

**Community Development &  
Code Compliance**



*Julie C. Walton, Director  
Douglas Miles, Planning Manager*

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

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

**To:** Chairman Jim Easter  
Vice-Chairman Joe Simmons  
Mr. Clarence Joyner, Jr.  
Mr. Floyd Brown  
Mr. Alex Bresko, Jr.  
Mrs. Imogene Elder  
Mr. Steve Brockwell

Percy C. Ashcraft, County Administrator  
Julie C. Walton, Department Director  
Horace Wade, III, CFM, Planner  
Missy Smith, Office Associate II

**From:** Douglas Miles, CZA, Planning Manager

**Date:** February 15, 2018

**Subject:** February 20th Work Session in the Board Room &  
February 22nd Regular Meeting in the Board Room

The Commission's Work Session will be conducted on Tuesday, February 20th from 7:30 – 8:00 pm following the scheduled Fort Powhatan Solar community meeting from 6:30 – 7:30 pm in the Board Room. We will be providing your February 22nd Meeting packets to you that night. We will briefly go over the mandated DEQ changes to the existing 2014 Comprehensive Plan that do relate to the recent DEQ Subdivision and Zoning Ordinance changes that were approved by the Board on January 23, 2018.

We will be closed on Monday, February 19th for the President's Day County Holiday. We look forward to seeing you on Tuesday for the meeting and for your work session. Please contact me at 722.8678 or [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov) with questions.



Douglas C. Miles, CZA  
Planning Manager  
804.722.8678  
princegeorgecountyva.gov

**PLANNING COMMISSION**

James A. Easter, Chairman  
Joseph E. Simmons, Vice-Chairman  
Alex W. Bresko, Jr.  
R. Steven Brockwell  
Floyd M. Brown  
Imogene S. Elder  
V. Clarence Joyner, Jr.

**PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 22, 2018**

**6:30 p.m.**

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – January 25, 2018
- VI. Citizen Comments Period
- VII. Old Business: None
- VIII. New Business: Public Hearing

**NOTICE OF AMENDMENTS AND ADOPTION OF THE COMPREHENSIVE PLAN – THE PRINCE GEORGE COUNTY PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING ON THE AMENDMENT AND ADOPTION OF THE COMPREHENSIVE PLAN FOR PRINCE GEORGE COUNTY, VIRGINIA 23875, PURSUANT TO CHAPTER 22, SECTIONS 15.2, § 15.2-2204, 15.2-2225, OF THE CODE OF VIRGINIA.**

The Prince George County Comprehensive Plan Amendment, if recommended by the Planning Commission, will replace the existing Comprehensive Plan (adopted 2014). The Plan for Prince George County is used by County citizens, staff, the Planning Commission and the Board of Supervisors as a guide for future decisions affecting the county including, but not limited to, decisions related to future land use, road networks and zoning case actions. The Plan area encompasses all of Prince George County. The Plan does not rezone land, but it suggests ordinance amendments and other actions that will facilitate implementation of the Plan after adoption by the Board of Supervisors.

Plan recommendations are to update the Environment Chapter text to include data, information, mapping, policy analysis, and the implementation measures concerning location and extent of the Resource Management Area (RMA) and physical constraints to development, protection of the public water supply, commercial and recreational fisheries, public and private waterfront access, mitigation of water quality impacts from land use, and areas of shoreline and streambank erosion as required by the Chesapeake Bay Preservation Act (CBPA) and Regulations. The CBPA text will be added into the Plan as mandated by DEQ for code compliance purposes through the State audit.

IX. Communications

a. Actions of the Board of Zoning Appeals

b. Actions of the Board of Supervisors

c. General Comments to the Commission

X. Adjournment

The next regularly scheduled meeting will be **Thursday, March 22, 2018**

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

**Organizational Meeting**  
**January 25, 2018**

**I. CALL TO ORDER**

Douglas Miles, Secretary to the Planning Commission, called to order the 2018 Organizational Meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

**II. ATTENDANCE**

The following members responded to Roll Call:

Mr. Joseph E. Simmons - Present  
Mr. James A. Easter - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Present  
Mr. V. Clarence Joyner, Jr. - Present  
Mr. Alex W. Bresko, Jr. - Present  
Mr. Floyd M. Brown - Present

Also present were: Douglas Miles, Planning Manager, Horace Wade, III, Planner, and Missy Greaves-Smith, Office Associate II.

**III. ELECTION OF OFFICERS: Chairman and Vice-Chairman**

Mr. Miles opened the floor for the nominees for 2018 Chairman of the Planning Commission. Mr. Joyner nominated Mr. Easter for Chairman and there were no other nominations and Mr. Brown seconded his motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell

Opposed: (0) Absent: (0) Abstain: (1) Easter

Mr. Miles turned the meeting over to Chairman Easter and he asked for nominees for 2018 Vice-Chairman of the Planning Commission. Mr. Brown nominated Mr. Simmons and Chairman Easter seconded his motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Easter, Joyner, Brockwell

Opposed: (0) Absent: (0) Abstain: (1) Simmons

**IV. INVOCATION**

Mr. Brown gave the Invocation.

**V. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**

Mr. Brockwell led in the Pledge of Allegiance to the United States Flag.

**VI. APPROVAL OF MINUTES: December 21, 2017**

Chairman Easter asked for the approval of the minutes for the December 21, 2017 meeting. A motion was made by Mr. Brown and seconded by Mr. Joyner and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Easter, Joyner, Brockwell

Opposed: (0) Absent: (0) Abstain: (1) Simmons

**VII. APPROVAL OF 2018 PLANNING COMMISSION MEETING DATES**

Chairman Easter asked for the review and the approval of the 2018 meeting dates for the Planning Commission. A motion was made by Mr. Simmons and it was seconded by Mr. Bresko and the meeting dates were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Joyner, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

**VIII. APPROVAL OF 2017 PLANNING COMMISSION ANNUAL REPORT**

After a general overview of the 2017 Annual Report by Mr. Miles, Chairman Easter asked for approval of the 2017 Planning Commission Annual Report. Chairman Easter asked for any comments or questions about the annual report.

Mr. Simmons asked Mr. Miles if there was tracking done on the local contractors that are working on large projects such as the new Arby's Restaurant and Love's Travel Center on Route 156 at US 460. Mr. Miles stated that the companies are tracked during the permit process through the Inspections Office with the INKFORCE software and they are required to have a business license through the County to perform the work that is tracked by the Commissioner of the Revenue.

Mr. Bresko indicated that the weekly e-mail summary from Mr. Ashcraft was how the Planning Commission could be updated and asked if it had stopped in 2018. Mr. Miles indicated that he would look into that with County Administration but the BZA and the Planning Commission should still be a part of the County's general e-mail distribution list for information updates by County staff members.

A motion was made by Mr. Bresko to approve the 2017 Planning Commission Annual Report and it was seconded by Mr. Brockwell. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Joyner, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0)

**IX. CITIZENS COMMENTS PERIOD**

At 6:51 p.m. Chairman Easter opened the citizen comment period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward Chairman Easter closed the citizen comment period at 6:52 p.m.

**X. OLD BUSINESS**

None

**XI. NEW BUSINESS: Public Hearing**

**SPECIAL EXCEPTION SE-17-07** Request of County of Prince George for a Special Exception to construct a Class A Burn Building and/or other related local government purpose buildings and/or volunteer fire or rescue squad use under 90-392 (41) and 90-443 (2) in an M-1 Zoning District. The request property is located on the west side of Wells Station Road and south of West Quaker Road and identified as Tax Map 340(OA)00-132-0. The comprehensive plan calls for industrial uses and is the County's service entrance area to the existing industrial park land.

Mr. Miles updated the Commission with additional information on this location. This area is considered the County's service entrance area into the industrial park. Moving forward with this request would open up the opportunity for more public safety training facilities and other local and regional government buildings in the future as the county grows and to better serve the County's industrial park areas.

Mr. Miles explained to the Commission that the property is currently zoned M-1 and the Special Exception would allow for B-1 uses such as local government buildings and fire and rescue squad type uses and other government type uses.

Mr. Bresko asked Mr. Miles if the surrounding land owners had been notified of the Special Exception request. Mr. Miles advised the Commission members that all surrounding land owners had been notified of the Public Hearing and request.

Vice-Chairman Simmons, who served as the Chairman of the CIP subcommittee in 2017, asked if this was the preferred location for the Class A Burn Building and the future fire station as had been described in the CIP Plan that was just adopted by the Planning Commission.

Brad Owens, Fire, EMS and Emergency Management Director, came forward and he addressed the Planning Commission with information regarding the proposed Class A Burn Building and the future fire station plans on this site. He confirmed for Vice-Chairman Simmons that the proposed Wells Station fire station is also scheduled to be built on this same property. Mr. Owens referred the ISO ratings that determine your homeowner and business owner insurance premiums based on how far away the property is from a fire station and the current response time for emergency vehicles. The study that was done showed this area having a Class 10

ISO Rating which relates to having “zero fire protection” because of the distance from the closest fire stations is so far away at the Courthouse and out on US 460.

Mr. Owens stated with the County already owning property in this general area, staff reached out to Mr. Stoke in Economic Development, to potentially use this land rather than having to purchase land. Mr. Owens informed the Commission that his department had already secured the majority of the funding for the Class A Burn Building through a State grant. He stated further in the future if the CIP committee and County approves the pending public safety projects then the Wells Station fire station will be on built on this same property with the burn building.

Chairman Easter opened the Public Hearing and with no one coming forward he closed the public hearing and returned the request to the Planning Commission.

Mr. Brown made a motion for the Special Exception along with the conditions be sent to the Board of Supervisors for approval and it was seconded by Mr. Joyner. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Joyner, Brockwell, Simmons

Opposed: (0) Absent: (0) Abstain: (0) Simmons

Mr. Miles advised the public that this Special Exception would be forwarded onto the February 27th Board of Supervisors meeting for a public hearing on this use.

#### **IX: Communications:**

a. Actions of the Board of Zoning Appeals:

- On January 22, 2018, the BZA elected Mrs. Brown as Chairwoman and they elected Charles Leonard as Vice-Chairman. The BZA approved the proposed meeting dates for 2018, approved new By-Laws and the 2017 Annual Report.

b. Actions of the Board of Supervisors:

- On January 23rd the three (3) DEQ Chesapeake Bay Protection Subdivision and Zoning Ordinance Amendments were all approved by the Board of Supervisors by a 5-0 vote for DEQ compliance purposes.

c. General Comments to the Commission

- Mr. Miles referred to the July – December 2017 Crater Planning District Commission Report that was a part of the Commission’s packet. He stated that this report indicated that local governments in the planning district have received \$32 million in local tax revenues from our regional tourism efforts and that 4,300 jobs in the region are associated with all the tourism activity.

**X. ADJOURNMENT**

A Motion was made by Vice-Chairman Simmons, seconded by Mr. Brockwell to adjourn the meeting at 7:25 p.m. until Thursday, February 22, 2018 at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (7) Joyner, Bresko, Brown, Brockwell, Elder, Easter, Simmons  
Opposed: (0) Absent: (0) Abstain: (0)





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

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

To: Chairman Jim Easter  
Vice-Chairman Joe Simmons  
Mr. Clarence Joyner, Jr.  
Mr. Floyd Brown  
Mr. Alex Bresko, Jr.  
Mrs. Imogene Elder  
Mr. Steve Brockwell

From: Horace H. Wade III, CFM, Planner

Date: February 15, 2018

Subject: 2018 DEQ Comprehensive Plan Amendments

The Prince George Community Development and Code Compliance Department staff is working with the Virginia Department of Environmental Quality (DEQ) on compliance for our Chesapeake Bay Preservation Program. As a result of a recent DEQ compliance visit we are mandated to amend our Comprehensive Plan for compliance purposes.

Plan recommendations are to update the Environment Chapter text to include data, information, mapping, policy analysis, and the implementation measures concerning location and extent of the Resource Management Area (RMA) and physical constraints to development, protection of the public water supply, commercial and recreational fisheries, public and private waterfront access, mitigation of water quality impacts from land use, and areas of shoreline and streambank erosion as required by the Chesapeake Bay Preservation Act (CBPA) and Regulations. The CBPA text will be added into the Plan as mandated by DEQ for code compliance purposes through the State audit.

Department staff has updated the Environment Chapter of the Comprehensive Plan to include (1) an updated section on Soils with a map; (2) an updated section on point and non-point pollution sources; (3) updated mineral resources; (4) an updated section on the Chesapeake Bay Preservation Act (CBPA) and its requirements; and (5) an updated section on shorelines to be in compliance with the CBPA requirements.

Staff recommends approval of these revisions to comply with the Code of Virginia and the Department of Environmental Quality (DEQ) compliance review. Please contact me with any further questions at 804.722.8678 or via [hwade@princegeorgecountyva.gov](mailto:hwade@princegeorgecountyva.gov)

**PUBLIC NOTICE**  
**COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested persons regarding the following public meeting:

The Prince George County Planning Commission will hold a public hearing on Thursday, February 22, 2018 beginning at 6:30 p.m. in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia pursuant to Chapter 22, Sections 15.2-2204 and 15.2-2225 The Code of Virginia (1950, as amended) concerning;

**NOTICE OF AMENDMENTS AND ADOPTION OF THE COMPREHENSIVE PLAN** – THE PRINCE GEORGE COUNTY PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING ON THE AMENDMENT AND ADOPTION OF THE COMPREHENSIVE PLAN FOR PRINCE GEORGE COUNTY, VIRGINIA 23875, PURSUANT TO CHAPTER 22, SECTIONS 15.2, § 15.2-2204, 15.2-2225, OF THE CODE OF VIRGINIA.

The Prince George County Comprehensive Plan Amendment if recommended by the Planning Commission will replace the existing Comprehensive Plan (adopted 2014). The Plan for Prince George County is used by County citizens, staff, the Planning Commission and the Board of Supervisors as a guide for future decisions affecting the county including, but not limited to, decisions related to future land use, road networks and zoning case actions. The Plan area encompasses all of Prince George County. The Plan does not rezone land, but it suggests ordinance amendments and other actions that will facilitate implementation of the Plan after adoption by the Board of Supervisors.

Plan recommendations are to update the Environment Chapter text to include data, information, mapping, policy analysis, and the implementation measures concerning location and extent of the Resource Management Area (RMA) and

physical constraints to development, protection of the public water supply, commercial and recreational fisheries, public and private waterfront access, mitigation of water quality impacts from land use, and areas of shoreline and streambank erosion as required by the Chesapeake Bay Preservation Act (CBPA) and Regulations. The CBPA text will be added into the Plan as mandated by DEQ for code compliance purposes through the State audit.

A copy of the related Plan material may be examined within Planning and Zoning in the County Administration Building and they are open from 8:30 am to 5:00 pm Monday – Friday or call 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearing.

Douglas Miles, CZA  
Planning Manager

## CHAPTER VI ENVIRONMENT

This chapter presents information about the critical components and aspects of the County's natural environment including critical environmental areas, surface and groundwater resources, floodplains, wetlands, shorelines, air quality, slopes and Chesapeake Bay Preservation Act and Regulations.

### Climate

The climate of Prince George County is modified continental, having mild winters and warm humid summers, with normally adequate rainfall for farming. According to the National Climatic Data Center, (NCDC) the mean, daily high temperature is approximately 69°F and the mean, daily low temperature is approximately 46°F. The County receives an annual average rainfall of approximately 44 inches. Most of this precipitation occurs in the form of rain that occurs throughout the year. Snow in normal winters seldom remains on the ground for any great length of time. The growing season averages approximately 190-200 days .

### Geology and Soils

Geology is a factor which is useful when determining appropriate types of development. By using the information available from geological surveys, and more refined site specific evaluations, it is possible to determine the strata of soils, elevations of groundwater, and location of rock. This information is important to identify because certain conditions can influence building or site design or make development costly or make it inappropriate.

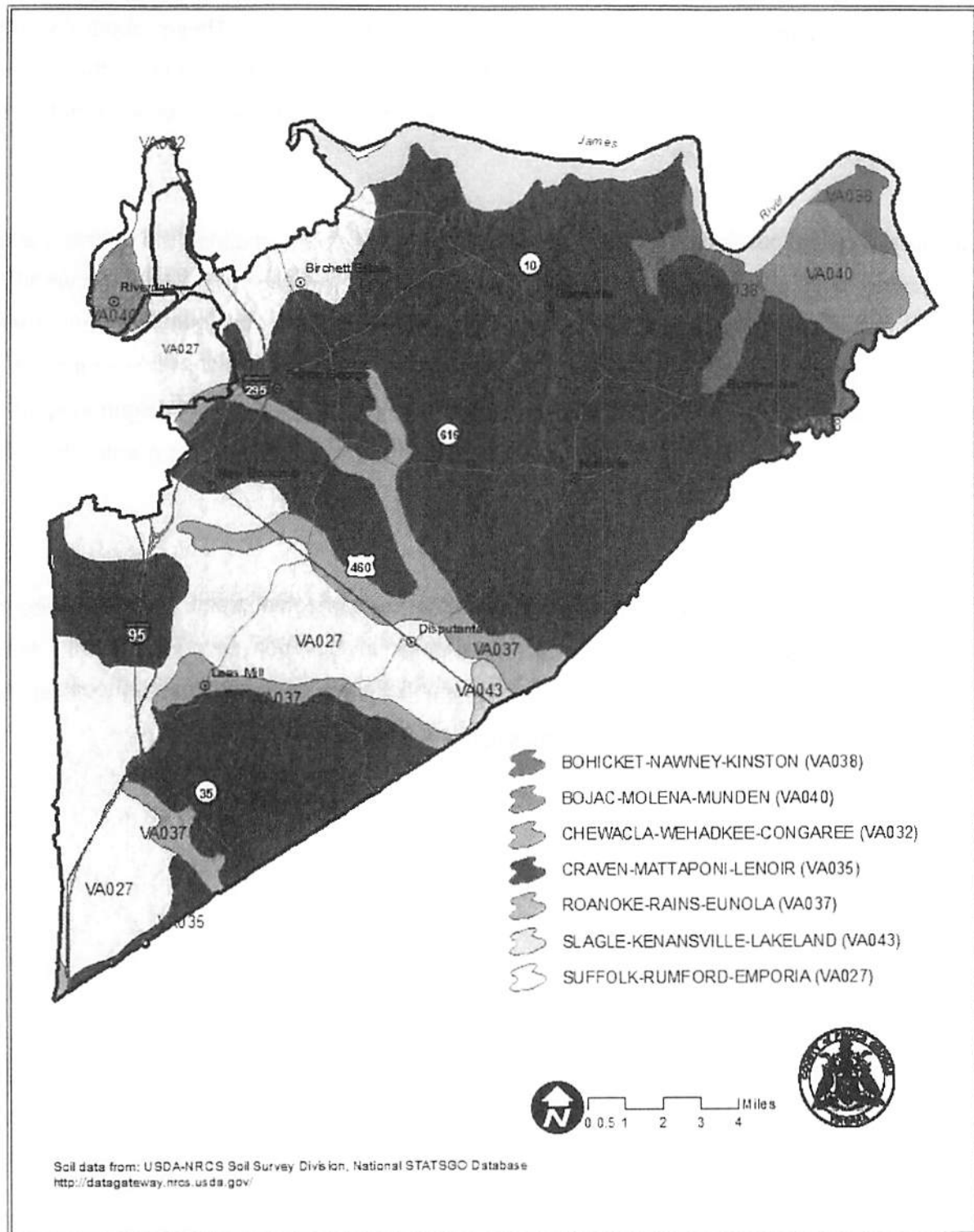
The County's altitude ranges from about sea level to 175 feet above sea level. Seven soil associations are found in the County, but approximately ~~80~~ 83 percent of the County's land area is made up of ~~four~~ two of these associations. These are the Craven-Mattoponi-Lenoir (64 percent of the land area of the county) and Suffolk-Rumford-Emporia (19 percent of the land area of the county) soil associations. ~~Aekwater-Montross-Aycock (23 percent of the land area of the county), Slagle-Emporia-Bonneau (35 percent of the land area of the county), Peawick-Emporia-Wickham (17 percent of the land area of the county) and Pamunkey-Argent-Bolling (about 5 percent of the land area of the county) soil associations.~~

The Craven-Mattoponi-Lenoir and Suffolk-Rumford-Emporia soil associations each have moderately to well-drained soils and are not prone to flooding. The two (2) other soil

associations with moderate to well-drained soils are Slagle-Kenansville-Lakeland (less than 0.5 percent of the percent of land area of the county) and Bojac-Molena-Munden (4.5 percent of the land area of the county). The remaining three soil associations frequently flood and have poor drainage. The Roanoke-Rains-Enola (8.5 percent of the land area of the county) soil association encompasses much of the Second Swamp, Blackwater Swamp, North Fork Blackwater Swamp, Warwick Creek, and Jones Hole Swamp, which drain to the Chowan River Basin. The Bohicket-Nawney-Kinston (3.3 percent of the land area of the county) soil association encompasses much of Flowerdew Hundred Creek, Wards Creek, and Upper Chippokes Cree, which flow to the James River. The soil association of Chewacla-Wehadkee-Congaree (less than .05 percent of the land area of the county) is located adjacent to the Appomattox River in the northwest portion of the county.

~~Ackwater-Montross-Aycock soil association is located predominantly in the center of the county extending from the eastern boundary to the City of Petersburg and northward from Second Swamp down to the James River. Slagle-Emperia-Bonneau association is located predominantly in the southern and northwestern portions of the County, extending from Second Swamp southwest to the Sussex and Dinwiddie County lines and northward from the City of Petersburg to the Appomattox and James Rivers. Peawick-Emperia-Wickham soil association is located predominantly in the northeast portion of the county Garysville east to the Upper Chippokes Creek. The Pamunkey-Argent-Bolling association is located predominantly in the northeastern portion of the County. Each of the soil associations within Prince George County has some limitations with respect to development. These soils possess seasonal high water tables or severe limitations for the use of septic systems due to either wet soils, slow percolation characteristics, or both. Generally, the County soils are well suited for agricultural uses including cultivated crop lands, pasture lands and woodlands.~~

# Soil Associations



Slope

Form: 5.56"

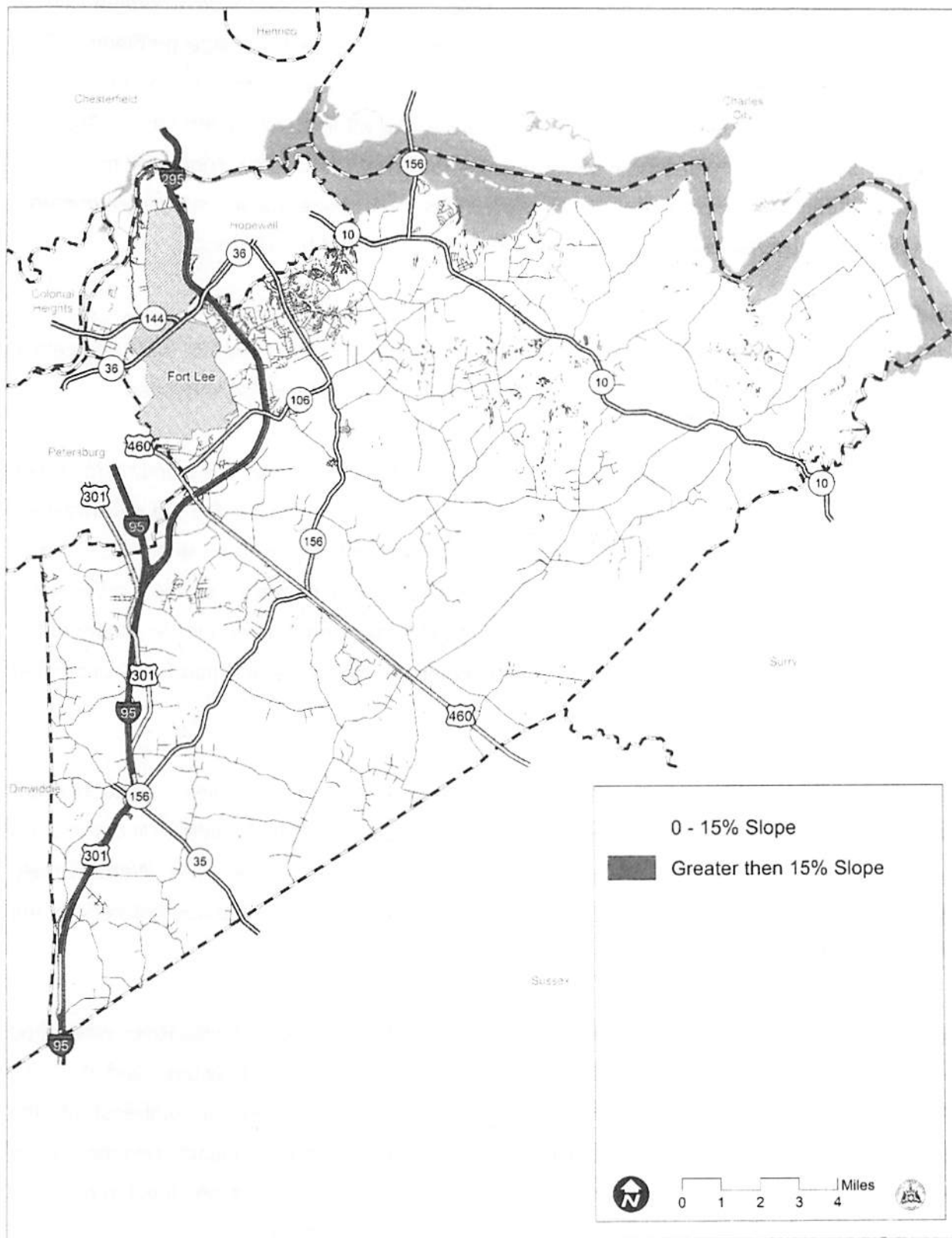
Prince George County is nearly level, containing large areas which possess minimal slopes ranging from 0 to 15 percent. Moderate slopes of 15-25 percent to steep slopes greater than 25 percent are rare, but exist along some drainage ways and shorelines. These moderate and steep sloped areas are predominantly located in the northern portion of the County in the Prince George Planning Area and the Rural Conservation Area adjacent to the streams and tributaries which flow into the James River.

Slopes are a critical determinant of land development because they influence the direction and rate of water runoff, lend variety to the landscape, influence species of vegetation and wildlife, affect the formation of soils and affect the type and expense of land development. Disturbance of moderate sloped areas could cause the entire slope to slide, resulting in environmental damage, endangering not only any on-site construction activities, but also neighboring and downstream properties. Grading, disturbing or development of steep slopes of greater than 25 percent should be avoided.

### **Steep Slopes**

Slope refers to the angle between the earth's surface and a horizontal plane. It is expressed in percentage as measured by the number of feet change in elevation per 100 horizontal feet. Slopes in excess of 10 percent often contribute substantial expense to development costs either through elaborately designed structures or massive cut and fill activities.

## Slope





While Prince George County is predominantly level, there are areas in which slopes vary from moderate to excessive. These areas present some constraints to normal development due to the high cost of site preparation prior to construction and potential drainage problems. The highly erodable soil in the County is found in these areas. A major portion of the moderate to excessive slopes is along drainage ways, some of which lie within flood hazard areas. Areas in excessive slopes, while not occurring over a large portion of the County, should be monitored for their appropriateness as desirable build sites and for the physical impact on the environment. In areas where such development would be undesirable, it should be restricted.

### **Surface Waters**

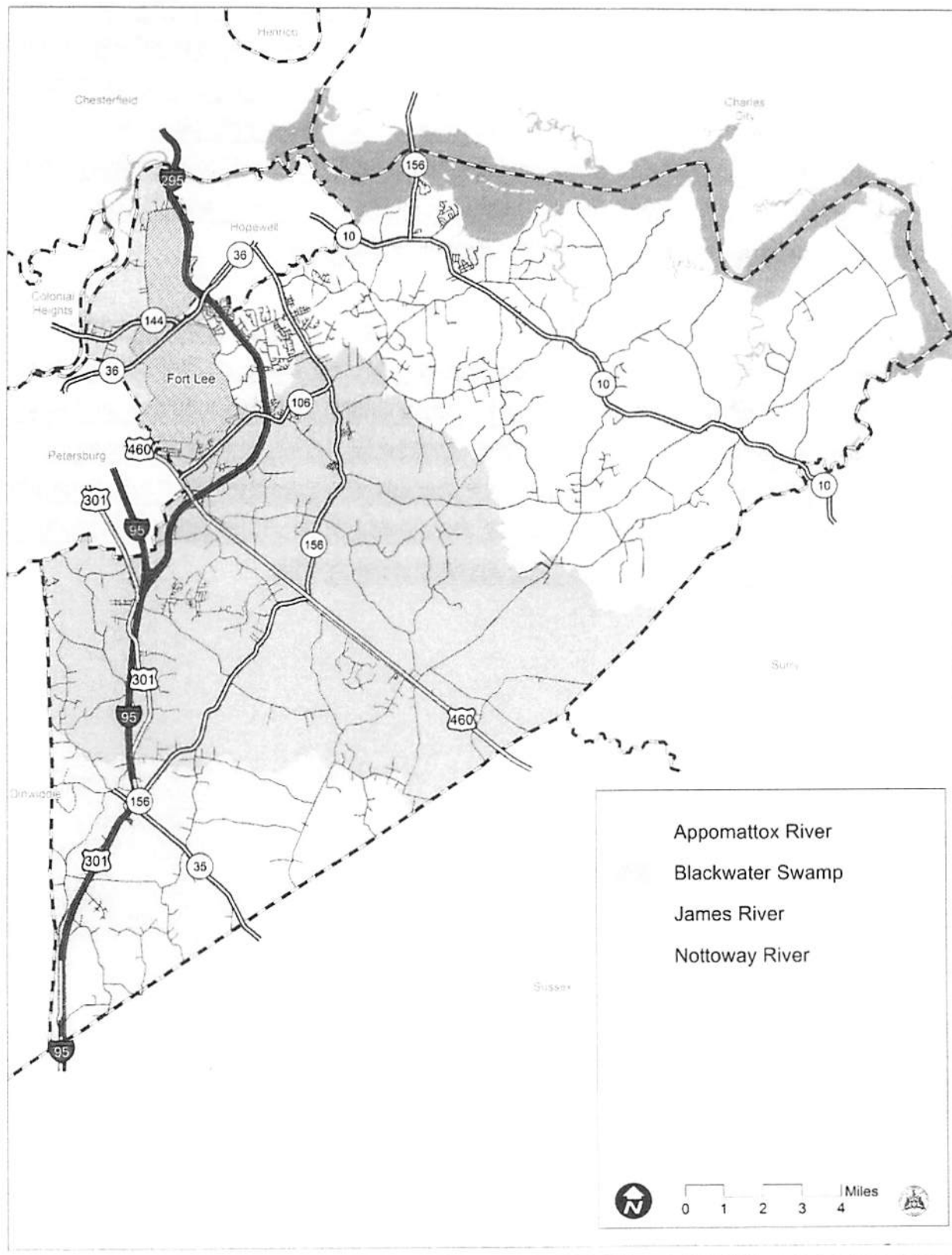
There are four major watersheds in the County; the James River watershed, the Appomattox River watershed, the Blackwater River watershed, and the Nottoway River watershed.

The James River watershed is located in the northern part of the County. The Appomattox River watershed, a tributary of the James River, is relatively small and is located in the northwestern corner of the County lying between the cities of Petersburg and Hopewell in the area referred to as Puddledock. The James and Appomattox Rivers, which converge at the northeastern boundary of the City of Hopewell and Prince George County, form the northern boundary of the County. These two rivers have an approximate combined flow of greater than 5,000 cubic feet per second at their confluence.

The total drainage area of the James River Basin is 10,102 square miles. Surface water flowing from the northern part of the County enters the James and Appomattox Rivers through the major streams and creeks of Harrison Creek, Bailey's Creek, Walls Run, Wards Creek, Powell Creek and Upper Chippokes Creek. The James River flows into the southern end of the Chesapeake Bay.

The central portion of the County drains to the southeast into the Blackwater River watershed through the major drainage ways of the Blackwater Swamp, Second Swamp and Warwick Swamp. The southern portion of Prince George County also drains to the southeast into the Nottoway River watershed through the major streams and creeks of Joseph Swamp, Jones Hole Swamp and Indian Swamp. The Blackwater and Nottoway Rivers are tributaries of the Chowan River which flows into the Albemarle Sound in North Carolina.

## Major Watersheds



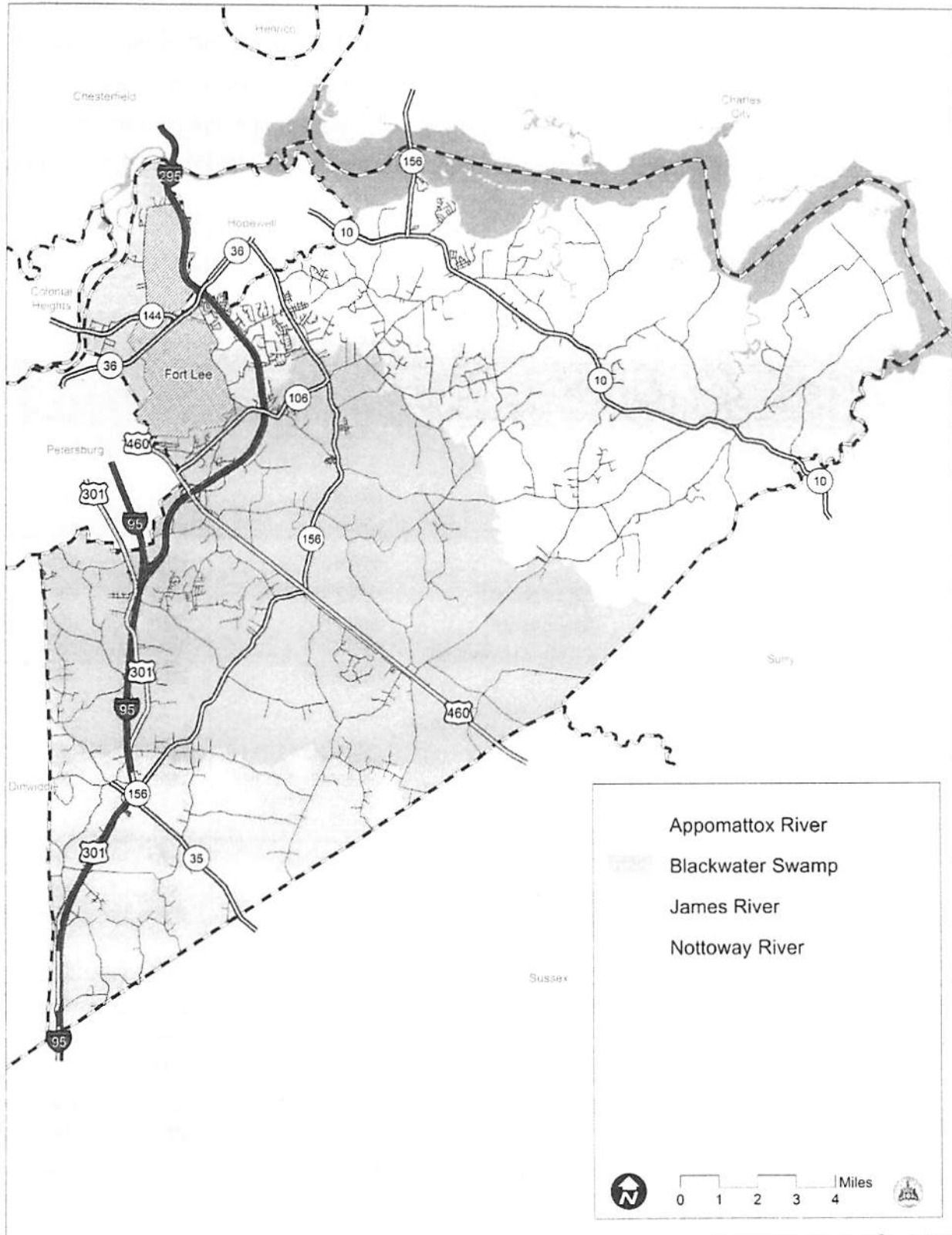
Ground Water

Ground water is generally available in large quantities throughout the County and is the County's primary source of water supplied through either a public water system or private individual wells. The abundance of groundwater has been a factor that has influenced the pattern of residential development in the County. Because it is plentiful at relatively shallow depths, residential development locations and densities have not generally been restricted by water supply. Rather, rural zoning density standards, and the County's mandatory utility connection policies in the current Prince George Planning Area have had a much greater influence on shaping residential development character and patterns.

The development intensity and water demands of any future groundwater-dependent development proposal should be evaluated partially on the basis of the availability of groundwater. The Virginia Department of Environmental Quality has designated all land areas within the County, east of I-95, a Groundwater Management Area, limiting the possibility of future major withdrawals. As a strategy to further manage and implement the County's growth strategies, the Board of Supervisors amended the County Code in the summer of 2006 to prohibit independent community (public) water systems in the County.

#### Water Quality

## Major Watersheds



Water quality in the Appomattox River and James River is generally good as they each flow through Prince George County. However, based upon Federal Clean Water Act standards, portions of these rivers and various streams and swamps in the County that were monitored contain some impairments. In 2016<sup>60</sup>, the Virginia Department of Environmental Quality (DEQ) identified impairments found in Prince George County. These impairments ranged from Escherichia Coli, PCB, Mercury in Fish Tissue found in the James River Basin and the Chowan River Basin.

### List of Impaired Waters in Prince George County, Virginia - Updated 2016

Basin	Water Body	Contaminant	Use	First Listed	Final Schedule
James River Basin	Bailey Creek and Cattail Creek	PCB in Water Column	Fish Consumption	2012	2024
		Escherichia Coli	Recreation	1994	2010
		pH	Aquatic Life	2004	2016
	James River	pH	Aquatic Life	2014	2026
		PCB in Fish Tissue	Fish Consumption	2002	2014
		Escherichia Coli	Recreation	2006	2014
			Aquatic Life	2012	2024
	Appomattox River	Estuarine Bioassessments			
			Aquatic Life	2010	2022
		Sediment Bioassays for Estuarine and Marine Water			
		Escherichia Coli	Recreation	2016	2028
	Bailey Creek	Aquatic Plants (Macrophytes)	Aquatic Life, Shallow-Water Submerged Aquatic Vegetation	2006	2010
		Aldrin	Fish Consumption	2002	2014
		Escherichia Coli	Recreation	2008	2010
		Benthic-Macroinvertebrate Bio assessments	Aquatic Life	2014	2026
	Cattail Run	PCB in Fish Tissue	Fish Consumption	2002	2014
		Escherichia Coli	Recreation	2012	2024
	Poythress Run	PCB in Water Column	Aquatic Life	2012	2024
		PCB in Water Column	Wildlife	2012	2024
		PCB in Water Column	Fish Consumption	2012	2024
	Walls Run	Escherichia Coli	Recreation	2006	2018
	Southerly Run	Escherichia Coli	Recreation	2008	2020
	Upper Chippokes Creek	Escherichia Coli	Recreation	2008	2020
	Flowerdew Hundred Creek	Escherichia Coli	Recreation	2016	2028
	Powell Creek	Escherichia Coli	Recreation	2008	2020

<b>Chowan River and Dismal Swamp Basin</b>	<b>Joseph Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2010</b>	<b>2022</b>
	<b>Jones Hole Swamp/Moores Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2010</b>	<b>2022</b>
	<b>Gosee Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2014</b>	<b>2026</b>
	<b>Rowanty Creek</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2012</b>	<b>2024</b>
	<b>Blackwater River</b>	<b>Mercury in Fish Tissue</b>	<b>Fish Consumption</b>	<b>2006</b>	<b>2008</b>
	<b>Nottoway River</b>	<b>Mercury in Fish Tissue</b>	<b>Fish Consumption</b>	<b>2010</b>	<b>2020</b>
	<b>Blackwater Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2006</b>	<b>2014</b>
	<b>Warwick Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2008</b>	<b>2014</b>
	<b>Second Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2010</b>	<b>2016</b>
	<b>North Fork Blackwater Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2010</b>	<b>2022</b>
	<b>Otterdam Swamp</b>	<b>Escherichia Coli</b>	<b>Recreation</b>	<b>2016</b>	<b>2028</b>

An inventory of existing pollution sources that may potentially harm groundwater and surface waters can help to identify areas in the County that may need to be monitored. Pollution sources can be classified as either point sources or nonpoint sources. Those coming from a well-defined location or source is known as point source. The Virginia Department of Environmental Quality regulates point sources through the Virginia Pollution Discharge Elimination System (VPDES) permit program. As of November 2017, DEQ indicates that Prince George has eight (8) industrial stormwater permits, two (2) non-metallic mineral permits, three (3) concrete products permits, and five(5) domestic sewage (less than 1,000 gallons per day) permits.

In contrast with point source pollution, it is difficult to pinpoint the exact source of nonpoint source pollution. Nonpoint source pollution occurs throughout an entire watershed. Nonpoint source pollution can result from several human activities including construction, runoff from impervious surfaces associated with development, agriculture, and forestry. Nonpoint pollutants can consist of fertilizers, pesticides, oil, sediment, and metals. DEQ is responsible for assessing nonpoint source pollution statewide by hydrologic unit and associated subwatersheds.

Farming remains a dominant land use and important component of the local economy of Prince George County. The County will continue to work with the James River Soil and Water Conservation District in reviewing and encouraging the use of soil conservation and water quality plans and nutrient management plans among farm land owners in the County, especially where such activity occurs in the RMA and RPA. Through the site plan review process, the

County will continue to work with the land owners to minimize land disturbance and encourage the preservation of vegetation in every development in the Bay Watershed area in the County. Bailey's Creek, Gattail Creek, Powell Creek, Harrison Creek, Nebletts Mill Run, Rowanty Creek, and Gesee, Second and Otterdam Swamps as impaired waters. Dissolved oxygen and fecal coli form were generally the impairments found within these water bodies.

Several efforts to assure safe water supplies and protecting the James River's water quality have been made:

- (1) The County's water and wastewater utility ordinances within the Prince George Planning Area require connection by all subdivisions to public water and sewage systems.
- (2) In the Rural Conservation Area a five acre lot size is required by zoning regulations. This size lot assures a lower water draw down rate and provides the potential for lower percentages of lot disturbance and coverage, thereby providing greater runoff filtering areas. The principal variance to this lot size being the State mandated family division which allows for one acre lot sizes for immediate family members throughout the County.
- (3) The County's policy implemented in the late 1980's which requires a 100% septic field reserve area reduces the chance for failure of new septic systems.
- (4) The County has had an active indoor plumbing program since 1989 through the Virginia Department of Housing and Community Development.
- (5) A pump-out program for septic tanks has been initiated on a phased five (5) year basis.

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#### Ground Water

Ground water is generally available in large quantities throughout the County and is the County's primary source of water supplied through either a public water system or private individual wells. The abundance of groundwater has been a factor that has influenced the pattern of residential development in the County. Because it is plentiful at relatively shallow depths, residential development locations and densities have not generally been restricted by water supply. Rather, rural zoning density standards, and the County's mandatory utility

~~connection policies in the current Prince George Planning Area have had a much greater influence on shaping residential development character and patterns.~~

~~The development intensity and water demands of any future groundwater-dependent development proposal should be evaluated partially on the basis of the availability of groundwater. The Virginia Department of Environmental Quality has designated all land areas within the County, east of I-95, a Groundwater Management Area, limiting the possibility of future major withdrawals. As a strategy to further manage and implement the County's growth strategies, the Board of Supervisors amended the County Code in the summer of 2006 to prohibit independent community (public) water systems in the County.~~

### **Mineral Resources**

Prince George County is in the Coastal Plain province and is underlain primarily by sand, gravel and clay strata. In the past, clay materials were produced in the County for use in the manufacture of brick. Glauconitic or greensand marl occurs along the James River and was formerly produced near Hopewell and marketed for agricultural use. Some calcareous marl has also been obtained for agricultural purposes. Several hundred tons of manganese ore were reportedly mined at a site near Hopewell many years ago. Diatomaceous sediments occur in the vicinity of Petersburg but the presence of commercial deposits has not been established.

Mineral extraction activities in Prince George County contribute in a small way to the local economy. The Virginia Department of Mines, Minerals and Energy is responsible for monitoring the safety aspects of these mining operations. As of 2016, ~~the~~ department has ~~currently~~ issued active mineral extraction permits for six different locations in the County. These permits cover a total of approximately 1300 acres and authorize the extraction of sand, clay and gravel. Five-Two of these locations were producing in ~~2014~~2016. Of these, the largest operation is a 900 acre sand and gravel mine in the Puddledouck area of the County. Combined, the five-two operating locations had a combined production in excess of ~~1.3 million tons~~700,000 tons.

### **Forest Resources**

Forests are an important part of the natural landscape and economy of Prince George County. They provide habitats for many plant and wildlife species, natural resources for outdoor recreation, protection from erosion, and sedimentation, groundwater recharge areas and visual buffers between land uses.



Forests cover over 74% of the County's landscape. Primarily private individuals or private corporations own these forested areas. A very small percentage is owned by the State or Federal government. Over 50 percent of County timberland is composed of the yellow pine forest types. Of the hardwood species, the oak, hickory and gum trees are predominant. Of the 98 timber producing localities in Virginia, Prince George ranks 21st in total value of timber products. These products have an average annual harvest value exceeding 3.6 million dollars in 2006. Direct and indirect forestry-related employment in the Tri-Cities area exceeded 2000 jobs in 2007 with a total harvest value in excess of 73 million dollars.

The current annual growth quantities are more than the cut quantities at this time. Timber-growth potential is excellent in Prince George County. Good forest-management practices and forest-fire prevention must be maintained and continued to realize this potential. These two objectives are particularly important as continued County development permanently removes land from forestry potential and woodland home sites increase the risk of possible forest fires.

### **Critical Environmental Areas**

Critical environmental areas have been legislatively defined as "areas of natural, scenic and historic value, including, but not limited to, wetlands, marshlands, shorelands and floodplains of rivers, lakes and streams, wilderness and wildlife habitats, historic buildings and areas." In Prince George County, three areas were identified and delineated by the Commonwealth as Virginia's critical environmental areas. Three important areas affecting the development of the County are:

- **Appomattox River Area**  
Critical watershed and wildlife habitat, portions remain in relatively undisturbed condition.
- **James River Area (including the James River National Wildlife Refuge)**  
Critical watershed and fish habitat, scenic and natural areas of immense recreational value. Critical wetland areas occur along Powell Creek, Wards Creek and Chippokes Creek.
- **Blackwater River and Bottomlands Area**

Swamp-like natural area, relatively inaccessible. Cypress Swamp contains critical watershed, scenic, and wildlife areas and is unsuitable for intense development.

With the exception of the James River National Wildlife Refuge which is federally owned, recognition of critical environmental areas does not protect these areas from environmental degradation or inappropriate land development. The above mentioned critical environmental areas have been delineated under Chesapeake Bay programs and those environmental lands in the James River Watershed that were designated as Chesapeake Bay Preservation Areas.

### **Water Resources**

The Appomattox, James, Blackwater and Nottoway Rivers are just some of the many surface water features found in the County. These water resources provide recreational opportunities and are a critical component of the County's infrastructure and quality of life. As such, the protection and enhancement of these water resources should be a primary County objective.

Prince George County is divided between two major river basins, the James and Chowan River Basins. In the northern part of the County, constituting about 48 percent of the total County land area, water drains into the Appomattox and the James Rivers and then eventually reaches the Chesapeake Bay. This watershed falls under the protection of the Chesapeake Bay Preservation Act. The remainder of the County is in the Nottoway River and Blackwater River watersheds. Their tributaries include Rowanty Creek, Jones Hole Swamp, Warwick Swamp and Cypress Swamp. The Nottoway and Blackwater flow into the Chowan, and its final receiving estuary is the Albemarle-Pamlico Sound in North Carolina.

Groundwater resources are also important to Prince George County residents, as many homes in the County continue to use private wells for their water supply. With the exception of those areas subject to the Chesapeake Bay Act regulations, the surface and ground water resources of the County do not benefit from additional regulatory or programmatic protections designed to maintain or enhance their quality.

Voluntary riparian easement and buffer programs implemented along the County's streams and rivers can mitigate the impacts of agricultural and non-agricultural non-point source runoff. Similar benefits could be achieved from a regulatory approach that required more stringent erosion control measures, and site and land use standards designed to protect and enhance

these water resources. Prince George County adopted an Erosion and Sediment Control Ordinance in 2002 and has actively promoted certain erosion control measures to protect and enhance these water resources.

### **Chesapeake Bay Preservation Act and Regulations**

In 1988, the Virginia General Assembly passed the Chesapeake Bay Preservation Act (Bay Act) as Virginia's commitment to improving the health of the Chesapeake Bay. Protection of the water quality of the Chesapeake Bay, the James River and its tributaries is essential to the welfare of the Commonwealth and the County of Prince George. As a natural resource, the Chesapeake Bay has always been essential to the growth and vitality of Virginia. It is an important body of water for aquaculture, recreation and transportation, and it has always been a critical component of the state's ecosystem.

The regulations, which apply to lands within the James River basin, provide a framework within which local governments are to handle development requests in environmentally sensitive areas. Prince George County was required to designate Chesapeake Bay Preservation Areas. The County has also adopted performance criteria and incorporated these required land use regulations into the comprehensive plan, zoning ordinance and subdivision ordinance. Citizen comments received during the 2007 planning process pointed out the inequities of having the Chesapeake Bay regulations apply to only the top portion of the County. Many citizens had commented that these inequities could be addressed, and the County's natural environment improved, by applying the Chesapeake Bay Act standards county-wide for more uniform and equal regulations and enforcement methods.

Certain land areas play a more important role in protecting water quality than others. The Bay Act attempts to identify and focus on those critical land areas, which if improperly developed, could result in substantial water quality degradation. These areas are called the Chesapeake Bay Preservation Areas (CBPA's) and include two components: the Resource Protection Area (RPA) and the Resource Management Area (RMA).

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A Resource Protection Area (RPA) includes land area at or near the shoreline that contains sensitive natural features that play an important role in protecting water quality through the ecological and biological processes they perform. The RPA regulations of the Prince George County Zoning Ordinance designates land areas meeting the following criteria:

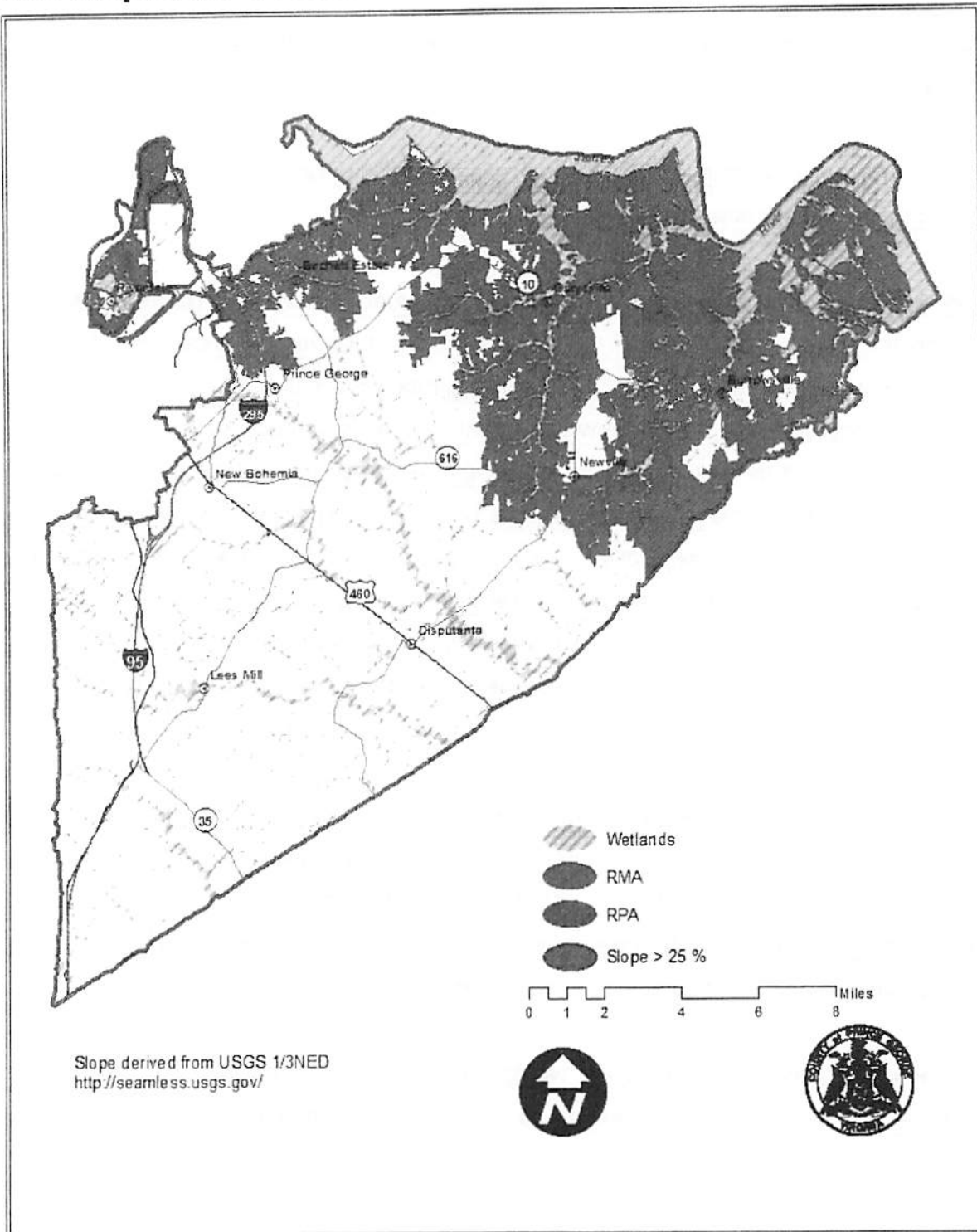
1. Tidal wetlands;
2. Non-tidal wetlands connected by surface flow to tidal wetlands or perennial tributary streams;
3. Tidal shores;
4. A 100 foot wide buffer area located adjacent to and landward of perennial tributary streams and the other above features.

The RPA features filter sediments and pollutants from runoff before they reach the Bay, thus improving the water quality. These lands, preserved in their natural state, work to prevent erosion, absorb water, prevent flooding, provide a protective buffering of the shore, reduce nutrients entering the water, and otherwise prevent sediments and pollutants from entering the water. The uses and development of RPA land, as well as land clearance and the removal of vegetation is extremely restricted and possible only under certain circumstances by special permitting. Few exceptions exist other than for development defined and determined to be water-dependent, redevelopment, or for lots recorded prior to October 1, 1989, which due to their size, shape or other unique features, cannot be developed within the requirements from which relief is necessary to afford the reasonable use of the property. Even in such cases, specific applications and approvals are required for development within the RPA.

The Resource Management Area (RMA) is land area that protects and buffers the sensitive features of the RPA. The RMA is located landward and contiguous to the RPA. The RMA identifies the area as one hundred fifty (150) feet in width contiguous to and landward of the RPA, including all contiguous floodplains not included in the RPA overlay zoning district, and non-tidal wetlands converted by an intermittent stream to an RPA.

These areas, if improperly developed, would result in erosion, flooding and other adverse impacts to the RPA, thereby preventing its proper functioning resulting in degraded water quality.

## Development Constraints



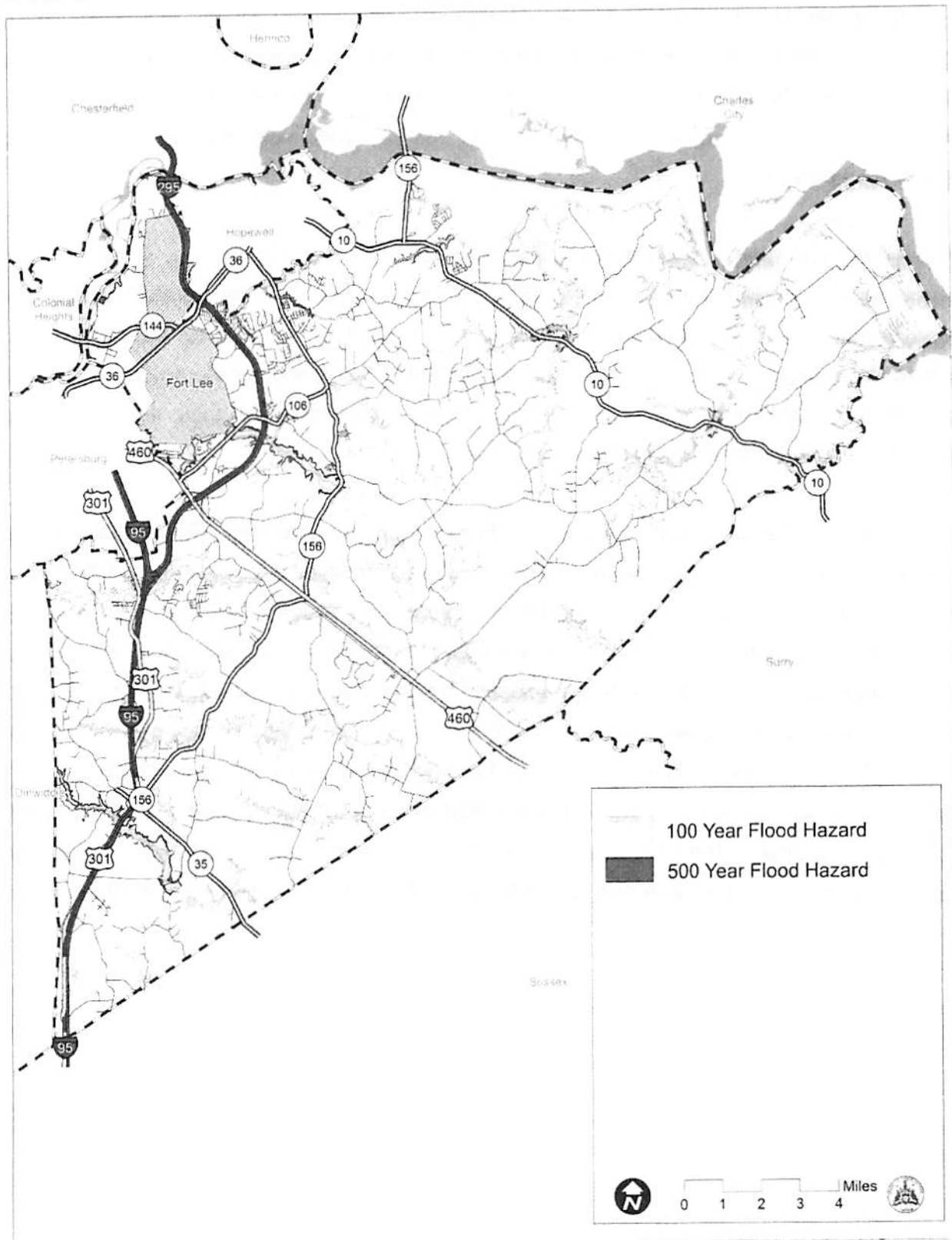
## Floodplains

Floodplains are those areas along streams and rivers where flooding is likely to occur in the County. In addition to the James, Appomattox and Blackwater Rivers, which are State designated critical environmental areas in the County, there are several other low-lying areas which are floodplains or wetlands. These areas are along the banks of Blackwater Swamp, Warwick Swamp, Second Swamp, Indian Swamp, Joseph, Jones Hole Swamp, Gosee Swamp, and Rowanty Creak.

Floodplains are critical environmental resources due to their function as a natural and economical stormwater management system, as well as their value as wildlife habitats and recreational areas. Construction in floodplains is subject to damage by floodwaters, but substantial change to existing terrain can also affect the conveyance or storage of the natural channel to the detriment of upstream or downstream landowners. As such, the County has restricted land development in the flood hazard areas.

In 2012, Prince George County adopted new Flood Insurance Rate Maps (FIRM) that became effective on May 16, 2012. These maps were created using digital mapping data and they were easily converted into the County's Geographic Information System (GIS) for more accurate floodplain determinations. All flood elevations shown in the Flood Insurance Study provided by FEMA are now referenced to the North American Vertical Datum of 1988 (NAVD 88). In order to perform the map conversion from the May 1, 1980 FIRM maps, the effective elevation values from the National Geodetic Vertical Datum of 1929 (NGVD 29) were adjusted downward by 1.1 foot. In general, the majority of the County's floodplain areas did not increase in area during this conversion process. They only changed in the immediate areas around both the City of Hopewell along the Appomattox and James Rivers and the City of Petersburg near Harrison

## Flood Plains



Creek. This was due to more urban based flood studies being performed for the long term benefit of their city residents and business owners for better flood protection purposes.

### **Wetlands**

Wetlands have traditionally been considered unproductive wastelands, which has in the past lead to their elimination by artificial draining or filling. This view has changed significantly as the connection between wetlands, wildlife, water quality and other ecological and economic values have been evaluated. Each wetland works in combination with other wetlands as part of a complex, integrated system that delivers these benefits and others to County landowners.

Wetlands are required by many types of animals and plants for survival. They are particularly important habitats for estuarine and marine fish and shellfish, various waterfowl, birds, and several mammals. Wetlands are among the most productive natural ecosystems in the world. They provide an important source of food for both people as well as for our aquatic animals.

Wetlands have often been referred to as natural sponges that absorb flood waters up naturally. By temporarily storing flood waters, wetlands help protect adjacent and downstream property owners from flood damage. Trees and other wetland plants help slow the speed of flood waters. This action, combined with water storage, allows wetlands to lower flood heights and reduce the flood water's erosive potential. One of the most important values of wetlands is their ability to help maintain good water quality in our nation's rivers and other bodies of water, and to improve degraded waters. Wetlands do this in several ways; removing and retaining nutrients, processing chemical and organic waters and reducing sediment loads to receiving waters. Wetlands are particularly good water filters. Due to their position between upland and deep water, wetlands can both intercept surface-water runoff from land before it reaches open water and help filter nutrients, wastes and sediment from flooding waters. This function is important in both suburban and agricultural areas alike and to people as well as to aquatic and other wildlife. In addition, wetlands serve as recharge areas for groundwater aquifers and play an important role in water supply. Other wetlands are sites of groundwater discharge and they provide important contributions to freshwater stream flow, especially during drought conditions.

In Prince George County there are approximately 1,500 acres of wetlands as identified on the National Wetlands Inventory (NWI). This is less than 1% of the County's 266 square miles of land. Most of the wetlands are located along the rivers and within stream valleys, predominantly



in and around the floodplain areas. The NWI maps were developed by the U.S. Fish and Wildlife Service and show wetland boundaries as delineated from aerial photographs. The small scale of the photography and inherent margins of error in photo interpretation render the maps most useful for general use planning.

### **Shorelines**

There are over 92 linear miles of shoreline in the Prince George County area. This geographic area is composed of the County, the City of Hopewell and parts of the City of Petersburg. The shoreline's physiography ranges from low shore to high shore, with seventy-three percent being classified as either low or moderately low shore. Flooding is not a serious threat to most areas of the shoreline, as elevations average greater than 10 feet. Only in a few isolated areas in the County are structures endangered by flood waters.

Tidal marshes comprise 80 percent of the County's shoreline. The marsh areas, especially embayed and extensive marshes, should be preserved, as they are important flood and erosion control agents and as they are valuable wildlife habitats. The beaches, which compromise eighteen percent of the shoreline, are poor, thin strips, often with vegetation. Only two percent of the shore is artificially stabilized, which maybe higher due to the work in Jordan Point area.

The geographic area along the Appomattox River has several uses. The majority of the shorelands here are owned by the federal government: Fort Lee and the Federal Correctional Institute. The shorelands in this area also have industrial sand and gravel operations, railroad lines, recreational and agricultural uses.

The Jordan Point area, near the Benjamin Harrison Bridge and on the major route between Hopewell and Williamsburg, has a marina, a country club and a residential development. Most of the remaining shorelands are contained within several large estates; Brandon, Flowerdew Hundred, Willow Hill and Upper Brandon. These estates, which have survived from the 1800s, directly control the use of much of the shorelands. From Jordan Point to the head of the Upper Chippokes Creek, ninety-six percent of the shorelands are either wooded or agricultural. The other four percent of the shorelands are divided among commercial, industrial, recreational and residential uses.

Shoreline erosion results from the combined impacts of waves, sea level rise, and tidal currents, in some cases, boat wakes, and shoreline hardening. Overall, the erosion is very low in most sections of Prince George County. Along the James River toward Upper Chippokes Creek, the erosion rates increase slightly, while Upper Chippokes Creek has the highest erosion rate in the County because of several areas of marsh that are eroding rapidly.

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Typically, when shorelines exhibit erosion, property owners have tended to harden the shoreline, which has been the most common management solution to shoreline erosion. There is growing concern that the natural character of the shoreline cannot be preserved in perpetuity if shoreline management does not change.

The Prince George County Shoreline Management Plan, Shoreline Best Management Practices, and the shoreline evolution of Prince George County are available via the Virginia Institute of Marine Science (VIMS) at

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[http://www.vims.edu/ccrm/ccrmp/portals/prince\\_george/index.php](http://www.vims.edu/ccrm/ccrmp/portals/prince_george/index.php)

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#### Comprehensive Coastal Resource for Tidewater Virginia Localities

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Coastal ecosystems reside at the interface between the land and water, and are naturally very complex. They perform a vast array of functions by way of shoreline stabilization, improved water quality, and habitat for fishes; from which humans derive direct and indirect benefits.

The science behind coastal ecosystem resource management has revealed that traditional resource management practices limit the ability of the coastal ecosystem to perform many of these essential functions. The loss of these services has already been noted throughout coastal communities in Virginia as a result of development in coastal zone areas coupled with common erosion control practices. Beaches and dunes are diminishing due to a reduction in a natural sediment supply. Wetlands are drowning in place as sea level rises and barriers to inland migration have been created by construction of bulkheads and revetments. There is great concern on the part of the Commonwealth that the continued armoring of shorelines and construction within the coastal area will threaten the long-term sustainability of coastal ecosystems under current and projected sea level rise.

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In the 1980s, interest arose in the use of planted wetlands to provide natural shoreline erosion control. Today, a full spectrum of living shoreline design options is available to address the various energy settings and erosion problems found. Depending on the site characteristics, they range from marsh plantings to the use of rock sills in combination with beach nourishment. Research continues to support that these approaches combat shoreline erosion, minimize impacts to the natural coastal ecosystem and reinforce the principle that an integrated approach for managing tidal shorelines enhances the probability that the resources will be sustained. Therefore, adoption of new guidance and shoreline best management practices for coastal communities is now necessary to insure that functions performed by coastal ecosystems will be preserved and the benefits derived by humans from coastal ecosystems will be maintained into the future.

#### Coastal Resource Management Policy Statement and Recommendations

In 2011, the Virginia Assembly passed legislation to amend §28.2-1100 and §28.2-104.1 of the Code of Virginia and added section §15.2-2223.2, to codify a new directive for shoreline management in Tidewater Virginia. In accordance with section §15.2-2223.2, all local governments shall include in the next revision of their comprehensive plan beginning in 2013, guidance prepared by the Virginia Institute of Marine Science (VIMS) regarding coastal resource management and, more specifically, guidance for the appropriate selection of living shoreline management practices. The legislation establishes the policy that living shorelines are the preferred alternative for stabilizing eroding shorelines.

This guidance, known as Comprehensive Coastal Resource Management Guidance, is being prepared by VIMS for localities within the Tidewater region of Virginia and shared through their Comprehensive Coastal Resources Management Portal (CCRMP). It explicitly outlines where and what new shoreline best management practices should be considered where coastal modifications are necessary to reduce shoreline erosion and protect our fragile coastal ecosystems. This guidance will include a full spectrum of appropriate management options which can be used by local governments for site-specific application and consideration of cumulative shoreline impacts. The guidance applies a decision-tree method using a based resource mapping database that will be updated from time to time, and a digital geographic information system model created by VIMS.

- Refer to the guidance presented in the locality's Comprehensive Coastal Resource Management Portal (CCRMP) prepared by VIMS to guide regulation and policy decisions regarding shoreline erosion control.
- Utilize VIMS Decision Trees for onsite review and subsequent selection of appropriate erosion control/shoreline best management practices:  
<http://ccrm.vims.edu/decisiontree/index.html>.
- Utilize VIMS' CCRMP Shoreline Best Management Practices for management recommendation for all tidal shorelines in the jurisdiction.
- Consider a policy where the above Shoreline Best Management Practices become the recommended adaptation strategy for erosion control, and where a departure from these recommendations by an applicant wishing to alter the shoreline must be justified at a hearing of the board(s).
- Encourage staff training on decision making tools developed by the Center for Coastal Resources Management at VIMS.
- Follow the development of the state-wide General Permit being developed by VMRC. Ensure that local policies are consistent with the provisions of the permit.
- Evaluate and consider a locality-wide permit to expedite shoreline applications that request actions consistent with the VIMS recommendation.
- Seek public outreach opportunities to educate citizens and stakeholders on new shoreline management strategies including Living Shorelines.
- Follow the development of integrated shoreline guidance under development by VMRC.
- Evaluate and consider a locality-wide regulatory structure that encourages a more integrated approach to shoreline management.
- Consider preserving available open spaces adjacent to marsh lands to allow for inland retreat of the marshes under rising sea level.
- Evaluate and consider cost share opportunities for construction of living shorelines.

## **Air Quality**

In 1990, the Congress passed and the President signed into law amendments to the federal Clean Air Act. These amendments require cleanup of polluted areas in accordance with a specific schedule, tighten emission standards and grant federal agencies greater powers to

enforce the Act's requirements. Those portions of the Act having the most direct bearing on this plan are those relating to ozone pollution. Ozone is formed by chemical reactions in the atmosphere when hydrocarbons and nitrogen oxides emitted by motor vehicles, industries and power plants combine in sunlight. While ozone in the upper atmosphere is beneficial because it blocks the sun's ultraviolet rays, ozone at and near ground level is harmful to humans and particularly to children. Ozone levels are continually monitored at various locations in the Richmond-Petersburg metropolitan area. Between 1990 and 2006, monitoring stations in Charles City County, Chesterfield County, Hanover County and Henrico County recorded multiple instances of ozone levels exceeding the Federal safety standard of 84 parts per billion. As of 2012, the Richmond area to include the Tri-Cities and Prince George County, is now in attainment for all applicable national air quality standards, including ozone levels.

February 6, 2018

Via U.S. First Class Mail

RE: Fort Powhatan Solar, LLC Community Awareness Meeting – February 20, 2018 at 6:30pm

Dear Mr. & Ms.,

Fort Powhatan Solar, LLC has scheduled a community awareness meeting where representatives from Fort Powhatan Solar, LLC and SunEnergy1, LLC, the developer and construction contractor, will discuss their plans to construct a proposed solar facility at the intersection of Fort Powhatan Road and Wards Creek Road in Prince George County, Virginia as shown in Attachment A.

A community awareness meeting was held previously on this project on November 15<sup>th</sup>, 2016. However, since it has been a while since representatives from Fort Powhatan Solar, LLC and SunEnergy1, LLC, have discussed this project with the community, a new community awareness meeting has been scheduled. The community awareness meeting will be held on February 20<sup>th</sup> at 6:30 pm at the Prince George County Government complex.

The meeting will be held in the Prince George County Administration Building, on the 3<sup>rd</sup> Floor, in the Board Room, from 6:30 pm to 7:30 pm, located at 6602 Courts Drive, Prince George, Virginia 23875. Access to this building after 5:00 pm is located behind the building and there is public parking available. SunEnergy1 representatives will give an informal presentation on the proposed facility. Our staff will be available to answer any questions from the community following the presentation.

This community awareness meeting will provide an opportunity for the community to learn more about the project and will serve to establish a dialogue between representatives of the proposed solar project and adjacent property owners. It will also provide Fort Powhatan Solar and SunEnergy1 with additional feedback on the project from the community.

We have extended an invitation to this meeting to all property owners adjacent to the proposed project location and to those of you who signed in at our first community meeting. Your attendance is highly encouraged, and we would greatly appreciate your participation. If you have any questions prior to the community awareness meeting, please do not hesitate to contact me at (704) 662-0375 ext. 104.

Sincerely,

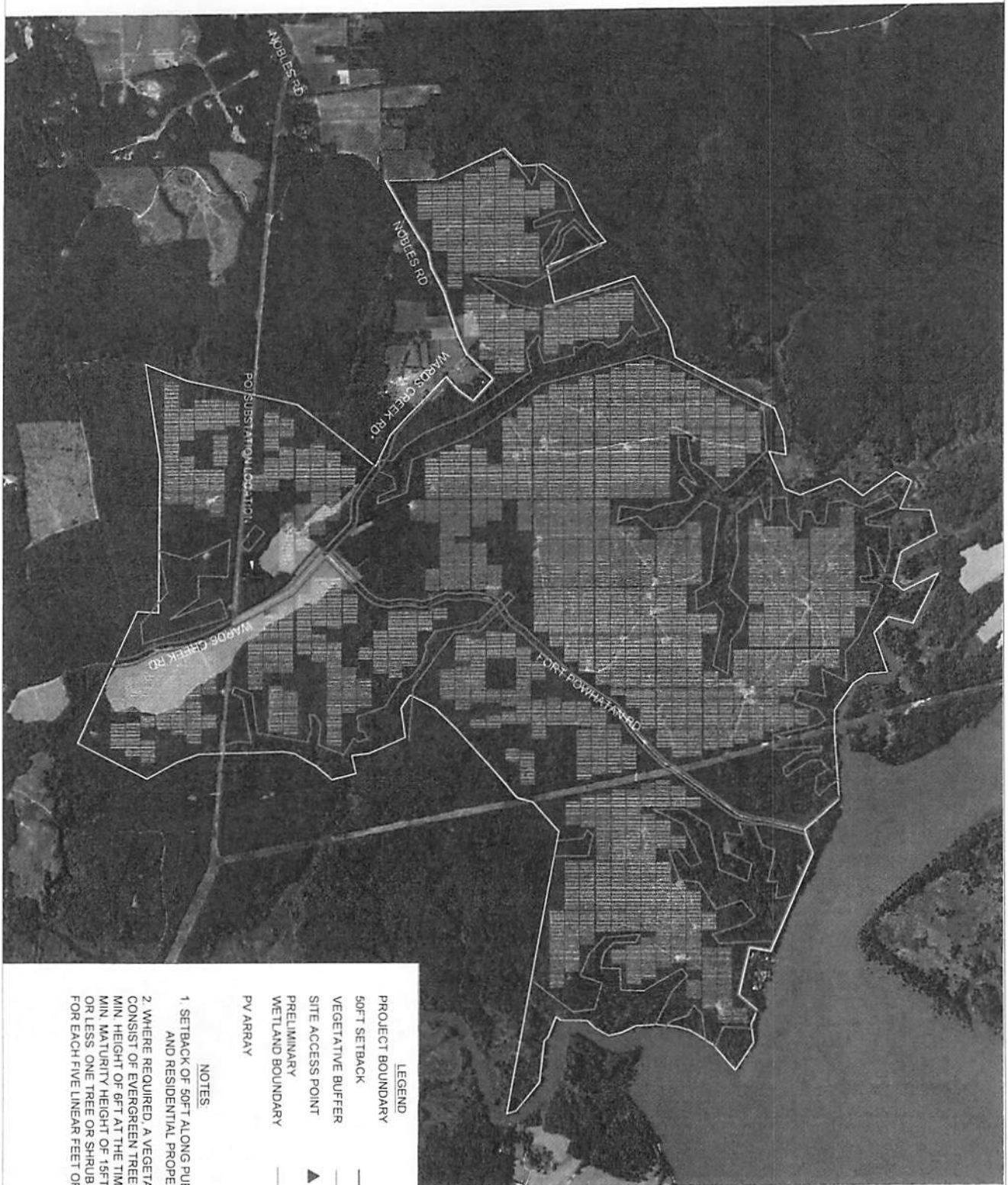
Fort Powhatan Solar, LLC

By: Linda Nwadike  
Project Manager

Attachment

192 Raceway Drive, Mooresville, NC 28117 · Phone: 704.662.0375 ·

Fort Powhatan Solar, LLC



- LEGEND**
- PROJECT BOUNDARY
  - 50FT SETBACK
  - VEGETATIVE BUFFER
  - SITE ACCESS POINT
  - PRELIMINARY
  - WETLAND BOUNDARY
  - PV ARRAY
- NOTES:**
1. SETBACK OF 50FT ALONG PUBLIC RIGHT-OF-WAYS AND RESIDENTIAL PROPERTY BOUNDARIES.
  2. WHERE REQUIRED, A VEGETATIVE BUFFER SHALL CONSIST OF EVERGREEN TREES OR SHRUBS WITH A MIN. HEIGHT OF 6FT AT THE TIME OF PLANTING AND A MIN. MATURITY HEIGHT OF 15FT WITHIN FIVE YEARS OR LESS. ONE TREE OR SHRUB SHALL BE PLANTED FOR EACH FIVE LINEAR FEET OF BUFFER YARD.

SL1.0	<p><b>FORT POWHATAN SOLAR, LLC</b></p> <p>DATE: 9/12/2016</p> <p>DATE: 12/27/2017</p> <p>AA2-177</p>	<p>DS</p> <p>CJM</p>	<p><b>SUNENERGY1</b></p> <p>192 Raceway Dr. Mooresville, NC 28117</p> <p>(T) 704-662-0375 (F) 704-662-0352</p>	
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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 13th day of June, 2017:

<u>Present:</u>	<u>Vote:</u>
William A. Robertson, Jr., Chairman	Aye
Donald Hunter, Vice Chairman	Aye
Alan C. Carmichael	Aye
T. J. Webb	Aye

**SPECIAL EXCEPTION SE-17-02** Request of New Energy Ventures, Inc. pursuant to § 90-103 (57) to permit a large-scale solar energy facility located at 3513 and 3701 Rives Road and known as Tax Maps 330(0A)00-024-0 and (part of) 025-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for commercial / industrial land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-02 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for a large-scale solar energy facility use to New Energy Ventures, Inc. or any successors as owner/operator of the solar energy facility located on Tax Maps 330(0A)00-024-0 and 025-0 (part of). This Special Exception may be transferred provided that Condition 10 is met relative to the proper surety.
2. All site activity required for the construction, expansion and the operation of the solar energy facility shall be limited to the following days and times: All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion or operation of the facility. All other normal on-site construction activity may be permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
3. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.



4. The applicant, owner or operator of the solar energy facility shall install a security fence a minimum of six (6) feet in height around the perimeter of the solar energy facility and it shall be approved as part of the site plan submitted for the development of the property.
5. Site construction lighting shall be minimized and shall be directed downward and away from residential uses. Post construction lighting shall be limited to security lighting only as approved by any federal, state or county agency for the appropriate lighting needed.
6. The applicant, owner or operator shall coordinate directly with the Director of Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.
7. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district. The required site landscaping and screening materials will be reviewed at the time of site plan review to properly meet the screening requirements for the solar energy facility use.
8. A Construction Traffic Management Plan and mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Prince George County for review and approval. The Plan shall address traffic control measures, pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits will be received and be approved by VDOT prior to site construction occurring on the premises.
9. A decommissioning plan shall be approved by the County prior to the approval of a site plan or any building permits being issued for a solar energy facility. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the Planning Division in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following: (1) anticipated life of the solar energy facility project; (2) the estimated cost of the decommissioning in the future as expressed in current dollars; (3) how said estimate was determined; (4) the manner in which

the project will be decommissioned and (5) the name and physical address of the person or entity responsible for the decommissioning plan and a surety acceptable to the County by guaranteeing completion of the decommissioning plan.

10. Unless the large-scale solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, provided to the County within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator and provided to the County. If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility. At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
11. This Special Exception shall become null and void if the use of a large-scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

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Adopted on June 13, 2017 and becoming effective immediately.

**BOARD OF SUPERVISORS  
SPECIAL EXCEPTION SUMMARY REPORT**

**CASE NUMBER:** SE-17-02

**APPLICANT:** New Energy Ventures, Inc. dba Rives Road Solar LLC

**LOCATION:** 3513 and 3701 Rives Road, South Prince George, VA 23805

**TAX MAPS:** 330(0A)00-024-0 and 330(0A)00 (part of) 025-0

**REQUEST:** Special Exception to permit a large-scale solar energy facility

**EXISTING ZONING:** R-A, Residential Agricultural Zoning District (R-2 corridor area)

**EXISTING USE:** Agricultural and rural residential uses

**PROPOSED USE:** Large-scale solar energy facility (15 MW)

**UTILITIES:** Not applicable for the solar energy facility

**REAL ESTATE TAXES:** Delinquent taxes are not owed to the County

**MEETING INFORMATION:**

**Planning Commission:** Thursday, May 25, 2017 at 6:30 p.m.

**Board of Supervisors:** Tuesday, June 13, 2017 at 7:30 p.m.

**ATTACHMENTS:**

1. Special Exception Application and a Solar facility layout
2. Staff Report and GIS Map of the surrounding properties

**PRINCE GEORGE COUNTY, VIRGINIA**  
**BOARD OF SUPERVISORS STAFF REPORT**  
**SPECIAL EXCEPTION SE-17-02 NEW ENERGY VENTURES, INC.**  
**PUBLIC HEARING DATE: JUNE 13, 2017**

**Request:**

A Special Exception request to permit a large-scale solar energy facility use in an R-A, Residential – Agricultural Zoning District.

**Case Summary:**

The case applicant is proposing to build a 15 MW solar electric generating facility and the use will utilize approximately 62,000 photovoltaic panels using a ground-mounted fixed-tilt or single axis tracking system. The solar panels are estimated to cover approximately 71 acres of the 148 acres available on the subject properties. There will be associated equipment including electric inverters and the other miscellaneous control and instrument panels. There will be one small, pre-fab shed that will store mechanical equipment and the solar energy facility will generally conform to their construction plans and Timmons Site Plan layout on the two subject properties.

**Comprehensive Plan:**

The 2014 Comprehensive Plan identifies this area as appropriate for commercial and industrial uses and it complies with the proposed "commercial" large-scale solar energy facility land use.

**Existing Use and Surrounding Zoning:**

The subject property is zoned R-A, Residential Agricultural and it contains agricultural fields. The properties to the north, south and west are zoned R-A and contain single family dwellings as rural residential homes along both the Rives Road and Walton Lake Road county corridors.

**Community Development – Planning Division**

This proposed project will use no water or sewer utilities service in the solar electric generation process and will be in compliance with the County's Noise Ordinance with minimal noise on site. There will be no additional burden to the County's infrastructure including roads, schools, police, fire and rescue squad calls for service. The proposed land use will add to the County's tax base but requires little to no public services to operate in Prince George County. The solar facility will operate year round generating electricity during the daylight hours only. Electric inverters which convert the DC current produced by the 62,000 solar panels over to AC current which is sent to the Dominion Energy distribution lines connected to the site and onward out into the utility grid.

This solar energy project will result in virtually no environmental issues and will be creating clean, non-polluting electricity. In addition, the project may even provide a draw for the type of industries that do have corporate commitments to procure power from clean energy sources. Dominion Energy has a program by which they can sell power from a project like this directly to those customers. All power generated by the solar energy facility will be delivered to the Dominion Energy system at the point of interconnection near the site entrance at Rives Road.

### **Community Development – Inspections Division**

The 2012 Virginia Uniform Statewide Building Code (USBC) and 2012 Virginia Statewide Fire Prevention Code would be applicable to this proposed project. The solar equipment and related wiring would be exempt from permitting if the installer is a publicly regulated utility company and they own the equipment and wiring. Any structures supporting the equipment (except poles or towers installed by the utility company) would require permits. Permits would also be required for any electric service to the property or structures. Permits would be required to be obtained from Prince George County for this use for any items that are not exempted under the USBC.

### **Prince George County Real Estate Assessment:**

The subject property has a legal acreage of 141.8 acres, all of which currently qualifies for the Land Use program. New Energy Ventures is proposing to develop a 15 MW solar energy facility on approximately 67.87-acres of the subject parcel. The approval and subsequent construction for this development will have the following real property tax impacts:

1. The 67.87+/- acre portion of the site will be subject to roll-back taxes. An accurate estimate of the roll-back tax charge would be difficult to accurately calculate until the final site plan is approved. Based on the current discussion of changing the use to 67.87+/- acres, the roll-back tax charge could range from approximately \$10,200 (partial) to \$18,400 (full). Please be aware that these are very preliminary estimates and could be higher or lower based the final approved site plans and on actual roll-back calculations.

A roll-back is the recapture of deferred value and taxes that benefit the property owner when a parcel qualifies for the land use program. The Code of Virginia requires the County to calculate roll-back taxes for the current year plus the five previous tax years when a parcel in the Land Use program converts to a non-qualifying use.

2. The entire parcel will no longer qualify for the Land Use Program and will be valued at Fair Market Value. For the current tax year, the Market Value is \$500,300 and the Use Value (Taxable Value) is \$129,200. A change in use will increase the taxable value \$371,100. Based on the adopted FY2018 Real Estate Tax Rate of \$0.86, this is an increase in real estate taxes of \$3,191.46. The potential impact is summarized below:

FY2018 ASSESSMENT				
330(OA)00-024-0	Current	After	Change	% Change
Land (MV)	\$500,300	\$500,300	\$500,300	N/A
Land (Use Val)	\$129,200	\$0	\$129,200	
Improvements	\$0	\$0	\$0	
Taxable Value	\$129,200	\$500,300	\$371,100	287%
Taxes (@\$0.86)	\$1,111.12	\$4,302.58	\$3,191.46	287%

3. Real Estate Taxes, and therefore any Roll-back taxes, are attached to the land not directly to the property owner or lessee. Rollback taxes will be assessed and billed to the owner of record at the time the rollback is generated. It is the responsibility of the property owner to negotiate the payment of roll-back taxes with the land lessee.

**Virginia Department of Transportation:**

VDOT cannot determine based upon the submitted application and supporting information the number of vehicle trips generated by the facility. If in excess of 50 vehicle trips per day (VPD) are generated by the facility a commercial entrance will be required. If between 10 and 50 VPD are generated a low volume commercial entrance will be required. However, if less than 10 VPD are generated a private entrance will be required and this can be determined at site plan review.

Commercial entrances are subject to the sight distance and the spacing criteria contained in VDOT's Access Management Design Standards. SR 629, Rives Road is classified as a minor arterial with a speed limit of 45 MPH. Spacing between full access entrances must be 470' with an intersection sight distance requirement of 500'. Based upon a recent site visit, it is unlikely that the sight distance required for a commercial entrance is available at the current entrance location. VDOT will work with the applicant and Timmons Group to determine this information.

**Recommendation:**

Staff recommends Approval of the proposed, large-scale solar energy facility land use provided that the potential impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for a large-scale solar energy facility use to New Energy Ventures, Inc. or any successors as owner/operator of the solar energy facility located on Tax Maps 330(0A)00-024-0 and 025-0 (part of). **This Special Exception may be transferred provided that Condition 10 is met relative to the proper surety.**
2. All site activity required for the construction, expansion and the operation of the solar energy facility shall be limited to the following days and times: All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion or operation of the facility. All other normal on-site construction activity may be permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
3. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.
4. The applicant, owner or operator of the solar energy facility shall install a security fence a minimum of six (6) feet in height around the perimeter of the solar energy facility and it shall be approved as part of the site plan submitted for the development of the property.
5. Site construction lighting shall be minimized and shall be directed downward and away from residential uses. Post construction lighting shall be limited to security lighting only as approved by any federal, state or county agency for the appropriate lighting needed.
6. The applicant, owner or operator shall coordinate directly with the Director of Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.

7. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district. The required site landscaping and screening materials will be reviewed at the time of site plan review to properly meet the screening requirements for the solar energy facility use.
8. A Construction Traffic Management Plan and mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Prince George County for review and approval. The Plan shall address traffic control measures, pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits will be received and be approved by VDOT prior to site construction occurring on the premises.
9. A decommissioning plan shall be approved by the County prior to the approval of a site plan or any building permits being issued for a solar energy facility. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the Planning Division in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following: (1) anticipated life of the solar energy facility project; (2) the estimated cost of the decommissioning in the future as expressed in current dollars; (3) how said estimate was determined; (4) the manner in which the project will be decommissioned and (5) the name and physical address of the person or entity responsible for the decommissioning plan and **a surety acceptable to the County by guaranteeing completion of the decommissioning plan.**
10. Unless the large-scale solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, provided to the County within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator and provided to the County. **If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility.** At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
11. This Special Exception shall become null and void if the use of a large-scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.



# Prince George County Community Development & Code Compliance

## 2017 ANNUAL REPORT

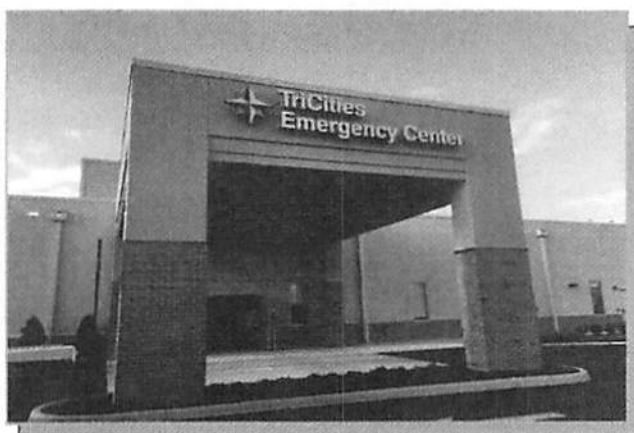
### Inside this report:

Planning & Zoning	2-4
Environmental	5
Building Inspections	6-7
Code Compliance	8
Property Maintenance	9
Department Totals	10
Web Services	10

### CDCC Divisions:

Building Inspections  
Planning & Zoning  
Environmental  
Code Compliance

The Community Development & Code Compliance Department consists of four main divisions: **Planning & Zoning, Building Inspections, Code Compliance and Environmental.** This annual report details the department's activities over the past year, major accomplishments in each division, and advances made in service delivery.



### Meet the Staff

During 2017, we welcomed several new members to our team. Horace Wade, Sherri Bowman, Angela Blount, Stephanie Early and Missy Smith all bring years of technical and customer service experience to our department.

2017 Staff members include:

#### Julie C. Walton

Director

Vacant

Deputy Director/Building Official

#### Horace Wade, III

Planner I

#### W. Reed Martin

Plans Reviewer

#### Mark Pond

Building Inspector

#### Stephanie Early

Permit Technician I

Vacant, Permit Technician II

#### Douglas Miles

Planning Manager/Zoning Administrator

#### Sherri Bowman

Office Manager

#### Angela Blount

Environmental Program Coordinator

#### Brian Estep

Building Inspector/Code Enforcement

#### Charles Harrison, III

Building Inspector

#### Missy Smith

Planning Office Associate II



MEMBER

ICC



INTERNATIONAL  
CODE COUNCIL

*Planning & Building A Better Community*





### **2017 Planning Totals**

**12 Major Site Plans**

**6 Subdivision Plats**

**13 Family Division Plats**

**18 Boundary Line  
Adjustment Plats**

**1 Multi-lot Residential  
Subdivision**

**2 Survey Plat Reviews**

**242 Home Occupation  
and Professional Business  
Zoning approvals**

**6 Special Exception Cases**

**1 Zoning Case Admt.**

**12 Second Dwellings**

**266 Zoning Certificates**

**326 Building Permits re-  
viewed**

**25 Zoning Inspections**

## **PLANNING & ZONING DIVISION**

The Planning and Zoning Division provides staff support for the Planning Commission and the Board of Zoning Appeals, evaluates zoning changes, performs site plan reviews, subdivision plat reviews, enforces County Ordinances related to land use, serves as advisory staff to the Board of Supervisors, and facilitates the update and implementation of the Comprehensive Plan. The Planning and Zoning Division assists with questions regarding new development, subdivision of land, and topics ranging from rezonings to variances.

Planning and Zoning Division staff performed 25 zoning site inspections related to cases during 2017. Also in 2017, the Community Development and Code Compliance Department continued to work to abate zoning violations such as inoperable vehicles, tall grass, trash and debris and certain businesses operating outside of their approved zoning case conditions.

### **Planning Division 2017 Highlights**

The Director and Planning Manager attended the Board of Supervisors Retreat Meeting at the Hopewell – Prince George Visitor's Center to discuss land development options and utilities availability.

The Planning Manager attended the Quarterly Planning Directors Meetings on Chesapeake Bay DEQ updates and discussions on the potential Appomattox River Trail connection to the Virginia Capital Trail on Route 5.

The Planning Manager, along with the Board Chairman and County Administrator attended a Coalition of High Growth Communities proffers training seminar on June 23rd in the Town of Culpeper.

The Director and Planning Manager conducted the Planning Commission's CIP - Utilities Expansion subcommittee along with Finance and Utilities Staff members where current Utility projects were ranked for potential funding in future years.

The Planning Manager continued to serve on the Virginia Association of Zoning Officials (VAZO) Executive Committee in 2017 as the Regional Director for the Richmond and Tri-Cities Area. As the Regional Director, he assists area zoning staff members with educational credits to maintain a CZO, Certified Zoning Official or a CZA, Certified Zoning Administrator certification. VAZO legal training sessions keep area staff members current on Virginia State Code requirements and any changes as they relate to both the BZA and Planning Commission.

VAZO Regions 6 & 7 conducted regional training on March 3, 2017 at the Belmont Recreational Training Center in Henrico County on subdivision performance bonds, securing stormwater BMPs, VDOT commercial and residential road acceptance process, and the siting requirements for utility scale solar energy facilities.



## Planning Division Highlights Continued

VAZO also conducted training on Short Term (Air BnB) Rentals and other legislative updates, a residential solar energy efficiency installation process presentation by a solar Class A contractor, hotel long term occupancy enforcement, and the Town of Ashland's enforcement partnerships with local and state agencies.



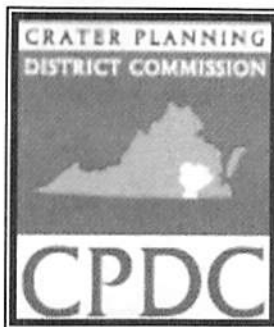
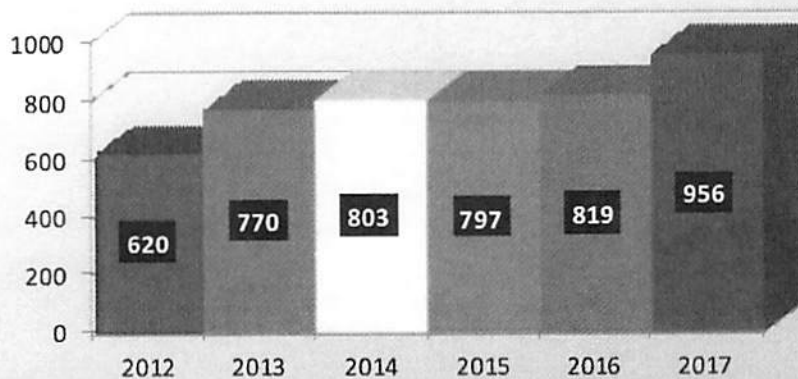
The Director, Planning Manager, Planner, and Environmental Program Coordinator began compliance measures for the Chesapeake Bay Preservation Act by amending development ordinances, creating the County's Septic-Pumpout Program and identifying areas to change within the County's Adopted Comprehensive Plan.

The Planning Manager worked with the County Attorney and local real estate agents on a Draft Sign Ordinance with input from the local business community, the faith community and sign consultants.

The Planning Manager began work on developing ordinance changes to facilitate timely public road completion in new subdivisions to be accepted into the state road system.

As the below annual comparison chart shows, development continues to increase in Prince George. We are excited to see an abundance of new growth and development happening in our County!

### Planning and Zoning Annual Project Totals



### 2017 New County Businesses

Tri-Cities ER Center

Luca Italian Restaurant

Big Lots!

The Barns of Kanak

Sebera's Citgo Store

Heaton's Garden Center

Commonwealth Dentistry

NAPA Auto Parts

Mike's Lawn & Landscape Service

New England Marine Seafood Packaging



**2017 CIP Projects***New Walton Elementary School**New Beazley Elementary School**Scott Park Water & Sewer**Carson Fire Sub-Station Renovations**Real Estate Assessment Software Replacement**Fire & EMS Station Wells Station Road**PG Fire Station #1 Renovations**Fire & EMS Opticom System**Police Boat**PGHS Renovation & Addition**Jefferson Park Fire Station Relocation***PLANNING COMMISSION**

Six Special Exception cases were heard by the Planning Commission this year.

These requests included:

- True2Life Taxidermy
- NEV Solar Energy
- Barns of Kanak
- The Stodola Barn
- Skyway Towers
- Sheetz Car Wash

In 2017, three Zoning Ordinance Amendments and one Subdivision Ordinance Amendment were heard before the Planning Commission.

The Capital Improvements Plan (CIP) subcommittee was led by



*The 2017 Planning Commission Members:  
Joseph E. Simmons, Vice-Chairman James A. Easter,  
R. Stephen Brockwell, Chairman V. Clarence Joyner Jr.,  
Alex W. Bresko, Jr., Floyd M. Brown, and Imogene S. Elder*

Chairman Simmons and Vice Chairman Easter, with the Community Development Department Director, Planning Manager, Planner, and the Finance Director providing staff support to the subcommittee. The CIP plan was developed and recommended for approval to the Planning Commission and the Board of Supervisors.

**BOARD OF ZONING APPEALS**

The Prince George County Board of Zoning Appeals hears and decides general Appeals, acts upon Variances and certain Special Exception requests as determined by the Board of Supervisors, and hears and decides on appeals based upon decisions of the Zoning Administrator. The Board of Zoning Appeals is not authorized to rezone property, which can only be performed by the Board of Supervisors. Prince George County has authorized the Zoning Administrator to grant Administrative Variances for certain minor setback requirements, which reduces the BZA case-load.

In January 2017, the Board of Zoning Appeals held their 2017 Organizational Meeting and elected Erma R. Brown as Chairwoman and Charles G. Leonard as Vice-Chairman for 2017. They approved the 2017 Board of Zoning Appeals Meeting dates and times and approved the 2016 Board of Zoning Appeals Annual Report.

In November of 2017, the Board of Zoning Appeals approved a Variance for the height of a 199' telecommunications tower. The Board of Zoning Appeals also began to review their revised by-laws that would be completed at their January 2018 Organizational meeting.



*The 2017 Board of Zoning Appeals:  
Vice-Chairman—Charles G. Leonard  
Chairwoman—Erma R. Brown  
William D. Kreider, Linda E. McAllister,  
and Carol Dois Woodward*



## ENVIRONMENTAL DIVISION

The Environmental Division works with citizens, area businesses, the engineering community, and developers to maintain a balance between protection of the environment and economic growth.

The main operational functions of the division are Program Administration,

Plan Review, Inspections, and Erosion/Drainage Complaint Investigation. The Division performs these functions to ensure compliance with the County Erosion and Sediment Control Ordinance, the Chesapeake Bay Protection Ordinance and other federal, state and local laws pertaining to erosion and sediment control and stormwater management.



Prince George County Community Center  
Parking Lot Expansion—Old Stage Road



Love's Travel Center—County Drive

## Environmental 2017 Division Highlights

The new Environmental Program Coordinator, Angela W. Blount, joined the department in August 2017.

The Environmental Program Coordinator has assisted the department with plan reviews, inspections, stormwater management and citizen complaints. As a part of the Site Plan Team, she has also worked closely with other state and local agencies including the Department of Environmental Quality, Department of Transportation and Virginia Department of Health to lend support for both residential and commercial projects for the county.

The Environmental Division continues to conduct approval reviews for wetland delineations and field surveys for a number of areas throughout the county, especially in the Chesapeake Bay Protection Area. The Division also

continues to work with the implementation of the Stormwater Utility Program.



The Director, Planning Manager, Planner and Environmental Program Coordinator have diligently worked with DEQ, VDH and USDA Staffs for the ongoing Chesapeake Bay Preservation Act Local Program Compliance Review.

As we move forward in 2018, the department is in the final stages of preparation for the start of its Septic Pumpout/Inspection Program.

### 2017 Notable Site

#### E&SC Projects

*Metl Span Expansion*

*Love's Travel Center*

*Luca Italian  
Restaurant*

*Prince George County  
Community Center  
Parking Lot  
Expansion*

*Oakley Tank Lines  
Star Express*

*Lake Harley Right-  
In/Right-Out*

*Lake Harley  
Advantage Drive*

*Quality Property  
Industrial  
Improvements*

*Sun Pine Ridge MHP  
Expansion Project*

*Verizon—Fairwood  
Road Cell Tower*

*T-Mobile—Oaklawn  
Boulevard Cell Tower*

### Activity Totals:

**1470 E&SC Inspections**

**459 Applications Reviewed**

**89 AIL Permits**

**23 LD Permits**

**1 Enforcement Action**

**6 Performance Bonds initiated**

**2 Performance Bonds released**

**16 E&SC Site Plans Reviewed**

**54 Complaints Investigated**

2017 Notable Projects*Love's Travel Center**Luca Italian Restaurant**Star Express**Sun Pine Ridge MH**Metl Span**NAPA Auto Parts**The Barns of Kanak**Ft. Lee Credit Union**Big Lots!*2017 Notable C.O.s*Tri-Cities ER Center**Big Lots!**The Barns of Kanak**Ft. Lee Credit Union**Food Lion Renovation**Perkinson Construction  
Modular Office**Destination Church  
Expansion**Nanny's Restaurant  
Addition and Renovation***BUILDING INSPECTIONS DIVISION**

The Building Inspections Division is responsible for issuing permits and conducting inspections for all new construction, alterations and repairs to existing structures, removal or demolition of structures and other building operations to ensure that the proposed construction will comply with the provisions of the Virginia Uniform Statewide Building Code. The Virginia Uniform Statewide Building Code is a minimum standard for construction applicable to all jurisdictions within the Commonwealth of Virginia. The Inspections staff works closely with property owners, developers, architects, engineers from the conceptual phase of the project through construction and completion of the project. Issuing building permits is the means to accomplish the goal of the building code; namely, to establish minimum requirements to safeguard the public health, safety, and general welfare from fire and other hazards in the built environments. Building code compliance enforcement is comprised of education, plan reviews, permit administration, inspections and enforcement of code requirements. Plan reviews are used to verify that submitted



construction plans comply with the requirements of the code. Building inspections are necessary to verify the intent of the code and the requirements of the reviewed/approved plans are carried out on site. The types of required inspections vary with the type of project being completed. The number of inspections also varies with the project type, the complexity of the project, and the number of re-inspections required. Inspections staff regularly investigates complaints regarding nuisances such as discarded materials, tall grass, outdoor storage, housing conditions, and problems with the condition of rental units. Inspections staff work closely with Zoning staff and the Police Department to achieve compliance with the Virginia Maintenance Code and the Code of the County of Prince George. The Building Inspections Division also enforces the provisions of the Statewide Fire Protection Code, whenever inspections are requested or complaints of violations are received.



Luca Italian Restaurant

**VBCOA**

## Building Construction and Inspections 2017 PERMIT TOTALS

CATEGORY	PERMIT TYPE	NUMBER	JOB VALUE
RESIDENTIAL PERMITS	NEW SINGLE FAMILY DWELLINGS	96	\$14,687,927
	MODULAR SINGLE FAMILY DWELLINGS	4	\$361,958
	MANUFACTURED HOMES	39	\$1,279,612
	RESIDENTIAL SPECIAL FLOOD HAZARD AREA	0	\$0
	RESIDENTIAL ADDITIONS	122	\$1,762,711
	RESIDENTIAL RENOVATIONS	48	\$636,370
	RESIDENTIAL ACCESSORY STRUCTURES	56	\$760,945
COMMERCIAL PERMITS	COMMERCIAL NEW BUILDINGS	12	\$5,372,885
	COMMERCIAL ADDITIONS	1	\$83,000
	COMMERCIAL RENOVATIONS/ALTERATIONS	22	\$3,301,165
	COMMERCIAL ACCESSORY STRUCTURES	5	\$103,702
TEMPORARY STRUCTURES	TEMPORARY STRUCTURES	9	\$12,380
DEMOLITION PERMITS	RESIDENTIAL DEMOLITIONS	14	\$48,700
	COMMERCIAL DEMOLITIONS	6	\$118,200
AUXILIARY PERMITS	ELECTRICAL	332	\$3,165,023
	PLUMBING	173	\$1,192,472
	MECHANICAL	230	\$3,113,760
	FIRE PROTECTION SYSTEMS	17	\$391,490
	GAS	94	\$80,299
	WATER AND SEWER	40	\$135,000
ENVIRONMENTAL	LAND DISTURBANCE	13	\$2,243,086
	EROSION AND SEDIMENT	89	\$350,385
SPECIAL EVENTS	SPECIAL EVENTS	31	\$2,350
	Total All Permits	1453	\$39,203,419
	INSPECTIONS MADE		5174
	OCCUPANCY PERMITS GRANTED		266



Love's Travel center



## PROPERTY MAINTENANCE & CODE COMPLIANCE DIVISION

### 2017 Code Compliance Totals:

*196 Complaints*

*312 Total New Cases*

*73 Tall Grass Complaints*

*16 Violations abated by  
County resources*

*168 Notices of Violation*

*22 Correction Notices*

*24 Unsafe Notices*

*214 Total Notices*

*526 Inspections*

*14 Residential Structures  
Demolished*

*6 Commercial Structures  
Demolished*

*2 Court Hearings*

The Code Compliance Division investigates complaints and performs inspections to ensure compliance with the Virginia Maintenance Code and the Code of the County of Prince George related to zoning, property maintenance, tall grass and discarded materials.

The County Code requires property owners and tenants to keep weeds and grass cut to a height of no more than 15 inches and to keep all exterior property areas free from discarded materials, trash, debris, litter and garbage.

The County of Prince George has adopted the Virginia Maintenance Code, Part III of the Virginia Uniform Statewide Building Code. The provisions of this part of the VUSBC prescribe regulations for the maintenance and repair of existing structures and equipment.

Following receipt of a complaint and field-verification of a violation, a Notice is delivered to the property owner requiring correction by a specified date. After the allotted time has passed, a follow-up inspection is performed to verify that the violation has been corrected.

### Code Compliance Division

The Code Compliance Division opened 312 new property maintenance and zoning enforcement cases during 2017. To date, 278 of the 312 cases have been resolved and closed. The division produced 214 enforcement documents and violation notices related to these cases. While not all complaints received result in violation notices, investigations of these complaints did result in 526 inspections of various sites and violations.

Inspector Estep continued working with Shodon Properties in the Country Aire Mobile Home Park with the violation notices of the abandoned trailers. To date, Shodon Properties has removed 10 abandoned trailers from the property.

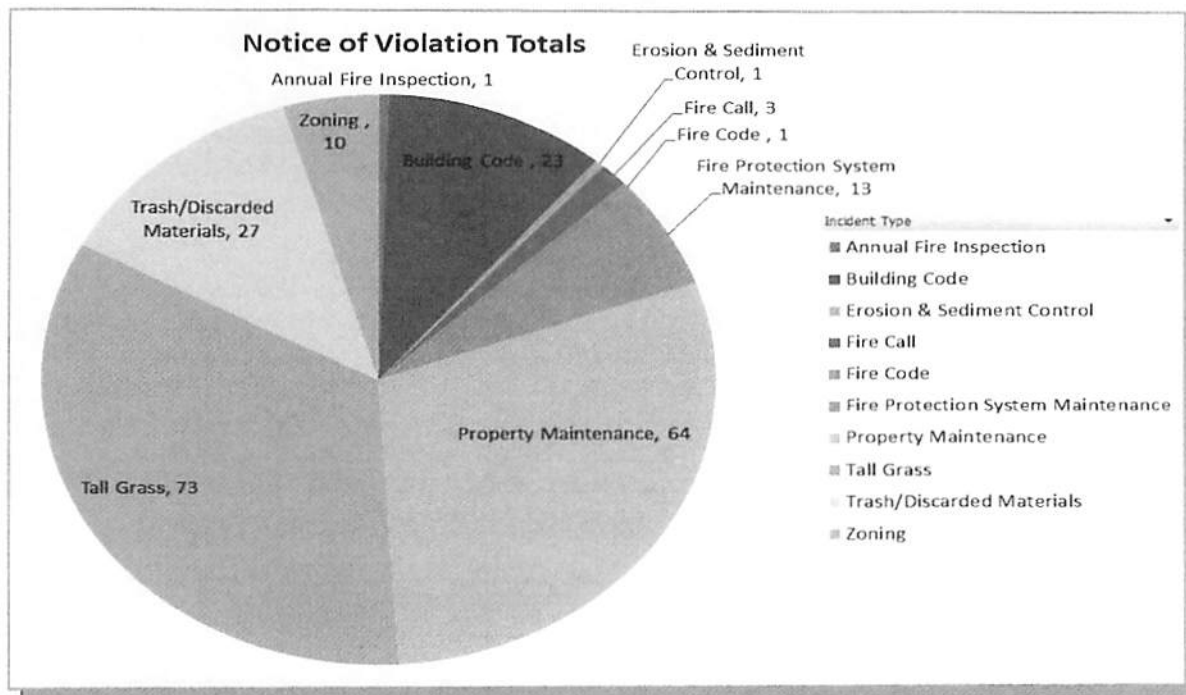
Inspector Estep completed general maintenance assessments of all mobile home parks in the County to assist in prioritizing continued code enforcement activities throughout the County.

Code compliance has continued to work with the Community Policing division. Together we are continuing the clean up effort to improve property conditions throughout the county.

Code Compliance, through the court system, has successfully had the owner demolish the structures formerly known as the Knight Inn Near Exit 41.



**CODE  
COMPLIANCE**



## 2017 SPECIAL EVENT PERMITS:

- Colonial Harley Davidson Spring Fling Open House
- Southern Nights Cruisers Event
- Central VA Musicians Jam
- Prince George Rotary Scholarship Picnic
- Renegade River Jam
- 2017 Harbor Blast Concert Series at Appomattox Boat Harbor (18 events)
- Crossroads Annual Customer Appreciation Event
- Colonial Harley Davidson Benefit Poker Run
- Cato Foundation Fundraiser Event
- Central Virginia Musicians Jam
- Brotherhood of Honor Event
- ABH Crab Feast
- Pork Butt Festival
- Hogs for the House Event
- Virginia Czech & Slovak Folklife Festival
- Day of Prayer Event
- Autism Poker Run
- Hopewell Hunt Club Seafood Bash
- Destination Halloween Event
- Michael & Assoc. Birthday Bash
- Home Builders Association of Southside Virginia Crab Feast





We're on the Web!  
[epermits.princegeorgeva.org](http://epermits.princegeorgeva.org)



### Online Services:

- Apply for a permit
- Check permit status
- Request an inspection
- Search department public records
- Make payments
- Make a Code Enforcement complaint
- Search Code Enforcement cases



[epermits.princegeorgeva.org](http://epermits.princegeorgeva.org)

## DEPARTMENT ACTIVITY SUMMARY

The Department performs a variety of reviews, permitting, inspections and enforcement actions in each division. While activities have been detailed for each division individually, below is a brief summary of activity totals across the entire department.

### 4,663 Applications, Submittals and Investigations

- 1453 Construction Permit Applications
- 606 Zoning approval requests
- 266 Zoning Certificates issued
- 250 Complaints investigated
- 214 Enforcement Actions
- 2 Court Hearings
- 52 Subdivision Plats and Site Plans
- 7 Zoning cases submitted
- 459 Land Disturbing and E&SC Applications
- 1356 Construction Plan Reviews

### 6,817 Inspections

- 5,174 Building Inspections
- 526 Code Compliance, Zoning, Property Maintenance Inspections
- 1,048 Environmental Inspections
- 25 Planning Inspections
- 29 Inspections for Other Localities
- 15 Fire Incident Inspections

## 2017 Goals Achieved

Each year, our department develops a list of goals to achieve that are above and beyond our normal department daily activities. The following is a list of some of the major goals we achieved in 2017:

- Completed the DEQ compliance review and audit
- Provided a minimum of 24 hours of training for each employee
- Monitored Storm Water projects and worked closely with VDOT on drainage easement concerns
- Monitored VDOT improvement projects
- Developed a draft Zoning Sign Ordinance amendment with the County Attorney and the Sign Ordinance committee
- Worked on an analysis of potential Rezoning of the Wellness Center Property
- Selected and procured a new Planning/Inspection/Code Compliance Software System
- Monitored Mobile Home Park Rehabilitation efforts
- Assisted with the continued development of recreational facilities and parks (parking lot expansions, Scott Park, Appomattox River Regional Park, Central Wellness Center).
- Advanced the Capital Improvement Plan process
- Identified potential transportation projects and facilitated engineering study for Smart Scale Application
- Developed a new Erosion & Sediment Control Bond Estimate Policy and Guidelines
- Continued working with Developer & VDOT to bring streets in the Brickhouse Landing Subdivision into the VDOT system
- Developed Ordinances and Comprehensive Plan revisions for the Chesapeake Bay Preservation Act

**MISSION ACCOMPLISHED!**

# Prince George Clean Community Day

## Saturday, April 21, 2018

### 8:30 a.m. to 1:00 p.m.



Sponsored by

**Prince George County and Prince George Extension Office**

**Locations:** a) Police Department Parking Lot - 6600 Courthouse Road, Prince George, 23875  
b) Prince George Convenience Center – 3100 Union Branch Road, S. Prince George 23805

The Prince George Clean Community Day is held for Prince George County residents to dispose of hazardous waste, tires, and certain unwanted items **without charge**. Adopt-A-Highway volunteers will be out on many local roads picking up litter. **Keep In Mind: Improper disposal of hazardous materials and trash is harmful to our environment.**

For more information:

Call the Department of General Services at 722-0775 or the Extension Office at 733-2686

\* The following items can be disposed of at the Police Department Parking Lot Location Only \*

#### Tires Accepted

- ☐ Car and light truck tires
  - ☐ Truck tires (20 inch rim or larger)
  - ☐ Farm tractor and Implement tires
- Industrial tires used on logging and construction equipment will NOT be accepted.**

#### Paper Shredding

Bring your old personal documents and papers to shred!

Shredding will be on site to assist you with a secure way to destroy those old personal files and documents. Paper clips and staples may be left in the papers. NO cardboard, binders, or computer related materials.

#### Hazardous Materials

- ☐ Oil-based paints
- ☐ All Pesticides (insecticides, herbicides, fungicides, rodent baits, including weed & feed fertilizers)
- ☐ Paint thinners and solvents
- ☐ Unwanted fuels (gasoline, kerosene)
- ☐ Unwanted household cleaners (oven, drain, floor)
- ☐ Chemistry sets
- ☐ Photographic chemicals
- ☐ Brake fluid

**Please bring materials in their original containers.**

Certain materials **WILL NOT** be accepted such as, (dioxins, kepone, radioactive material, explosives, shock sensitive materials). **NOTE: Latex paints** can be allowed to dry/harden and then be placed with household trash.



*Thank you  
to our local  
sponsors.*



**HEATON'S LAWN MAINTENANCE**  
804-862-LAWN



**The program will be conducted *RAIN OR SHINE!***  
**No waste will be accepted before 8:30 a.m. or after 1:00 p.m.**

The Below items may be taken to the  
CFS / Prince George Convenience Center at  
**NO CHARGE**

**ONLY** on April 21, 2018 from 8:30 a.m. to 1:00 p.m.

**White goods** (appliances, air conditioners, freezers)

**Yard Debris** (limbs and branches less than 3 inches in diameter)

**Household Goods** (mattresses, bed springs, etc.)



3100 Union Branch Road --- (804) 733-2795

**Materials below are accepted at the Union Branch  
Convenience Center ANY time of year:**

Electronics (*\$ Fee for Larger Units*)  
*Freon Containing Items (\$15 each)*  
Fluorescent bulbs  
NiCad batteries  
Automotive batteries  
Used oil  
Used antifreeze  
Propane tanks (*\$3.00 Fee*)  
Textiles (clothes/shoes)  
Glass  
Newspaper  
Mixed paper  
Metal cans  
Aluminum cans  
Plastic bottles (With a 1 or 2 on bottom)

\*\*\* **Materials may be dropped off at any time during normal  
operating hours at the Convenience Center.** \*\*\*

**Recyclable materials below are accepted at the Courthouse Complex Containers  
any time of year – 6602 Courts Drive:**

Glass, Newspaper, Mixed paper, Metal cans, Aluminum cans,  
Textiles, Plastic bottles (With a 1 or 2 on bottom)

## **February 13 Meeting Recap**

# **Police Department Recognized For Achieving Reaccreditation**

The Board of Supervisors at its February 13 meeting recognized the Police Department for achieving reaccreditation status for the first time.

It was three years ago the department earned its first accreditation from a statewide review panel. In December, the panel visited Prince George again to measure the progress of the department and to see if it sustained its quality first earned in 2015.

The panel's review gave the department an unblemished review as it found all 195 items in compliance. Derek Mays represented the review panel and presented Chief Keith Early with a reaccreditation plaque.

Also in attendance was former Chief Ed Frankenstein, who was inspirational in leading the department to its first accreditation in 2015.

Other matters to come before the BOS at its meeting:

- Approved on the Consensus Agenda a resolution proclaiming February as Black History Month in Prince George County.
- Received the 2017 Annual Reports from the department heads.
- Received a report on negotiations with Verizon regarding a lease agreement for the Courthouse Water Tank.
- A motion was made by Supervisor T.J. Webb to amend the Fund Balance Policy to 15 percent from the current 12.5, but the motion died from a lack of a second.