Battery Energy Storage Systems as a use permitted by Special Exception in the M-1, M-2, M-3, A-1 And R-A Zoning Districts.



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-22-02

DATE SUBMITTED:

FEB 03 2022

BY: TCG

## APPLICANT FILL-IN ALL BLANKS

REQUEST

REQUEST: Powell Creek Solar Submitted by: Powell Creek Solar, LLC

REQUEST PROPERTY ADDRESS / LOCATION: 14921 JAMES RIVER DRIVE  
Disputanta, VA 23842

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

270(03)00-003-0

AFFECTED ACREAGE  
(Each parcel):

Project Area: ~ 42 ac  
Total Parcel Area: 610 ac

ENTIRE PARCEL (Y / N  
- Each parcel):

No

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)

Application document includes potential tech spec sheets

Blackwater  
FEMA ✓  
Rural Plan  
A-1

LEGAL OWNER

NAME(S): Ronald Heretick

MAILING ADDRESS: (Incl. City, State, Zip): 14921 JAMES RIVER DRIVE  
Disputanta, VA 23842

E-MAIL: ronald.e.h51@gmail.com

PHONE: 804-926-0262

APPLICANT CONTACT

NAME(S): If different than owner: Ken Young, Chief Operating Officer

RELATION TO OWNER: Project Developer/Land Tenant

MAILING ADDRESS: (Incl. City, State, Zip): Apex Clean Energy  
120 Garrett Street, Suite 700  
Charlottesville, VA 22902

E-MAIL: andrew.hull@apexcleanenergy.com

PHONE: 919-724-1806

## OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

A-1

LAND USE(S) CODE REFERENCE(S):

90-53 (S) Large Scale Solar

PAYMENT

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

\$700

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

2/3 Processed  
2/4 MGS

RECEIVED BY:

TG

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: <u>RONALD E HERETICK</u>	NAME: _____
SIGNED: <u>Ronald E Heretick</u>	SIGNED: _____
DATE: <u>01/31/2022</u>	DATE: _____
NOTARIZATION:	
STATE OF VIRGINIA	
COUNTY OF: <u>Chesterfield</u>	
Subscribed and sworn before me this <u>31</u> day of <u>January</u> , 20 <u>22</u> .	
<u>Brittany d. Grant</u>	
Notary Public	
My Commission expires: <u>04/30</u> , 20 <u>24</u>	



Applicant will follow all future Site Plan approval requirements as detailed in Article II #9 of the County's ordinance.







# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-22-03

DATE SUBMITTED:

RECEIVED  
FEB 22 2022  
BY: TWS

## APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:		
	Krenicky - Community Solar Garden		
	REQUEST PROPERTY ADDRESS / LOCATION:		
	14016 South Crater Road		
REQUEST	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y / N - Each parcel):
	510(0A)00-070-0, 510(0A)00-070-A, 510(0A) 00-070-B, 510(0A)00-070-C, 510(0A)00-070-D	20.7 Acres	No
	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):		
	Frank G Krenicky and Ethel R Krenicky		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	14110 S Crater Road, South Prince George, VA 23805		
LEGAL OWNER	E-MAIL:	PHONE:	
	Paul Vlk - pvlk@hajoca.com	Paul Vlk - 804-245-4043	
	NAME(S): If different than owner):		
	IPS Solar - Jesse Dimond		
APPLICANT CONTACT	RELATION TO OWNER:		
	Project Developer		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	2670 Patton Road, Roseville, MN 55113		
APPLICANT CONTACT	E-MAIL:	PHONE:	
	jessed@ips-solar.com	651-285-2253	
	OFFICE USE ONLY (Completed at the time of application)		
	ZONING DISTRICT(S):		
PAYMENT	R-A		LAND USE(S) CODE REFERENCE(S):
	90-103(57)		
	FEE DUE:	FEE PAID:	PAYMENT TYPE:
	Special Exception: \$700 Special Exception Home Occ: \$350		CHECK / CASH / CREDIT / DEBIT
PAYMENT	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:

FRANK G. KRENICKY

NAME:

ETHEL R. KRENICKY

SIGNED:

*Frank G. Krenicky*

SIGNED:

*Ethel R. Krenicky*

DATE: 12-16-21

DATE: 12-16-21

NOTARIZATION:

STATE OF VIRGINIA

CITY OF: Richmond

Subscribed and sworn before me this 16 day of December, 20 21.

*[Signature]*

Notary Public

My Commission expires: 7/31, 20 22



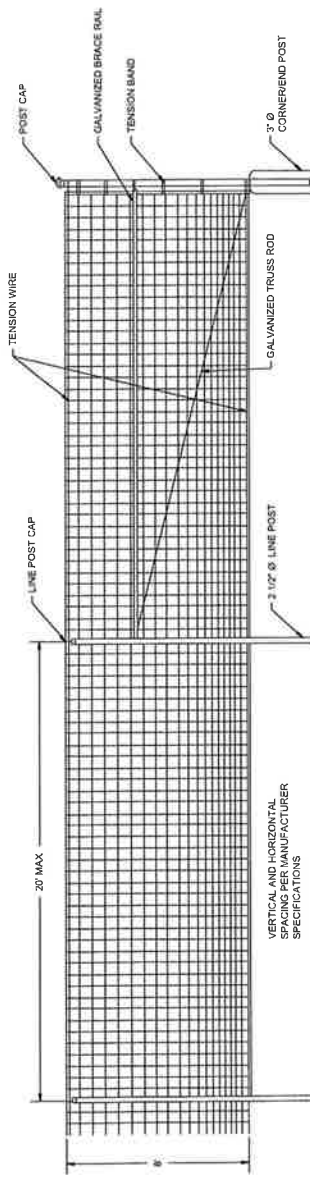
AFFIDAVIT











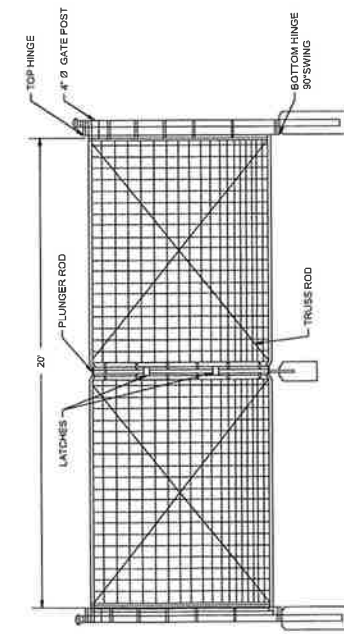
VERTICAL AND HORIZONTAL  
SPACING PER MANUFACTURER  
SPECIFICATIONS

1 8' FIXED KNOT FENCE

3 FENCE SLATS INSTALL



4 FENCE SLATS



2 8' FIXED KNOT FENCE GATE

NOTE:  
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY  
AND NOT FOR CONSTRUCTION.  
2. DO NOT SCALE DRAWING

PROJECT OWNER

IMPACT POWER SOLUTIONS  
2870 PATTON RD  
ROCKFORD, IL 61113  
631.788.3345

PROJECT ADDRESS

147 37 113RD  
POTTSBURGH, VA 22065  
LONG 17.389826

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	8.961 MW
SYSTEM SIZE AC	4.500 MW
SOLAR PANEL	1.248
AZIMUTH	180°
TILT	18.12°
MODULE COUNT	5488
INVERTER TYPE	ONE-TO-ONE (1:1) HYBRID
MODULES PER INVERTER	100 (MAXIMUM 7714.47V)
MODULES PER INVERTER	100 (MAXIMUM 7714.47V)
INVERTER COUNT	55
INVERTER TYPE	DCS SC-HDHTL-000LS-800
INVERTER POWER	2000W
INVERTER EFFICIENCY	98.5%
WARRANTY	10 YEARS
WARRANTY	10 YEARS
WARRANTY	10 YEARS

DESIGN CRITERIA

MINIMUM TEMP	-10°C / 14°F
WIND SPEED (FAC 7.15)	135 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	B
WIND SPEED (FAC 7.15)	135 MPH
BUILDING HEIGHT	8' 0"

OTHER NOTES

REVISIONS

#	DESCRIPTION	BY	DATE
1	REV COMMENTS	TMF	6/2/2021
2	REV COMMENTS	TMF	6/2/2021
3	REV COMMENTS	TMF	6/2/2021
4	REV COMMENTS	TMF	6/2/2021
5	REV COMMENTS	TMF	6/2/2021
6	REV COMMENTS	TMF	6/2/2021
7	REV COMMENTS	TMF	6/2/2021
8	REV COMMENTS	TMF	6/2/2021
9	REV COMMENTS	TMF	6/2/2021
10	REV COMMENTS	TMF	6/2/2021

DRAWN BY

TIM POLLNOW

PROJECT NAME

KRENICKY CSG

DRAWING TITLE

FENCE DETAIL

SCALE

NTS

SHEET

PV3



### PLANTING SCHEDULE

TYPE: EASTERN RED CEDAR

HEIGHT : 6' MIN AT TIME OF PLANTING

NUMBER OF ROWS: 2

SPACING: 10' O.C.

TYPE: PRAGNESE VIBURNUM

HEIGHT : 4' MIN WITHIN 3 YEARS OF PLANTING

NUMBER OF ROWS: 2

SPACING: 10' O.C.

PROJECT OWNER	IMPACT POWER SOLUTIONS 2070 DATTON RD HOESVILLE, WA 98113 855-780-5065	LAT 37.118269 LONG -77.346320
PROJECT ADDRESS	CANADIAN PETERBORO, ON, CANADA	

IMPACT POWER SOLUTIONS  
2670 PATTON RD  
ROSEVILLE MN 55113  
851-780-3405

PROJECT ADDRESS  
TAYLOR QUATERNO  
WESTPORTING VA 22185

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	4.5MT MW
SYSTEM SIZE AC	4.0MT MW
DC/AC RATIO	1.240
AC/MT RATIO	160
AC/MT	40.2 MW
DC/MT	48.2 MW
MODULO COUNT	3 MW
MODULO TYPE	JINGJIAE L4E TC-H
MODULO BIT RATING	CSE JINGJIAE 7704-LV
INVERTER COUNT	16
INVERTER TYPE	EP6 500V/1100A-300
INVERTER POWER	250 MW
PACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MINIMUM TEMP	-14°C / 5°F
WIND SPEED (ACEC 1 MIN)	508 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
CRONO SNOW LOAD	34 PSF
BUILDING HEIGHT	0.0'

#### OTHER NOTES

REVISIONS			
#	DESCRIPTION	BY	DATE
2	NEW COMMENTS	TMP	10/20/2011
1	NEW SETTINGS	TMP	10/20/2011
	CUP	CLD	10/20/2011
	MOVED MODULES	CLD	10/18/2011
8	NEW SETTINGS	CLD	10/10/2011
7	COUNTY COMMENTS	CLD	10/10/2011
6	COUNTY COMMENTS	CLD	10/10/2011
5	FENCE DETAILS	CLD	10/10/2011

**DRAWN BY**  
**TIM POLLNOW**

PROJECT NAME  
KRENIICKY CSG

**SCREENING PLAN**

NTS  
SHEET

PV4

PV4

3 PLAN VIEW

Scdm N.T.S

DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY LLC.

DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER



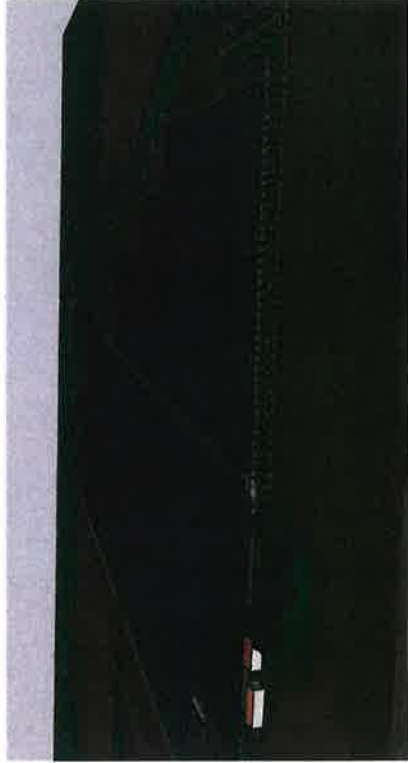
1 VIEW FACING SOUTH ON S CRATER RD/HWY 301  
NTS



2 VIEW FACING NORTH ON S CRATER RD/HWY 301  
NTS



3 VIEW FACING WEST ON S CRATER RD/HWY 301  
NTS



4 AERIAL VIEW 250' HIGH  
NTS

PROJECT OWNER

IMPACT POWER SOLUTIONS  
300 WATSON RD  
ROCKY HILL, CT 06067  
860.786.5305

PROJECT ADDRESS

PETTERSBURG VA 23065  
LAT: 38.118360  
LONG: -77.098289

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	4.96 MW
SYSTEM SIZE AC	4.00 MW
DC VOLTAGE	1500V
AC VOLTAGE	120V
PHASE	3
WIND SPEED	100 MPH
WIND DIRECTION	100 MPH
WIND CLASS	3
WIND CATEGORY	3
GROUND SLOPE	25.5%
GROUND SLOPE	25.5%
GROUND SLOPE	25.5%

DESIGN CRITERIA

MINIMUM TEMP	-10°C (14°F)
MAXIMUM TEMP	50°C (122°F)
WIND SPEED	100 MPH
WIND DIRECTION	100 MPH
WIND CLASS	3
WIND CATEGORY	3
GROUND SLOPE	25.5%
GROUND SLOPE	25.5%
GROUND SLOPE	25.5%

OTHER NOTES

REVISIONS

#	DESCRIPTION	BY	DATE
1	ISSUE CORRECTIONS	TK	08/08/2023
2	ISSUE CORRECTIONS	TK	08/08/2023
3	ISSUE CORRECTIONS	TK	08/08/2023
4	ISSUE CORRECTIONS	TK	08/08/2023
5	ISSUE CORRECTIONS	TK	08/08/2023
6	ISSUE CORRECTIONS	TK	08/08/2023
7	ISSUE CORRECTIONS	TK	08/08/2023
8	ISSUE CORRECTIONS	TK	08/08/2023
9	ISSUE CORRECTIONS	TK	08/08/2023
10	ISSUE CORRECTIONS	TK	08/08/2023

DRAWN BY

TIM POLLNOW

PROJECT NAME

KRENICKY CSG

DRAWING TITLE

PHOTO SIMULATIONS

SCALE

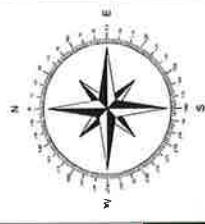
NTS

SHEET

PV5



SPACE FOR SAMP.



**SHEET NOTES:**  
UTILITY POLES ARE SHOWN FOR INDICATING LOCATIONS ONLY. SPACING BETWEEN POLES, PHYSICAL PROTECTION AND OTHER INFORMATION WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS.



Map Unit	Map Unit Name	Area	Percent
2C3	At water-silt clay loam, 6 to 10 percent slopes	3.2	4.0%
2A	At water-silt loam, 0 to 2 percent slopes	1.8	2.3%
4B	At water-silt loam, 3 to 6 percent slopes	3.6	4.5%
7B	At water-silt loam, 0 to 6 percent slopes	12.1	15.3%
11B	At water-silt loam, 2 to 6 percent slopes	0.2	0.2%
16	At water-silt loam	5.3	6.6%
17	At water-silt loam, 0 to 2 percent slopes	4.1	5.0%
18A	At water-silt loam, 0 to 2 percent slopes	33.9	42.2%
18B	At water-silt loam, 2 to 6 percent slopes	3.4	4.2%
24	At water-silt loam	3.1	4.0%
25B	At water-silt loam, 2 to 6 percent slopes	9.4	11.8%
Totals for Area of Interest		80.4	100.0%

PROJECT OWNER

IMPACT ENERGY SOLUTIONS  
2070 PATTON RD  
ROCKY HILL, CT 06154

PROJECT ADDRESS  
10000 N. 10000 E.  
PO BOX 10000, UT 84000

SYSTEM SPECIFICATIONS

SYSTEM SIZE	4.00 MW
SYSTEM SIZE AC	4.00 MW
DC/AC RATIO	1.200
AC/DC RATIO	0.833
TLT	15.32
MODULE COUNT	8400
MODULE TYPE	MONO-SILO-SILO
MODULE SIZE (WxD)	1650x810
SYSTEM COUNT	10
INVERTER TYPE	CPA 5000PAC-10000
INVERTER POWER	250 kW
INVERTER TYPE	1000
MONITORING	ALICE ENERGY

DESIGN CRITERIA

WIND SPEED	114.0 MPH
WIND SPEED CATEGORY	1
EXPOSURE CATEGORY	1
DESIGN WIND SPEED	114.0 MPH
DESIGN WIND DIRECTION	0.0°

OTHER NOTES

REVISIONS

#	DESCRIPTION	#	DATE
1	NEW COMMENTS	144	11/11/2021
2	NEW COMMENTS	145	11/11/2021
3	NEW COMMENTS	146	11/11/2021
4	CAP	147	11/11/2021
5	MOVED MODULES	148	11/11/2021
6	NEW COMMENTS	149	11/11/2021
7	COUNTRY COMMENTS	150	11/11/2021
8	COUNTRY COMMENTS	151	11/11/2021
9	FINCE DE TAIL	152	11/11/2021

DRAWN BY

TIM POLLNOW

PROJECT NAME

KRENICKY CSG

DRAWING TITLE

SOIL TYPES

SCALE

1" = 70' 0' 1" 2"

SHEET

PV6


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[illegible][illegible]



Energy: SE-22-0011

		<h2 style="text-align: center;">SPECIAL EXCEPTION APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning &amp; Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678   <a href="http://www.princegeorgecountyva.gov">www.princegeorgecountyva.gov</a></p>		<b>OFFICE USE ONLY</b> <b>APPLICATION #:</b> <span style="border: 2px solid blue; border-radius: 50%; padding: 5px; display: inline-block;">SE-22-05</span>	
				<b>DATE SUBMITTED:</b> <span style="color: red;">MAY 06 2022</span> <span style="color: blue;">TWG</span>	
<b>APPLICANT FILL-IN ALL BLANKS</b>					
<b>REQUEST</b>	<b>REQUEST:</b> <span style="font-size: 1.2em;">Request to open a 9-hole golf course with clubhouses</span>				
	<b>REQUEST PROPERTY ADDRESS / LOCATION:</b> <span style="font-size: 1.2em;">8399 &amp; 8401 Golf Course Drive, Disputanta Va 23842</span>				
	<b>REQUEST TAX MAP PIN(S): (List all)</b> <span style="font-size: 1.2em;">450 (06) 00-004-2      1</span> <span style="font-size: 1.2em;">450 (06) 01-001-0      2</span> <span style="font-size: 1.2em;">450 (06) 01-002-0      3</span>		<b>AFFECTED ACREAGE</b> (Each parcel): <span style="font-size: 1.2em;">1. Fractional      1 N</span> <span style="font-size: 1.2em;">2 42.66      2 N</span> <span style="font-size: 1.2em;">3 5.024      3 N</span>		<b>ENTIRE PARCEL (Y / N)</b> - Each parcel:
	<b>ATTACHMENTS (Check if Attached; * = Required):</b> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> <b>APPLICANT STATEMENT*</b> (Specify goals, details, etc.)  <input checked="" type="checkbox"/> <b>PROPOSED CONDITIONS</b>  <input checked="" type="checkbox"/> <b>SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*</b>          (Show proposed improvements; Use GIS or Engineer Drawing)       </div> <div> <input type="checkbox"/> <b>COMMUNITY MEETING SUMMARY</b>  <input type="checkbox"/> <b>ADDITIONAL ATTACHMENTS:</b> </div> </div>				
<b>LEGAL OWNER</b>	<b>NAME(S):</b> <span style="font-size: 1.2em;">Christopher &amp; Mariela Clark</span>				
	<b>MAILING ADDRESS: (Incl. City, State, Zip):</b> <span style="font-size: 1.2em;">8401 Golf Course Drive Disputanta, Va 23842</span>				
<b>APPLICANT CONTACT</b>	<b>E-MAIL:</b> <span style="font-size: 1.2em;">cp.clark1@verizon.net</span>		<b>PHONE:</b> <span style="font-size: 1.2em;">804 350 3726</span>		
	<b>NAME(S): (if different than owner):</b> <span style="font-size: 1.2em;">Same</span>				
	<b>RELATION TO OWNER:</b>				
	<b>MAILING ADDRESS: (Incl. City, State, Zip):</b>				
<b>E-MAIL:</b>					<b>PHONE:</b>
<b>OFFICE USE ONLY (Completed at the time of application)</b>					
<b>ZONING DISTRICT(S):</b> <span style="font-size: 1.5em; color: blue;">R-A</span>			<b>LAND USE(S) CODE REFERENCE(S):</b> <span style="font-size: 1.5em; color: blue;">90-103(3)</span>		
<b>PAYMENT</b>	<b>FEE DUE:</b> Special Exception: \$700 Special Exception Home Occ: \$350		<b>FEE PAID:</b>		<b>PAYMENT TYPE:</b> CHECK / CASH / CREDIT / DEBIT
	<b>CHECK # / TRANSACTION #:</b>		<b>DATE RECEIVED:</b>		<b>RECEIVED BY:</b>

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:

Christopher P. Clark

NAME:

Marisela B. Clark

SIGNED:

Chris P. Clark

SIGNED:

Marisela B. Clark

DATE:

5/6/2022

DATE:

5/6/2022

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: City of Petersburg

Subscribed and sworn before me this

6<sup>th</sup>

day of

May

2022

Christina Dawn Grimm

Notary Public

My Commission expires:

4/30

2023

CHRISTINA DAWN GRIMM  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES APRIL 30, 2023  
COMMISSION # 7842256

AFFIDAVIT

## Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive  
Disputanta, Va 23842  
804-350-3726

Request to open a 9-hole golf course with clubhouses.

Parcel Numbers 450(06)00-00A-2, 450(06)01-001-0, 450(06)01-002-0

### General:

With the purchase of lots 1 and 2 of the First Tee Subdivision we intend to re-create a 9 hole golf course utilizing the fairways, greens and clubhouse left by the former owner of the Prince George Golf Course. We intend to also incorporate a portion of the Chester Plantation which historically also served as the clubhouse in days gone by. Pricing will be determined at a later date and the option to play the course twice will be available at a moderately increased price.

We believe this venture will be successful considering the lack of play in the area and the low overhead with a smaller course and it being managed by the owner operator starting out. We will also build a website and use social media in an up-to-date fashion, advertising events, tournaments, special pricing and better marketing to schools, the county and the general public.

We do not have experience running a Golf Course but with help from some of the former employees and local teens there will be a mutual benefit working towards success. With better overall management, we intend to make this a destination course for locals and others. As time goes on, we will improve the fairways, greens and create a park like atmosphere including a fountain in the back pond. We also intend to seek grants and possibly funding from PGC and corporate donors to assist in our launch.

### Course layout:

The new layout will consist of four Par 3s, a hybrid Par3/4, four Par 4s and a single Par 5 for a 9-hole Par 32 for women and Seniors and par 33 for men. This could change slightly depending on modifications such as extending existing holes where feasible. The Back 9 Golf Course will start out being a walking course with pull cart rentals and eventually golf carts depending on business.

The new layout will use all of the existing holes within the boundaries of lots 1 and 2 with a redesign of certain holes to fit the new lot geometries. See Figure 1 on page 2.

The hours would generally be 7am to sunset 7 days a week.

### Clubhouse(s)

#### The White Trailer –

Regarding the trailer on lot 1, we intend to continue using it in its current configuration as the former clubhouse. There are currently 5 toilets between the men's and women's bathrooms and a partial kitchen including coffee maker, ice maker and hotdog warmer. Additionally, the clubhouse would sell merchandise, sandwiches, candy, chips, beer, wine (with appropriate licensing) and soft drinks.

Chester Plantation - We also intend to use the basement and outdoor facility at the Chester Plantation on certain days to function as the Clubhouse Cantina area also selling merchandise, hotdogs, sandwiches, beer/wine (with appropriate license), soft drinks, candy and chips. There are 2 bathrooms

## Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive  
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available to the golfing patrons at the Chester Plantation. This space also has a full kitchen and ice maker.

### Parking:

The existing parking will continue to be used for patrons and is about 1 acre in area.

Figure 1 (lots 3 thru 11 are only shown and will not part of this special exception application)

The plat below has the course layout with the long red arrows designating the course layout, the blue lines with arrows are the walking paths and the yellow numbers delineating the hole numbers. Because these holes are partly from the front 9 and some from the back 9 of the PGGC, there will be new hole numbers placed at each T Box, a new path created where necessary and signs clearly marking the direction of the next hole to play.

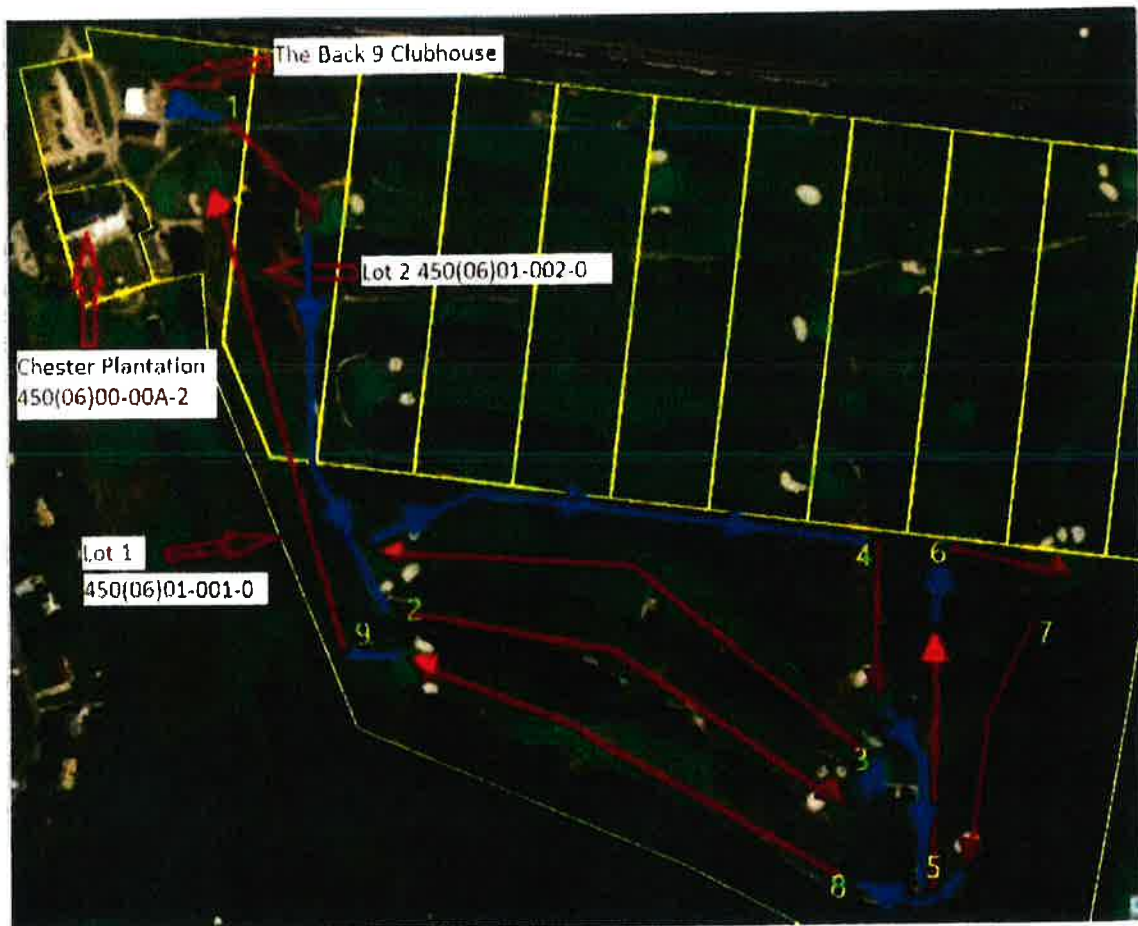


FIGURE 1 THE BACK 9 CLUBHOUSE AND COURSE LAYOUT

Best Regards,

Christopher and Marisela Clark  
804-350-3726

## Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive  
Disputanta, Va 23842  
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May 5, 2022

Amendment to our March 21<sup>st</sup> Request to open a 9-hole golf course with clubhouses.

Parcel Numbers 450(06)00-00A-2, 450(06)01-001-0, 450(06)01-002-0

In response to Questions and comments from your Preliminary SE Application # PSE-22-05 dated April 14<sup>th</sup>, 2022.

Ms. Alice Weathers, VDH; We acknowledge that parcel 450(06)01-001-0 before it can be approved, we must first have the sewage system evaluated and the contact the office of drinking water for the Well system. These efforts are underway.

Mr. Frank Haltom, PE, County Engineer; We acknowledge that any improvements to the parcels that increase water and sewer demands will require approval from the Virginia Department of Health.

Mr. Charles Harrison III - Building Official / Fire Official; We acknowledge that any modifications, renovations, or alterations to the building(s) or building systems will require construction permit applications to be submitted for review and approval prior to commencing work

Mr. Tim Graves, Planner;

1. Signage – We plan to place new signage at the property entrance and at the corner of Prince George and Golf Course Drive with permission of Standard Motor Products. The signs will be in compliance with local laws and ordinances.
2. Expected Hours and days of operation – 7 days a week, 7 am to sunset.
3. What measures if any will be taken to prevent stray balls from entering adjacent properties. – No measures taken immediately and only as necessary if requested by directly affected parties.
4. Fee of \$700 – acknowledged
5. Site Plan comments: we acknowledge that a Site Plan will be required if there is a proposed building addition or land disturbance that will exceed 2,500 SF. None planned at this time.

Best Regards,

Christopher and Marisela Clark 804-350-3726