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## **AGENDA**

Planning Commission  
County of Prince George, Virginia  
Organizational Meeting & Business Meeting: Thursday, February 24, 2022  
County Administration Bldg. Boardroom, Third Floor  
6602 Courts Drive, Prince George, Virginia

### **Business Meeting 6:30 p.m.**

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

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

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

**Meeting ID: 505 385 1421**

**Password: 200726**

One tap mobile

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

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

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

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

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

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

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

Any public comments received via Zoom, in person or by the website form up until the public comment section is closed by the Chairman of the Planning Commission on February 24, 2022 shall be entered into the meeting minutes.

**CALL TO ORDER – Chairman Bresko**

Roll Call - Clerk

**INVOCATION**

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

**ADOPTION OF AGENDA [1] – Chairman Bresko**

**PUBLIC COMMENTS - Chairman Bresko**

The Public Comments period is open to anyone who wishes to speak to the Commissioners on only topics that are not on the Agenda this evening. Please state your name and address and you will have three (3) minutes to speak.

**ORDER OF BUSINESS - Chairman Bresko**

- A-1. Adoption of the Work Session Minutes – January 24, 2022 [2]
- A-2. Adoption of Meeting Minutes – January 27, 2022 [3]
- A-3. Resolution – Mr. Easter [4]
- A.4. Planning Commission Training

**PUBLIC HEARINGS - Chairman Bresko**

- P-1. REZONING AMENDMENT RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses. [5] **Tim Graves, Planner**
- P-2. SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses. [6] **Andre Green, Planner**
- P-3. SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A, Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive

and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses. [7] **Andre Green, Planner**

**COMMUNICATIONS – [7] Tim Graves, Planner**

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
- C. Upcoming Cases

**ADJOURNMENT – Chairman Bresko**



## **WORK SESSION - MINUTES**

Planning Commission  
County of Prince George, Virginia  
Work Session: Monday, January 24, 2022  
County Administration Bldg. Boardroom, Third Floor  
6602 Courts Drive, Prince George, Virginia

### **Organization Meeting & Business Meeting Work Session 5:30 p.m.**

#### **CALL TO ORDER - Chairman Brown – 5:30 p.m.**

**Staff present: Andre Greene; Tim Graves, Missy Greaves-Smith**

**Roll Call – Mr. Brockwell was absent, all others present. Ms. Anderson attended her first meeting as a Planning Commissioner.**

**January 27, 2022 AGENDA REVIEW – Tim Graves reviewed the agenda for the upcoming organizational and business meeting. Agenda items include:**

- O-1. Election of Planning Commission Officers for 2022.
  - A. Election of Chairman
  - B. Election of Vice-Chairman
- O-2. Adoption of the Planning Commission 2022 Meeting Schedule.
- O-3. Adoption of the Bylaws. - **Ms. Anderson noted language on page 3 of the Bylaws should be changed.**
- A-1. Adoption of the Work Session Minutes – December 13, 2021
- A-2. Adoption of Meeting Minutes – December 16, 2021
- P-1. REZONING RZ-21-03: Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.  
**Staff reviewed the Staff Report materials. Mr. Simmons asked what “Exhibit A” in the Application referred to and if that title is written on that document. Mr. Graves answered that Exhibit A refers to the conceptual plan submitted with the application and that Staff would take a closer look at addressing labeling. Mr. Bresko asked if a rezoning sign was placed on the site for this request. Mr. Graves confirmed one was not placed due to limited staff time, and that it is not required by State Code,**

however staff could place one prior to the Board hearing. Staff answered additional questions. Applicant Dino Lunsford was also present and answered questions.

**ADJOURNMENT** – Chairman Brown – 6:00 p.m. (Anderson/Joyner, 6-0)





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

January 27, 2022

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

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

Zoom: <https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>

Meeting ID: 505 385 1421

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**MEETING CONVENED.** The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, January 27, 2022 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Floyd Brown, Sr., Chairman.

**ATTENDANCE.** The following members responded to Roll Call:

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

Also present: Dan Whitten, County Attorney, Andre Greene, Planner II, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

**INVOCATION.** Mr. Simmons provided the Invocation.

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

**ADOPTION OF THE AGENDA.** Mr. Brown asked the Commissioners for a motion to approve the meeting Agenda for the January 27, 2022 Planning Commission. Mr. Bresko made a motion to approve the meeting Agenda and Mr. Joyner seconded the motion.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

**ORGANIZATIONAL MEETING.** Mr. Brown asked for nominees for Chairman of the 2022 Planning Commission. Mr. Joyner nominated Mr. Bresko for Chairman. With no other nominees, the Commission unanimously voted to appoint Mr. Bresko as Chairman.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Mr. Bresko asked for nominees for Vice-Chairman of the 2022 Planning Commission. Mr. Joyner nominated Mr. Brockwell for Vice-Chairman. With no other nominees, the Commission unanimously voted to appoint Mr. Brockwell as Vice-Chairman.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Mr. Bresko asked the Commissioners to review the 2022 Meeting Schedule for the Planning Commission. Mr. Bresko asked if there were any questions or comments. Mr. Simmons made a motion to approve the meeting dates as presented and the motion was seconded by Mr. Brown.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Mr. Bresko asked the Commissioners to review the amended Planning Commission Bylaws. Dan Whitten, County Attorney, reviewed the proposed changes and highlighted the following amendments:

- Article II. Meetings - Section 2 – “Workshops will be held in the Planning Conference Room” - changed to “Work Sessions will be held in the same location as regular meetings as identified above...” (Board Room)
- Article IX. Hearings – Section 12 – “table a request” changed to “postpone a request”

- Article X. Participation of Commission Members by Electronic Communication Means – Section 1 – Virginia State Code was changed to now allow a member to attend remotely subject to the following requirements:

1. A member of the Commission must notify the Chairman that the member is unable to attend the meeting due to either:
  - (a) a temporary or permanent disability or other medical condition that prevents the member's physical attendance;
  - (b) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance; or
  - (c) a personal matter and the member identifies with the specificity the nature of the personal matter.

Participation by a member due to a personal matter is limited to two meetings per calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater.

2. A quorum of the Commission must be physically assembled at one primary or central meeting location.
3. The Commission must make arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location.
4. The Commission shall record in its minutes the remote location from which the member participated but the location does not have to be open to the public.
5. The Commission shall record in its minutes that the member participated through electronic communications due to either
  - (a) a temporary or permanent disability or other medical condition;
  - (b) a family member's medical condition that required the member to provide care for such family member; or
  - (c) a personal matter and the minutes shall include the specific nature of the personal matter.
6. If a member's participation from a remote location is disapproved because such participation would violate this policy, such disapproval shall be recorded in the minutes with specificity.
7. The policy shall be applied strictly and uniformly, without exception, to the entire membership and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

The Commission may meet by electronic communication means without a quorum of the Commission physically assembled at one location when the Governor has declared a state of emergency pursuant to Virginia Code Section 44-146.17 (1950), as amended, or Prince George County has declared a local state of emergency pursuant to Section 44-146.21 (1950), as amended, provided that:

- (a) the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location; and
- (b) the purpose of the meeting is to provide for the continuity of operations of the public body or the discharge of its lawful purposes, duties, and responsibilities.

The Commission convening such a meeting shall:

- (a) give public notice using the best available method given the nature of the emergency, which notice shall be given contemporaneously with the notice provided to members of the Commission;
- (b) make arrangements for public access to the meeting through electronic communication means including videoconferencing;
- (c) provide the public with the opportunity to comment at those meetings of the public body when public comment is customarily received; and
- (d) otherwise comply with the provisions of Virginia Code Title 2.2 Chapter 37 (1950), as amended.

The nature of the emergency, the fact the meeting was held by electronic communication means, and the type of electronic communications means by which the meeting was held shall be stated in the minutes.

Mrs. Elder made a motion to approve the Planning Commission Bylaws as presented. Mr. Brockwell seconded the motion.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

**ORDER OF BUSINESS.** Mr. Bresko asked the Commissioners to review the Minutes of the December 13, 2021 Work Session of the Planning Commission. Mr. Brown made a motion to approve the December 13, 2021 Work Session Minutes. The motion was seconded by Mrs. Elder.

Roll Call:

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

Opposed: (0)

Abstain: (3) Anderson, Brockwell, Joyner

Mr. Bresko asked the Commissioners to review the Minutes of the December 16, 2021 Planning Commission meeting. Mr. Simmons made a motion to approve the meeting Minutes of the December 16, 2021 meeting. The motion to approve the Minutes was seconded by Mr. Brockwell.

Roll Call:

In favor: (5) Simmons, Brown, Elder, Bresko, Brockwell

Opposed: (0)

Abstain: (2) Anderson, Joyner

**PUBLIC COMMENT PERIOD.** At 6:44 p.m., Mr. Bresko opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda. Citizens were asked to limit their comments to three (3) minutes.

With no one present or on Zoom indicating they wished to speak, the Public Comment Period was closed at 6:45 p.m.

## **PUBLIC HEARING.**

- P-1.** REZONING RZ-21-03: Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.

Mr. Graves began the presentation by explaining the revised proffer statement was submitted on January 25, 2022, two days prior to the meeting. The Bylaws state the following: "Final revised proffers shall be submitted ten (10) days prior to the Planning Commission Meeting on which the matter is to be on the agenda. The time limits provided for in this section may be waived if the Commission, by unanimous vote of those present, suspends the application of this section for a specific case. All proffers must be signed by the owner, or a representative of the owner authorized by a valid power of attorney, and by a Notary Public."

Mr. Graves suggested that the Commissioners waive the (10) ten day submittal requirement due to the time limitations with staff's prior response to the applicant.

Mr. Bresko asked if any of the Commissioners had any questions. Mr. Simmons asked Mr. Graves to review the changes that were made from the original proffer statement. Mr. Graves explained that the applicant had been working with staff on the proffer statement submitted in December, specifically the cash proffer per unit. The applicant submitted a revised proffer statement on January 20, 2022, which was delayed being reviewed by staff. The only changes between the January 20, 2022 and January 25, 2022 submittal included: date change (at the top), owner signature and date change for the Conceptual Plan.

Dan Whitten, County Attorney, advised the Chairman to postpone the vote on the waiving of the received date of the submittal until after the Public Hearing.

Mr. Graves presented the request to the Commissioners.

### **Background Information:**

- This request contingent upon BOS approval of OA-21-01 on 1-25-22 to establish the R-TH district
- Applicant working with national homebuilder D.R. Horton and planning advisory firm Balzer & Associates
- B&A also provided feedback on OA-21-01
- First proposed townhouse development in Prince George County

### **Summary:**

#### **Applicants' Goal:**

- Build 51 townhouse units on individual lots

#### **Applicants' Request:**

- Rezone 10.5-acre portion of 15.483 acres to R-TH for a townhouse development, featuring:
  - 51 units, minimum 1,200 SF, multi-floor, individually-owned
  - Amenities: Walking trail, playground, 1,200 SF pavilion
  - Served by public water and sewer
  - Front on state-maintained roads
  - Off-street parking provided
  - Homeowners association to be created to maintain common areas

Proffers:

- Generally conform to conceptual plan
- Minimum dwelling size of 1,200 SF gross finished floor area
- Minimum of 2 offstreet parking spaces per unit
- 3.5 acres common area, including pavilion, walking trail and playground
- Entrance monument feature
- HOA (Home Owners Association)
- Cash proffer of \$3,443.01 per unit

Definition of Townhouses:

Townhouse means an attached single-family dwelling unit located on an individual lot with an individual entry, constructed in a group of attached units. Individual units shall be separated from other units by party walls extending from basement to roof, without doors, windows or other provisions for human passage or visibility.

Planning & Zoning Staff Review Comments:

- Intended land use is permitted in the R-TH zoning district only
- Conceptual plans appear to meet standards of the R-TH zoning district
- All applicable standards to be reviewed during Subdivision review and Site Plan review
- Building scale appears compatible with the surrounding area
- Additional traffic generation expected
  - Compare to existing Forbes Drive entrance (70+ lots)
  - VDOT has reviewed this request and provided comments

Comprehensive Plan Comments:

- Future Land Use Map calls for Residential and Multi-Family in this area
- Future Land Use Map is a generalized map, not parcel specific
- Multi-family buildings exist across the street

Proposed R-TH density: 4.86 units/acre

Comparison if rezoned to R-2 or R-3: 3.24 to 6.48 units/acre

Staff finds this request overall compatible with the Comprehensive Plan.

Planning & Zoning comments to the proposed proffers:

- Final revised proffer statement dated 1-25-22
- Maximum per the policy: \$14,240.54
- Minus Reductions per-unit for:
  - Adjusted student generation calculations

- Housing allowed by-right without rezoning
- Value of amenities provided
- Proposed per-unit cash proffer: \$3,443.01
- Rationale for reductions and the proposed amount generally conform to the County's Cash Proffer Policy

VDOT Key Comments:

- A Chapter 527 TIA is not required
- Turn lanes are not required
- Proposed roads to be designed and constructed to VDOT standards
- Proposed entrance must be 470' + from the next commercial entrance or intersection

Staff Recommendation:

Approval, subject to the proffered conditions

Basis:

- Compatible with surrounding uses and density
- Quality of housing product and amenities package
- No negative feedback from the surrounding community
- Proposed cash proffer conforms to County policy

Mr. Joyner asked if the County is setting a time limit on construction/completion of the common areas. Mr. Graves explained that during the Site Plan review process, common areas such as playgrounds and walking trails will be indicated on the plan. These areas will be required to be completed prior to final approvals during construction.

Mr. Bresko opened the Public Hearing at 7:05 p.m. to anyone wishing to speak for or against this case.

Erma Brown, 10621 Lamore Drive, stated her concerns are to the County in reference to the water and sewer being sent into Hopewell. She stated she felt that the water and sewer connection should continue past the school (J.E.J. Moore) near her. She also expressed her concern with the current overcrowding of the schools.

Andy Scherzer, Landscape Architect with Balzer & Associates, stated he is currently working with Mr. Lunsford and the Planning staff on this project. They are crafting a planned community to offer people a new alternative to home ownership in a townhome. He reassured the Commissioners that all the roads within the development will be State maintained roads and built to their standards.

Mr. Joyner asked Mr. Scherzer what the average cost of the townhomes will be. He replied that D.R. Horton, the builder, has estimated the cost at \$290,000-\$300,00 per unit.

Mrs. Elder inquired about the pond behind the development. Mr. Lunsford stated there is a heavy wooded area between the water and the common area. Mr. Scherzer added that during the site plan process, any erosion and settlement plans required by the County, will be followed.



Mrs. Elder stated she contacted the Prince George County School Board and they could not indicate which elementary school children in this development would attend. The School Board is in the process of redistricting for the new elementary school.

Mrs. Elder asked if she could purchase these units as rental property. Mr. Scherzer stated it could be something the HOA could regulate, but stated each unit would be individually owned.

Mrs. Anderson shared comments from a recent community meeting where citizens expressed the lack of properties available in the County to purchase. This project could help with the need of housing under \$500,000. She added that the new elementary school should be completed within the same time frame of this project.

With no one else coming forward in person or via Zoom, the Public Hearing was closed at 7:23 p.m.

Mr. Mitchell was present on Zoom and Mr. Graves was unable to get his audio to transmit.

Mr. Bresko asked for a motion for the waiving of the submittal of the revised Proffer Statement. Mr. Brown made a motion to waive the (10) ten day notice. Mrs. Elder seconded the motion and roll was called.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Mr. Bresko asked the Commissioners if they had any additional questions. Mr. Brown made a motion to forward the request to the BOS with the recommendation of approval from the Planning Commission. The motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (6) Simmons, Brown, Anderson, Brockwell, Bresko, Joyner

Opposed: (1) Elder

Absent: (0)

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

1. Actions of the Board of Zoning Appeals (BZA)
  - a. Organization & Business Meeting was held on Monday, January 24, 2022 – Mrs. McAllister was re-elected Chair and Mrs. Woodward was elected Vice-Chair
  - b. Approved a Variance case for property near the Petersburg Country Club
2. Actions of the Board of Supervisors (BOS)
  - a. January 25, 2022 - approved the ordinance to create the new townhouse district
3. Planning Commission Communications

- a. Upcoming Cases
  - i. Industrial Rezoning Amendment
  - ii. Special Exception for a special care hospital
  - iii. Special Exception for an assembly hall
  - iv. Battery Storage – Ordinance Amendment
- b. Planning Commissioner Training
  - i. An afternoon training session will be scheduled
- c. Survey for the Strategic Plan from Mrs. Walton

**ADJOURNMENT.** At 7:32 p.m., Mr. Bresko asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mrs. Elder made a motion to adjourn and Mr. Simmons seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (7) Simmons, Brown, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)



Planning Commission  
County of Prince George, Virginia

Resolution

At a regular meeting of the Planning Commission of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 24<sup>th</sup> day of February, 2022:

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Present:

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

Vote:

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A-3

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_,  
which carried \_\_\_\_\_, the following resolution was adopted:

RESOLUTION; COMMENDATION; MR. JAMES A. EASTER; SERVICE ON  
PRINCE GEORGE COUNTY PLANNING COMMISSION

WHEREAS, Mr. James A. Easter was appointed by the Board of Supervisors to represent Prince George County on the Planning Commission beginning on January 1, 2010; and

WHEREAS, Mr. Easter dutifully obtained his Certified Planning Commissioner training and certification in 2010; and

WHEREAS, Mr. Easter was a leader on the Planning Commission and served faithfully and willingly in leadership roles over his tenure, as Chairman of the Commission, Vice - Chairman of the Commission, Chairman of the Capital Improvement Plan Committee and served on numerous subcommittees such as the Housing Subcommittee, the Land Use Committee, and the Transportation Subcommittee; and

WHEREAS, Mr. Easter's experience, knowledge, and ability to build consensus assisted the County in the development of numerous Comprehensive Plan Updates, new Zoning Ordinances, and future land use plans; and

WHEREAS, Mr. Easter served the citizens of Prince George County to the utmost of his ability for over twelve years; and

NOW, THEREFORE, BE IT RESOLVED, That the Prince George County Planning Commission this 24<sup>th</sup> day of February, 2022 hereby commends and thanks Mr. James A. Easter for his dedicated service to the Planning Commission and to the citizens of the County; and

BE IT STILL FURTHER RESOLVED, That this Commission personally thanks Mr. Easter for his many years of service to Prince George County in his role as Planning Commissioner and his many other roles in the community; and

BE IT STILL FURTHER RESOLVED, That the Commissioners and Planning staff wish Mr. Easter much happiness and fulfillment in his future pursuits.

A Copy Teste:

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



**REZONING AMENDMENT REQUEST – RZ-21-06  
PLANNING COMMISSION STAFF REPORT – FEBRUARY 24, 2022**

**RESUME**

**APPLICANT:** SI Virginia II, LLC

**PROPERTY OWNER:** SI Virginia II, LLC

**REQUEST:** Amend and replace the conditions of zoning cases RZ-20-04, RZ-20-05 in order to:

1. Remove the restriction on High-Cube Warehouses so that all uses permitted by-right in the M-1 zoning district will be allowed on this property; and
2. Consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel

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

**STAFF REPORT CONTENTS/**

**ATTACHMENTS**

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors Approval
4. Staff Report
5. Copy of the Application with Attachments
6. Copy of Zoning Cases RZ-20-04 & RZ-20-05
7. APO letter, map, mailing list, and newspaper ad
8. Power Point Presentation

### Sample Motions

#### APPROVE:

"I move to forward request RZ-21-06 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:"

#### (EXAMPLES):

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

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#### APPROVE WITH CHANGES:

I move to forward request RZ-21-06 to the Board with a recommendation for APPROVAL, subject to the following changes:

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#### DENY:

I move to forward request RZ-21-06 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

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#### POSTPONE:

I move to POSTPONE request RZ-21-06 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(DATE OR MONTH)

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



## County of Prince George, Virginia

Ordinance

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**REZONING AMENDMENT RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that Rezoning Application identified as RZ-21-06 is granted as an amendment to the official zoning map; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property known as Tax Map 340(22)00-010-0 or Lot 10R in the Southpoint Business Park, containing 157.15 acres, will be developed according to the following conditions voluntarily agreed to by the Applicant, which shall replace the conditions of zoning cases RZ-20-04 and RZ-20-05 that applied to the Property prior to adoption of this ordinance.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. The rezoning, all amendments and proffers herein apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code

Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.

4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 10R which is now M-1 Limited Industrial with certain proffer limitations. This amendment allows all permitted uses in the M-1 zoning classification to be allowed on the consolidated Lot 10R.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

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



## PLANNING COMMISSION STAFF REPORT

Public Hearing February 24, 2022

**RZ-21-06** – Amend conditions of zoning cases RZ-20-04 & RZ-20-05

**Applicant:** SI Virginia II, LLC

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

### I. Request Summary

The applicant would like to use the property for any of the permitted uses in the M-1 zoning district and to consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel.

In order to accomplish this, they are requesting to amend the conditions of zoning cases RZ-20-04, RZ-20-05.

### II. Property

**Address / Location:** Lot 10R  
Southpoint Business Park  
**Tax Map:** 340(22)00-010-0

**Zoning District:** M-1 Limited Industrial

**Current Use:** Vacant

**Site Size:** 157.15 acres

**Comp Plan Land Use:** Industrial

**Legal Owner:** SI Virginia II, LLC

**Planning Area:** Prince George Planning Area

**RE Taxes Paid?:** Yes

**Previous Zoning Cases:** RZ-20-04, RZ-20-05

Figure 1: Aerial view of request area



### III. Meeting Information

Planning Commission Public Hearing: February 24, 2022

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

### IV. Background

1. Zoning cases RZ-20-04 and RZ-20-05 were approved October 27, 2020. There were two zoning cases because there were two tax parcels involved. One zoning case rezoned one of the tax parcels from M-3 to M-1 and the other zoning case amended the zoning conditions on the other tax parcel. The result was that two tax parcels were in the same zoning district (M-1) and had the same set of zoning conditions.
2. In those zoning cases, the applicant proffered that the property consisting of two tax parcels would be consolidated, and proffered that two particular high-traffic uses would not be permitted on the property, (155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse). Those two uses are permitted by-right in the County's M-1 zoning district as "Wholesale business and storage warehouses", however the applicants decided to exclude those two uses because if they were included it could have delayed the rezoning case by a factor of months. The reason it would have delayed the rezoning case is because VDOT required a Chapter 527 Traffic Impact Analysis (TIA) for those uses, based on the 10th edition of a technical reference manual, and such a TIA is time-intensive for the applicant to prepare and for the County and VDOT to review.
3. In 2021, the applicant discovered that in the latest edition of the technical reference manual, those same uses no longer trigger the requirement for a TIA.
4. Desiring the option to develop the property with those uses, the applicant applied for this rezoning amendment.

### V. Applicant Proposal

The applicant's two main goals are:

1. Remove the restriction on 155 High-Cube Fulfillment Center Warehouses and 156 High-Cube Parcel Hub Warehouses; and
2. Consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel

In order to accomplish their goals, the applicant has proposed to amend the conditions of RZ-20-04 and RZ-20-05 with two main changes:

1. Remove the language that excludes the specified uses
2. Replace two lists of conditions with one set of conditions

All other previously effective conditions would remain in effect if this zoning request is approved.

Those conditions pertain to:

- General conformance to a conceptual plan
- Vegetative buffers
- Ground cover and landscaping
- Lighting
- Meeting with VDOT



## VI. Exhibits

Exhibit 1 – Zoning Map

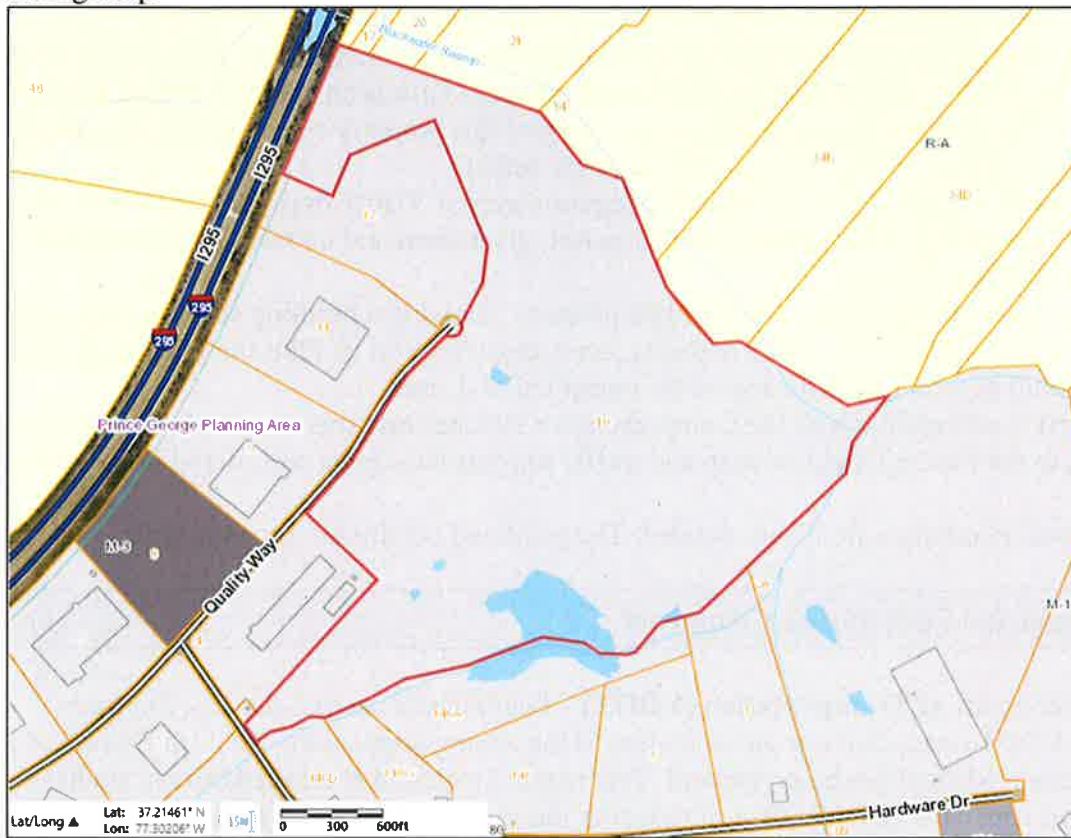


Exhibit 2 – Conceptual Layout (Sheet C050) as referenced in proffers



## VII. Planning and Zoning Review Comments

1. If this request is approved, the zoning district will not change, only the conditions.
2. We do not object to the removal of restriction on the specified industrial uses which are otherwise permitted in the M-1 zoning district. Southpoint Business Park is an appropriate location for those uses.
3. Approval of this request would simplify the zoning of this property since there would only be one effective zoning case for the now-consolidated tax parcel.
4. The County can require a TIA for rezoning requests even if VDOT does not. Staff does not see a need to require a separate TIA information for this request, given there are no known transportation issues within Southpoint Industrial Park.
5. The owner has submitted a Site Plan for this property, showing a building sized between approximately 648,000 SF and 940,000 SF. If this rezoning amendment request and the site plan are approved, the building could be occupied with any of the permitted M-1 uses.
6. This request is compatible with the Comprehensive Plan because this area is planned for Industrial according to the Future Land Use map and traffic impacts have been considered in the review of this request.
7. No additional conditions are recommended. The proffered conditions are appropriate.

## VIII. Supplemental Staff Review Comments

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

1. Since VDOT conducted our initial review of the zoning application, the 11th Edition of the Trip Generation Manual has been released. This manual included several additional studies for use Code 155 and 156. This had the effect of reducing the trip generation data for these use codes. Accordingly, VDOT agrees that the submitted trip generation data is representative of the proposed rezoning and agrees that no Chapter 527 TIA will be required.
2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appears to meet VDOT's Access Management Spacing standards.
3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.

The departments below reviewed this request and had no comments.

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

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

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

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

**Fire & EMS Department** – Shawn Jones

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

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

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

## IX. Public Notice and Community Feedback

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

## **X. Staff Recommendation**

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

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. The applicant has proffered the below conditions which Staff finds appropriate.

## **XI. Proffered Conditions**

The following conditions were proffered in the "Rezoning Application Statement" dated December 2, 2021, submitted with the application. The deleted language from conditions #2 and #6 is also provided below for reference:

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. ~~The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.~~ The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. The rezoning, all amendments and proffers herein apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. ~~The zoning on Lot 10 which is now M-3 Heavy Industrial with certain proffer limitations shall be downzoned to M-1, Limited Industrial Zoning to match Lot 13 existing zoning of M-1; furthermore~~

~~the Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generational Manual 10th Edition as 155 High Cube Fulfillment Center Warehouse and 156 High Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High Cube Fulfillment Center Warehouse and 156 High Cube Parcel Hub Warehouse shall be permitted as part of this rezoning case.~~

The zoning on Lot 10R which is now M-1 Limited Industrial with certain proffer limitations. This amendment allows all permitted uses in the M-1 zoning classification to be allowed on the consolidated Lot 10R.

7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.





# REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-21-06

DATE SUBMITTED:

DEC 03 2021

BY:

## APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST:				
	Amend the conditions of zoning cases RZ-20-04, RZ-20-05				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	LOT 10R SOUTHPOINT BUSINESS PARK				
LEGAL OWNER	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:	PROPOSED ZONING:
	340(22)-00-010-0 340(22)-00-013-0 COMBINED	157.15	YES	M1	M1
	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY				
APPLICANT CONTACT	<input type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot)				
	<input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS: TRIP GENERATION REPORT				
	NAME(S): SI VIRGINIA II, LLC				
	MAILING ADDRESS (Incl. City, State, Zip) 1 ROCKY TOP, CLINTON TN 37716				
PAYMENT	E-MAIL: brenda@brendastarwallcpa.com		PHONE: 865.441.8712		
	NAME(S) (If different than owner): TOM WORTHAM				
	RELATION TO OWNER: REPRESENTATIVE				
	MAILING ADDRESS: (Incl. City, State, Zip) 2 CENTRE PLAZA, CLINTON TN, 37716				
E-MAIL: twortham@hollingsworthcos.com		PHONE: 865.414.7061			
OFFICE USE ONLY (Completed at time of application)					
COMMENTS:					
FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: \$1050.00		PAYMENT TYPE: <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT		
	CHECK # / TRANSACTION #: 16325	DATE RECEIVED: 12/3/21	RECEIVED BY: MGS		

# OWNER AFFIDAVIT

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

NAME:

Brenda S. Starwalt, Pres.  
SI VIRGINIA II, LLC

NAME:

Brenda S. Starwalt, Pres.

SIGNED:

SIGNED:

DATE:

DATE:

NOTARIZATION:

STATE OF VIRGINIA TN

COUNTY OF: Anderson

Subscribed and sworn before me this

2

day of

December

2021

Notary Public

My Commission expires:

6-23

, 20

24



AFFIDAVIT

## **Rezoning Application Statement**

**DATE:** December 2, 2021

**RE:** Lot 10R SouthPoint Business Park  
Tax Map 340(22)00-010-0  
REZONING CASE RZ-20-04

In the interest of time when down-zoning the subject parcel in 2020, the owner proffered out two specific uses that were thought could trigger a Traffic Impact Analysis and delay the rezoning of the property. Since that time the owner began to explore initiating the Traffic Impact Analysis to prevent delays when a potential tenant arrived and was ready to occupy the building. Timmons Engineering was consulted to start the process and they found the two uses removed by proffer would not reach the threshold to trigger a Traffic Impact Analysis, even at the planned expansion size of the building at 900,000 square feet. Please see attached report from Timmons Engineering.

We therefore request to amend our existing rezoning conditions as per the attached copy of the rezoning resolution, striking a portion of item #6, and acknowledging the consolidation of Lot 10 with Lot 13. After the adoption of the resolution of the Prince George County Board of Supervisors to approve Rezoning Case RZ-20-04 and Rezoning Case RZ-20-05, Lot 13 and Lot 10 were combined by consolidation deed into Lot 10R. The consolidated Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. Language has been added to clarify that the rezoning conditions apply to the entire combined acreage.

All other conditions or the rezoning would remain in effect as described below.

REZONING CASE RZ-20-04 Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-3, Heavy Industrial Zoning District to M-1, Limited Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0 and

ZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to §90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0.

These two lots are now consolidated into Lot 10R and still uses Tax Map Number 340(22)00-010-0.

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-010-0 Lot 10R in SouthPoint Business Park containing 157.15 acres (the "Property"), under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. The rezoning, all amendments and proffers herein apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.
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8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Please see attached information:

**"Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020**

**"SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019**

**Southpoint Lot 10 R – Trip Generation Estimates Date: July 1, 2021 Timmons**

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

19996357-0001 Missy G.12/03/2021 01:37PM

**EG INVOICE**

WORTHAM, TOM (SI VIRGINIA II LLC)

2021 Item: INV-00000971

Base fee for a  
Rezoning Application  
request

1,050.00

-----  
1,050.00

**Subtotal** 1,050.00

**Total** 1,050.00

**CHECK** 1,050.00

Check Number 016325

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**Change due** 0.00

**Paid by:** WORTHAM, TOM (SI VIRGINIA II  
LLC)

Thank you for your payment

CUSTOMER COPY



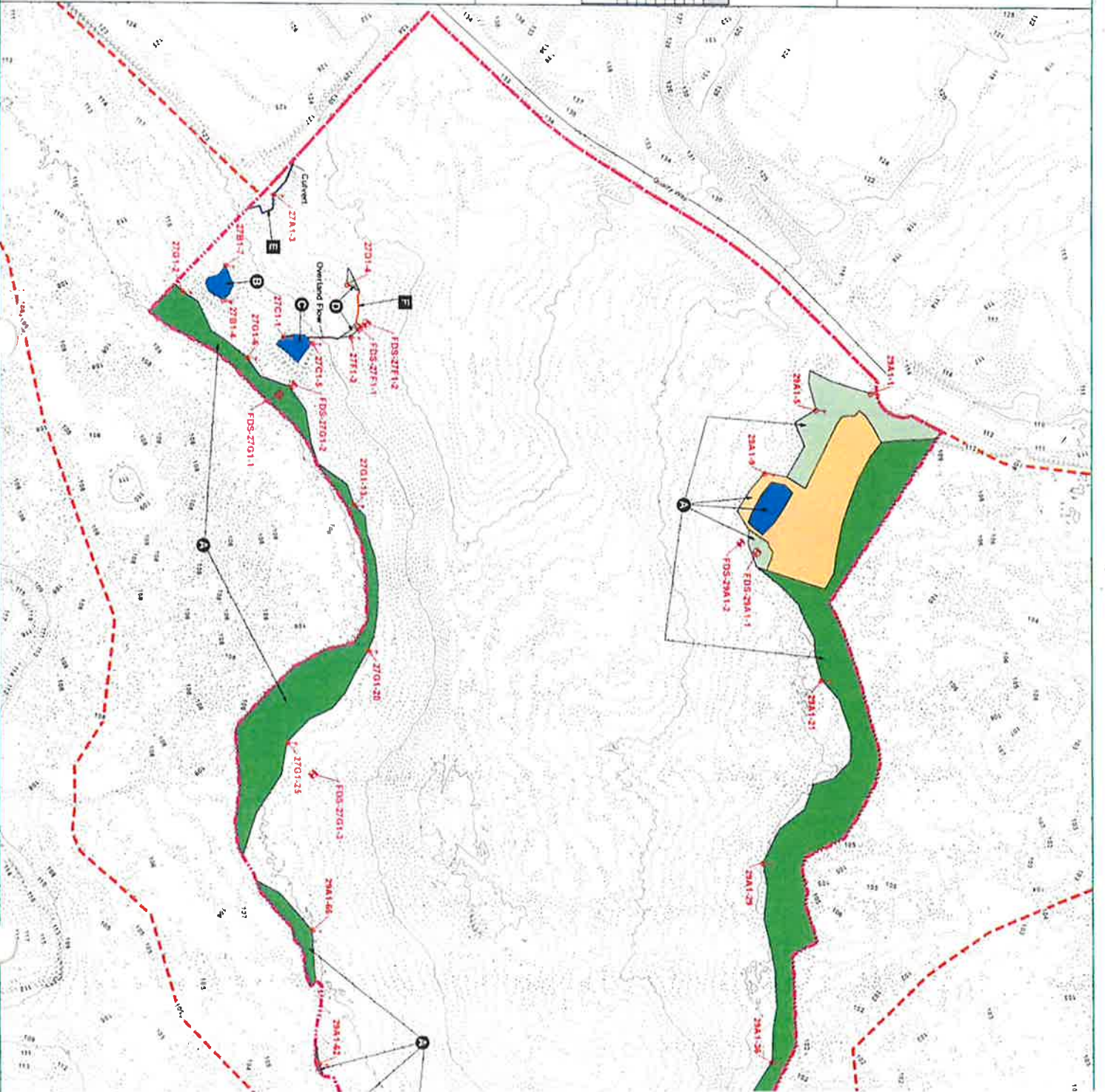




Category	Area (Acres)	Area (Hectares)	Area (Square Feet)	Area (Square Meters)	Area (Square Kilometers)
Palustrine Emergent (PEM) Wetlands	1.2	0.5	130,680	53,500	0.013
Palustrine Forested (PFO) Wetlands	1.2	0.5	130,680	53,500	0.013
Palustrine Scrub Shrub (PSS) Wetlands	1.2	0.5	130,680	53,500	0.013
Palustrine Open Water (POW) Wetlands	1.2	0.5	130,680	53,500	0.013
Other Wetlands	1.2	0.5	130,680	53,500	0.013
<b>Total Wetlands</b>	<b>5.0</b>	<b>2.0</b>	<b>1,306,800</b>	<b>535,000</b>	<b>0.13</b>

## Legend

- Project Study Limits: 74.9 Acres
- Lot 10 - 155.9 Acres
- Stream Identifier
- Wetland Identifier
- Flag
- Field Data Station
- Culvert
- Overland Flow
- Intermittent Stream (R4)
- Epithermal Stream (R8)
- Palustrine Emergent (PEM) Wetlands
- Palustrine Forested (PFO) Wetlands
- Palustrine Scrub Shrub (PSS) Wetlands
- Palustrine Open Water (POW) Wetlands
- Topographic Contours
- Major - 10 Feet
- Minor - 1 Foot



Project  
**Concept Developments, Inc.**  
 VP-163  
 Southpoint Business Park  
 Prince George, Virginia

LAND  
 DEVELOPMENT  
 SOLUTIONS  
 310 SIMMONS RD., SUITE K-KNOXVILLE, TN 37922  
 PH: 615-671-2281



Drawing Description  
**Runoff Reduction  
 Compliance  
 Forest/Open Space**



Drawn By	CCB
Checked	EJB
Approved	WMB
Job No.	2200052
Date	7/26/2020

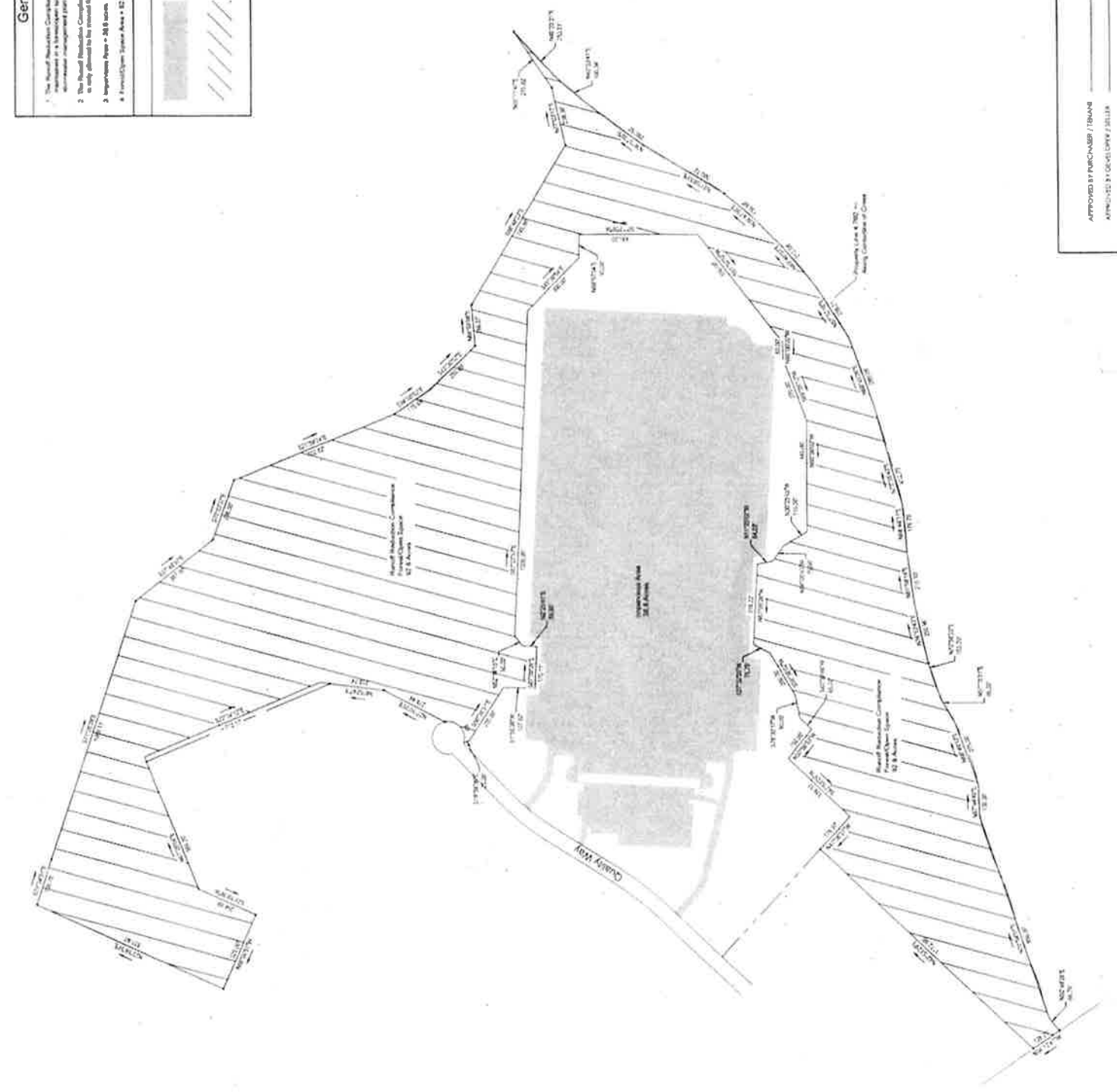
**General Notes**

- The Runoff Reduction Compliance Forest/Open Space area shown here is what the requirement is a Runoff Reduction Compliance Forest/Open Space area. It is not a Runoff Reduction Compliance Forest/Open Space area. It is not a Runoff Reduction Compliance Forest/Open Space area. It is not a Runoff Reduction Compliance Forest/Open Space area.
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**Legend**

Runoff Reduction Compliance Forest/Open Space

Runoff Reduction Compliance Forest/Open Space



APPROVED BY PURCHASER / TENANT  
 APPROVED BY DEVELOPER / SELLER  
 DATE  
 DATE





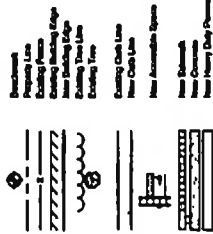
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[illegible]

1

1. All dimensions to earth reference face of curb / edge of pavement.
2. See Architectural Drawings for building dimensions. All dimensions shown to building on this sheet are approximate.
3. See Utility Plan for man and manhole utility line locations.
4. See Grading Plan and Challenge Plan for man and building storm system inlets.

1



1

1. Continuation Sheet - Read and Study
2. Index - Read and Study
3. Table of Contents - Read and Study
4. Executive Summary - Read and Study
5. Introduction - Read and Study
6. Background - Read and Study
7. Methods - Read and Study
8. Results - Read and Study
9. Discussion - Read and Study
10. Conclusion - Read and Study
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56. Results - Read and Study
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APPROVED BY: PURCHASER / ITMARS

To: Tom Wortham (Hollingsworth Companies)  
From: Scott Dunn, AICP, PTP  
RE: Southpoint Lot 10 R – Trip Generation Estimates  
Date: July 1, 2021  
Copy: Derrick Johnson (TG), Thomas Ruff (TG)

As requested, Timmons Group has prepared a trip generation estimate comparison for potential land uses on Lot 10R in the Southpoint Business Park in Prince George County, VA. The purpose of this comparison is to evaluate the traffic generated by two (2) uses – High-Cube Fulfillment Warehouse and High-Cube Parcel Hub Warehouse – which are expressly restricted under the property's current proffers.

Per the provided preliminary site plan, Lot 10R can accommodate up to 900,000 SF of development. The first phase is anticipated to be 650,000 SF and the second phase will accommodate the remaining 250,000 SF.

Using this information, the following table was compiled to illustrate estimated traffic volumes for the potential development of each aforementioned restricted use:

Land Use	Code	Size	Daily Traffic (ADT)	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
High Cube Fulfillment Center Warehouse	155	650,000	1,126	79	19	98	41	63	104
High Cube Fulfillment Center Warehouse	155	900,000	1,626	109	26	135	56	88	144
High-Cube Parcel Hub Warehouse	156	650,000	3,010	227	228	455	283	133	416
High-Cube Parcel Hub Warehouse	156	900,000	4,167	315	315	630	392	184	576
High-Cube Parcel Hub Warehouse	156	1,080,000	5,000	378	378	756	470	221	691

The trips generation estimates above were calculated using the 10th edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*.

Based on this information, at full buildout (i.e. 900,000 SF), the High-Cube Fulfillment Warehouse and High-Cube Parcel Hub Warehouse are anticipated to generate 1,626 ADT and 4,167 ADT, respectively.

The trip generation estimate for each of the restricted uses falls below the current VDOT Chapter 527 traffic impact analysis (TIA) threshold of 5,000 ADT; indicating that a VDOT-guided TIA would not be required for either of proposed land uses. However, it should be noted, that the County itself does reserve the right to require that a TIA be prepared and can request that VDOT participate in the scoping and review of that work.

Lastly, per the table above, the maximum development that the site can accommodate and remain under the 5,000 ADT VDOT threshold is 1,080,000 SF of High-Cube Parcel Hub Warehouse. This information is included solely for informational/comparison purposes.

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 27th day of October, 2020:

---

<u>Present:</u>	<u>Vote:</u>
Donald R. Hunter, Chairman	Aye
Alan R. Carmichael, Vice Chairman	Aye
Floyd M. Brown, Jr.	Aye
Marlene J. Waymack	Aye
T. J. Webb	Aye

---

P-1

REZONING CASE RZ-20-04 Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-3, Heavy Industrial Zoning District to M-1, Limited Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-20-04 is granted as an amendment to the official zoning map with the following conditions:

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-010-0 (the "Property") under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint

Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map”, dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.

4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 10 which is now M-3 Heavy Industrial with certain proffer limitations shall be downzoned to M-1, Limited Industrial Zoning to match Lot 13 existing zoning of M-1; furthermore the Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generational Manual 10<sup>th</sup> Edition as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as part of this rezoning case.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

---

Adopted on October 27, 2020 and becoming effective immediately.

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 27th day of October, 2020:

---

Present:

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

Vote:

Aye  
Aye  
Aye  
Aye  
Aye

---

P-2

ZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to §90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Zoning Case Amendment Application identified as RZ-20-05 is granted as an amendment to the official zoning map with the following conditions:

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-013-0 (the "Property") under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.

3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10<sup>th</sup> Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as a part of this rezoning case.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

---

Adopted on October 27, 2020 and becoming effective immediately.



## County of Prince George, Virginia

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

February 10, 2022

### PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, February 24, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING AMENDMENT RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

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

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

Sincerely,

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

Tim Graves  
Planner





AZZAZEERE LC  
844 ALTON RD  
MIAMI BEACH, FL 33139

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

GAY LINDA E  
7001 LAUREL SPRING RD  
PRINCE GEORGE, VA 23875

GOYA FOODS INC  
100 SEAVIEW DR  
SECAUCUS, NJ 07096

HARRISON JEAN A  
6901 LAUREL SPRING RD  
PRINCE GEORGE, VA 23875

HARRISON KAREN E  
6995 LAUREL SPRING RD  
PRINCE GEORGE, VA 23875

HOLLINGSWORTH G P  
TWO CENTRE PLAZA  
CLINTON, TN 37716

IGO PROPERTIES LLC  
12113 KIRKHAM RD  
POWAY, CA 92062

IGUANA NEWCO LLC  
10943 N SAM HOUSTON PKWY W  
HOUSTON, TX 77064

LUCA ITALIAN RESTAURANT INC  
3766 ELK CT  
PRINCE GEORGE, VA 23875

LUCA ITALIAN RESTAURANT INC  
3677 ELK CT  
PRINCE GEORGE, VA 23875

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

OLD DOMINION TRUCK LEASING INC  
C/O PENSKE TRUCK LEASING CO LP  
2675 MORGANTOWN RD  
READING, PA 19607

RP-QUALITY WAY LLC  
800 E CANAL ST S1900  
RICHMOND, VA 23219

SEBERA DENNIS W  
PO BOX 99  
PRINCE GEORGE, VA 23875

SI VIRGINIA II LLC  
1 ROCKY TOP LN  
CLINTON, TN 37716

SUMMIT PROPERTIES PARTNERSHIP  
TWO CENTRE PLAZA  
CLINTON, TN 37716

WALLERMAN LLC  
6104 HARDWARE DR  
PRINCE GEORGE, VA 23875





## Legal Notices

### PUBLIC NOTICE

#### PRINCE GEORGE COUNTY

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George Planning Commission will hold public hearings on Thursday, February 24, 2022 beginning at 6:30 p.m. concerning the following requests:

#### REZONING AMENDMENT

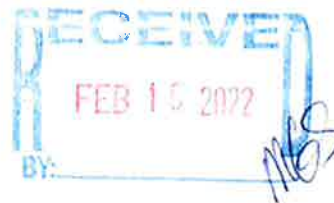
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**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

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

Tim Graves  
Planner



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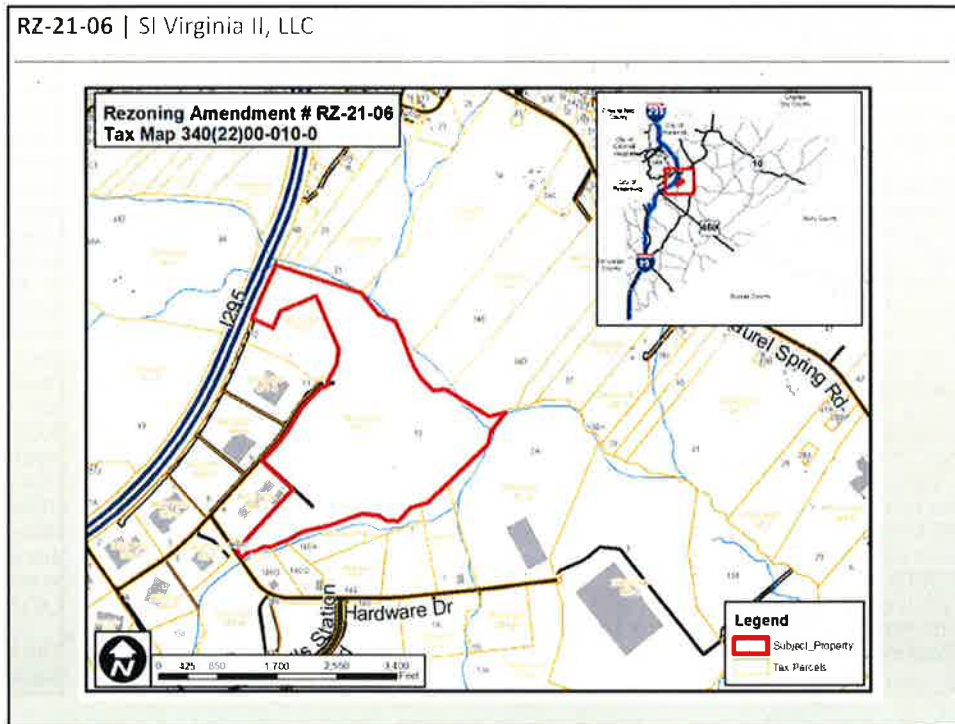
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Tim Graves  
Planner

## REZONING AMENDMENT RZ-21-06:

Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

### RZ-21-06 | SI Virginia II, LLC







## Background

### **Zoning cases RZ-20-04 and RZ-20-05 approved October 27, 2020**

- Two tax parcels with different zoning histories → two zoning cases
- Excluded uses (because Traffic Impact Analysis (TIA) required):
  - 155 High-Cube Fulfillment Center Warehouse
  - 156 High-Cube Parcel Hub Warehouse

### **2021-2022**

- Current edition of technical manual does not require TIA for above uses
- Applicant applied for rezoning amendment

## Request Summary

### **Applicants' Goals:**

1. Remove the restriction on 155 High-Cube Fulfillment Center Warehouses and 156 High-Cube Parcel Hub Warehouses; and
2. Consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel

### **Applicants' Request:**

1. Remove the language that excludes the specified uses
  2. Replace two lists of conditions with one set of conditions
- All other conditions will not change.

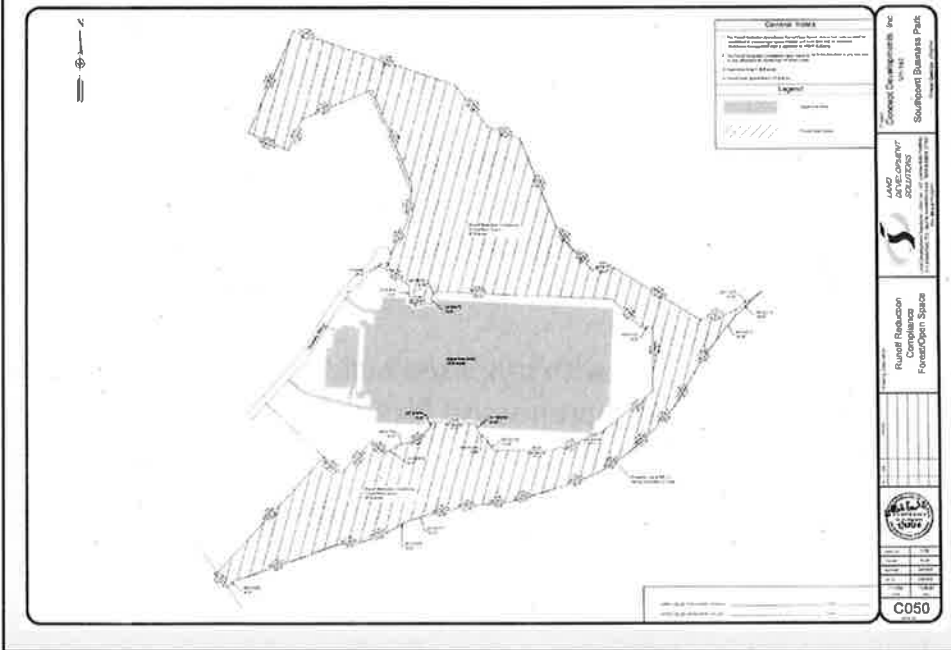
### Planning & Zoning Staff Review Comments

- Zoning district will not change
- No objections to the additional proposed uses (permitted by-right in M-1 zoning district)
- A TIA (other than Chapter 527) does not appear to be necessary
- Site Plan submitted with proposed building 648k to 940k SF
- Consistent with Comprehensive Plan
- Proffered conditions are appropriate

### Other Staff Review Comments

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

1. VDOT agrees that the submitted trip generation data is representative of the proposed rezoning and agrees that no Chapter 527 TIA will be required.
2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appears to meet VDOT's Access Management Spacing standards.
3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.



## Proffered Conditions

### Changed conditions:

- #2: Regarding consolidation of parcels (done)
- #6: All M-1 uses permitted

### Other conditions (no changes) pertain to:

- General conformance to a conceptual plan
- Vegetative buffers
- Ground cover and landscaping
- Lighting
- Meeting with VDOT

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



## Staff Recommendation

### Approval, subject to the proffered conditions

#### **Basis:**

- Compatible with surrounding uses and comprehensive plan
- No negative feedback received from community
- Proffered conditions are appropriate

## Questions?

*See Staff Report for Sample Motions*





## County of Prince George, Virginia

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

February 17, 2022

Land Development Solutions  
310 Simmons Road, Suite K  
Knoxville, TN 37922  
ATTN: W. H. Breck Bowlin, PE

**RE: Site Plan # SP-21-13 VP163 – SI Virginia - Tax Parcel: 340(22)00-010-0**

Dear Mr. Bowlin:

We have reviewed the site plan dated November 15, 2021, received on January 27, 2022, and the review team has offered the following comments. Please contact individual reviewers with any questions. After addressing the review team's comments as applicable, please submit 14 printed copies of the revised site plan with a response letter to the Planning & Zoning office.

Charles Harrison III - Building Official / Fire Official - (804) 722-8659  
[charrison@princegeorgecountyva.gov](mailto:charrison@princegeorgecountyva.gov)

1. Per code Section 1106 (table 1106.1(2)) of the VCC, a minimum of seven accessible parking spaces are required per the submitted number of 281 total spaces. Amend item #9 in the "General Notes" section on pages C000, C101, and C102 to display, at least, seven accessible spaces provided.
2. INFORMATIONAL COMMENT: The "Total Parking Provided" (item #9) data in the "General Notes" section on pages C201 and C202 displays different parking spaces provided information than on pages C000, C101, and C102

Paul Hinson, P.E., LEED AP, VDOT Land Use Engineer - (804) 863-4012 -  
[paul.hinson@vdot.virginia.gov](mailto:paul.hinson@vdot.virginia.gov)

[See attached comment letter]

Andre Greene, Planner II - (804) 722-8675 - [agreene@princegeorgecountyva.gov](mailto:agreene@princegeorgecountyva.gov)

1. Revise the lighting plan to include the additional parking lot area.
2. Revise the landscaping plan to include the additional parking lot area.
3. Have your landscape planner talk with your lighting planner so that trees are not going to grow up in around a pole light.
- 4.
5. Please note all rezoning approvals or special exception approvals with any associated conditions on the site plan.

Frank Haltom, PE, County Engineer - (804) 722-8688 - [fhaltom@princegeorgecountyva.gov](mailto:fhaltom@princegeorgecountyva.gov)

1. The water demands previously approved in November 2021 were for a peak water demand of 23.2 gpm. These plans indicate a peak demand of 102 gpm. Prince George County Utilities may not be

able to meet this demand. Please explain why the demands have changed and provide the necessary calculations.

2. Please confirm the average water and sewer demands for the facility remain 12,375 gallons per day.
3. Please review the head loss calculations for accuracy. The final line shows the actual head loss is greater than allowed.
4. Sheet C-401 lists the domestic service line as 3'', whereas the detail of sheet C-506 has been revised to a 4'' service line. Please address.
5. Sheet C-402 shows a fire line outside the perimeter of the building, but C-401 no longer shows it. Please address.
6. Provide calculations for the private lift station. Provide the pump rating and demonstrate the station has adequate storage to handle the daily peak demands.

The following review team members reviewed your application and had no comments on this request. Please contact them individually with any questions.

- Alice Weathers, VDH – Prince George - (804) 733-2630 - [alice.weathers@vdh.virginia.gov](mailto:alice.weathers@vdh.virginia.gov)
- Angela Blount, Environmental Program Coordinator - (804) 722-8673 - [ablount@princegeorgecountyva.gov](mailto:ablount@princegeorgecountyva.gov)
- Chris Douglas, Prince George County Sheriff's Department - (804) 733-2690 - [cdouglas@princegeorgecountyva.gov](mailto:cdouglas@princegeorgecountyva.gov)
- Shawn Jones, Prince George County Fire & EMS - (804) 651-6258 - [sjones@princegeorgecountyva.gov](mailto:sjones@princegeorgecountyva.gov)

The following review team members received your application and have not provided any comments at this time. Please contact them individually with any questions concerning their review of your application. We will forward you any comments once we receive them.

- Donna Price, Assessor, Prince George
- Dr. Lisa Pennycuff, Superintendent, Prince George
- Patrick Barnes, PGSBO Support Services. }

Thank you for your site plan submittal. If you have any questions about the process for approval, feel free to contact me.

Sincerely,

Andre Greene  
Planner II

Attachments:  
- VDOT Comment Letter

CC: Review team



**SPECIAL EXCEPTION REQUEST – SE-21-07**  
**PLANNING COMMISSION STAFF REPORT – FEBRUARY 24, 2022**

**RESUME**

**APPLICANT:** BrightView, LLC

**PROPERTY OWNER:** Roslyn Farm Corporation

**REQUEST:** Special Exception to permit a Special Care Hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as Tax Parcel 120(OA)00-003-J. The Comprehensive Plan indicates that the property is suitable for commercial uses.

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

**STAFF REPORT CONTENTS/  
ATTACHMENTS**

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

### Sample Motions

#### APPROVE:

"I move to forward request SE-21-07 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation is/are:"

#### (EXAMPLES):

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

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#### APPROVE WITH CHANGES:

I move to forward request SE-21-07 to the Board with a recommendation for APPROVAL, subject to the following changes:

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#### DENY:

I move to forward request SE-21-07 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

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#### POSTPONE:

I move to POSTPONE request SE-21-07 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(DATE OR MONTH)

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

## County of Prince George, Virginia

Ordinance

---

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

---

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-21-07 is granted as an amendment to the official zoning map with the following conditions:

1. The hours of operation shall be from 8:00 AM to 7:00PM.
2. No medication shall be kept on-site at the facility.
3. A change of use permit and a Tenant Uplift permit shall be obtained from the Building Inspections Office.
4. The applicant shall obtain all required State licenses and permits for operation of an outpatient drug addiction services facility.
5. The applicant shall obtain a local business license.
6. No loitering shall be allowed after the facility is closed for business.
7. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
8. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

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





## PLANNING COMMISSION STAFF REPORT

Public Hearing February 24, 2022

**SE-21-07-** Special Exception for a Special care hospital in an existing commercial building

**Applicant:** BrightView, LLC

**Property Owner:** Roslyn Farm Corporation

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

### I. Request

The applicant would like to provide outpatient substance abuse services in an existing commercial building.

In order for this to be permitted, they are requesting a special exception for a special care hospital.

### II. Property

**Address:** 4140 Crossing Court

**Zoning District:** B-1, General Business

**Tax Map:** 120(0A)00-003-J

**Current Use:** Vacant

**Site Size:** Approximately 6.645 acres

**Comp Plan Land Use:** Commercial

**Legal Owner:** Roslyn Farm Corp.

**Planning Area:** Prince George

**RE Taxes Paid?:** Yes

**Previous Zoning Cases:** None

Figure 1: Aerial view of request area



Figure 2: Exterior Photo



### III. Meeting Information

Planning Commission Public Hearing: February 24, 2022

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



#### IV. Background

BrightView, LLC, operates 54 locations across 5 states (Virginia, Kentucky, Delaware, Ohio and North Carolina). There are 7 locations in Virginia. They are located in Lynchburg, Midlothian, Newport News, Suffolk and 2 sites in Chesapeake. According to BrightView's website they offer outpatient medication-assisted treatment. Treatment programs include Meth Addiction, Heroin Addiction, Opioid Addiction, Suboxone treatment, and Vivitrol Treatment.

#### V. Applicant Proposal

The applicant wishes to lease space in an existing commercial building located at 4140 Crossings Court. The building contains approximately 7,520 square feet of space. There are no plans to make any significant exterior modifications to the building. When fully operational, BrightView will create at least 10 full-time jobs. BrightView anticipates 7 patients onsite at any given time. At capacity, the full parking load for the center will be 17 spaces. The hours of operation will be from 8AM to 7 PM, Monday thru Friday. The closure at 7:00 PM is to accommodate those attending evening group sessions that work full-time jobs.

#### VI. Exhibits

Exhibit 1 –Renderings supplied by applicant

**Exterior**



**Waiting Room**



**Group Therapy Room**



**Internal Waiting Room**



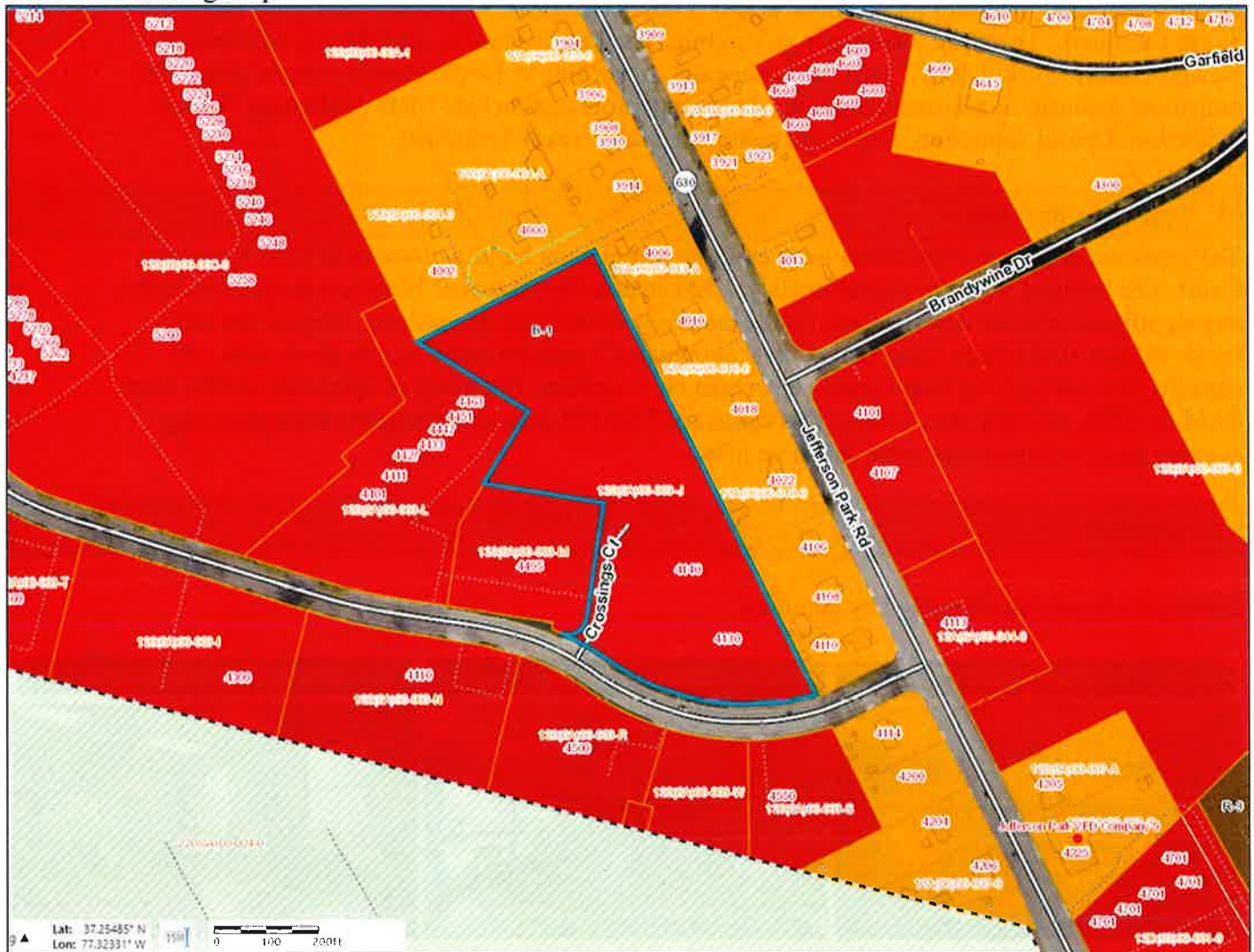
**Internal Hallway**



**Doctor's Office**



## Exhibit 2 – Zoning Map



### VII. Planning and Zoning Review Comments

1. The proposed specialty care facility will have minimal impact on surrounding business and residences. The use will be located in an existing commercial complex that has sufficient off-street parking. Increased traffic is expected to be minimal
2. Current land uses on adjacent properties:
  - a. North: Vacant lot and single-family residences.
  - b. South: Commercial establishments
  - c. East: Berm and trees and single-family residences
  - d. West: Fort Lee Credit Union
3. Other approval/permits and licensures required:
  - a. Tenant Uplift permit/ Change of Use from the Building Official's Office.
  - b. License from the State department of Behavioral Health and Developmental Services.
  - c. A local business license from Prince George County.
4. The request appears to be compatible with the Comprehensive Plan as the site in question is designated for commercial development in accordance with the Comprehensive plan's future land use plan.
5. There is an existing berm and trees that serve as buffer between the residences that front on Jefferson Park Road and the commercial complex.

6. 10 full-time jobs will be created.
7. Planning Staff asked the applicant: Why did your company decide on a location in Prince George County, VA? **ANSWER:**

*Brightview has a highly analytical approach to site selection. We use both publicly available and proprietary information to identify an unmet need for our services throughout Virginia. Prince George County has been identified as an area of high need due to its high overdose rate and high opioid prescribing rate amongst other reasons.*

*Additionally, BrightView has conducted extensive research into potential referral partners and competitors within the community. When reviewing the organizations serving a similar population, we discovered that most of these agencies have long wait times and it is difficult to enroll into any of the existing programs. There are also limited hours with the doctor, limited insurances accepted, and a limited subset of services offered. BrightView's goal as a treatment provider is to eliminate as many barriers to entry as possible and accepts all insurance types, has a doctor on-site during all working hours, and offers a comprehensive set of services (medical, clinical, social services).*

*When speaking with referral partners, there was a consistent mention of being overwhelmed with patients and a large need for more providers in the area. For example, Denise Waff, director at the Riverside Criminal Justice Agency noted that the area is "severely lacking in services and that is the biggest challenge we face". Lori Henley, the drug court coordinator for Hopewell, Surry, and Prince George, had very similar feedback. Lori stated that "we need more resources across the region as the numbers keep increasing".*

*BrightView plans to alleviate the stresses currently on these potential referral partners and eliminate the barriers to entry patients are currently experiencing. Based on our research, there is still a large unmet need in the community in which this location is best positioned to meet.*

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

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

1. In accordance with the VUSBC and based on the information provided, the proposed Tenant Upfit/Occupancy Classification of the building will be classified as an "I-Institutional" occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC and the VSFPC (accessible parking and handicap access, fire separation of buildings, fire department access, water supplies for firefighting, fire hydrants, fire lanes, etc.). Review of these items will be completed during the site plan review process.
3. Construction permits will be required for all activities not deemed as exempt per section 108.2 of the USBC/VCC. Plans and specifications, prepared by a Virginia Registered Design Professional, must be submitted for review with the building permit applications.
4. Structures that will be utilized for commercial purposes will be required to comply with the applicable requirements of the VUSBC (sanitation, ventilation, structural, means of egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

#### **Police Department- Chris Douglas**

1. Will any medication be kept on-site? Suboxone for withdrawal? **ANSWER:** *No patients will receive medication on site and will pick up medication at the pharmacy after receiving a prescription.*
2. Where are some other BrightView Health locations? **ANSWER:** *Operates 54 locations across 5 states (Virginia, Kentucky, Delaware, Ohio and North Carolina) and 7 locations in Virginia are located in Lynchburg, Midlothian, Newport News, Suffolk and 2 sites in Chesapeake.*



The departments below reviewed this request and had no comments.

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

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

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

**Fire & EMS Department** – *Shawn Jones*

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

**VDOT**- *Paul Hinson, Southern Region Land Use Engineer*

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

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

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

## **X. Staff Recommendation**

Staff is recommending approval subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff has recommended the conditions stated below to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

## **XI. Recommended Conditions**

1. The hours of operation shall be from 8:00 AM to 7:00PM.
2. No medication shall be kept on-site at the facility.
3. A change of use permit and a Tenant Uplift permit shall be obtained from the Building Inspections Office.
4. The applicant shall obtain all required State licenses and permits for operation of an outpatient drug addiction services facility.
5. The applicant shall obtain a local business license.
6. No loitering shall be allowed after the facility is closed for business.
7. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
8. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.



# SPECIAL EXCEPTION APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

SE-21-07

DATE SUBMITTED:

OCT 20 2021

## APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST: Special Exception for a Special Care Hospital in B-1 zoning district		
	REQUEST PROPERTY ADDRESS / LOCATION: 4140 CROSSINGS COURT, PRINCE GEORGE, VA 23875		
	REQUEST TAX MAP PIN(S): (List all) 12060A) 00-003-J	AFFECTED ACREAGE (Each parcel): 7,570 SQ. FT. (0.17 ACRES)	ENTIRE PARCEL (Y / N - Each parcel): N
	ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS:		
LEGAL OWNER	NAME(S): ROSLYN FARM CORPORATION		
	MAILING ADDRESS: (Incl. City, State, Zip): P.O. BOX 727 COLONIAL HEIGHTS, VA 23834		
	E-MAIL: NWALKER@ROSLYNFARMCORP.COM	PHONE: 804.526.0820	
APPLICANT CONTACT	NAME(S): If different than owner): BRIGHTVIEW, LLC		
	RELATION TO OWNER: TENANT		
	MAILING ADDRESS: (Incl. City, State, Zip): 625 EDEN PARK DRIVE, STE. 525, CINCINNATI, OHIO		
	E-MAIL: MIDIMAGGIO@BRIGHTVIEWHEALTH.COM	PHONE: 847.849.7170	
OFFICE USE ONLY (Completed at the time of application)			
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):	
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:

OWNER AFFIDAVIT

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

NAME:

NICHOLAS WALKER

NAME:

SIGNED:



SIGNED:

DATE:

9/22/2021

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Colonial Heights

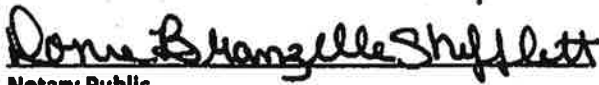
Subscribed and sworn before me this

22nd

day of

September

2021

  
Notary Public

My Commission expires:

April 30 2024



**INVOICE (INV-0000713)  
FOR PRINCE GEORGE COUNTY, VA**

**BILLING CONTACT**

ROSLYN FARM CORPORATION  
320 #C CHARLES DIMMOCK PARKWAY  
COLONIAL HEIGHTS, VA 23834



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000713	10/20/2021	10/20/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-21-0005	PGC Special Exception Request	\$700.00
<b>SUB TOTAL</b>		<b>\$700.00</b>

**REMITTANCE INFORMATION**

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

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



**October 20, 2021**

Planning and Zoning Division  
County of Prince George  
6602 Courts Drive  
Prince George, VA 23875

Re: Applicant Statement  
BrightView – Outpatient Addiction Treatment Clinic  
4140 Crossings Court, Tax No: 1200A00003J (the “Property”)

Dear Members of the Planning and Zoning Division:

BrightView intends to operate an Outpatient Addiction Treatment Clinic on the Property. BrightView’s mission is to provide patient-focused, evidence-based, high-quality care to individuals with Substance Use Disorder (“SUD”). This care is provided in an accepting and welcoming environment, free of stigma, utilizing a holistic treatment model combining medical interventions (including Medication Assisted Treatment (“MAT”)) with psychological and social services to treat the whole person and maximize the potential for recovery. A typical patient at BrightView spends 1-2 hours at a location where they receive, medical, clinical, and social services depending on their specific needs. A patient will never spend the evening at BrightView and the facility operates very similar to an Urgent Care. It’s hours are 8:00AM to 5:00PM with the occasional group therapy meeting lasting until 6:30PM. Most patients have appointments, but BrightView attempts to break down barriers to treatment and will take walk-ins. BrightView accepts all forms of insurance and treats all forms of SUD.

BrightView is seeking a special exception for the Property which is zoning B-1 and viewed as a Special Care Hospital.

Below you will find additional information on BrightView’s plan for the location and more details on the business.





The Property is ideally located to serve the target population. BrightView will invest approximately \$500,000 in interior renovations at the Property to transform the currently vacant structure into a high-quality medical and clinical facility. BrightView uses the highest quality finishes (see below) to ensure the look and feel of our facilities is consistent throughout all 45+ of the Company's locations.





There are no plans to make any significant exterior modifications to the building. When fully operational, BrightView will create at least 10 full-time jobs at the Property. These 10 jobs should support a full patient census at which point BrightView anticipates 7 patients onsite at any given time. At capacity, the full parking load for the center will be 17 spots.

BrightView will provide much-needed treatment to an underserved patient population. The opioid epidemic continues to ravage the United States, and the demand for MAT services is continuously increasing. Like nearly every other state, Virginia has a significant population that suffers from SUD and has seen skyrocketing numbers of fatal drug overdoses in recent years. Between 2015 and 2020, overdose deaths in Virginia have increased by 123%, climbing 41% in the last year alone. In the same period, the percentage of all drug overdose deaths involving opioids grew from 79% to 83%. Overdose deaths attributable to synthetic opioids have increased a staggering 636% since 2015 and increased 72% in 2020 alone. Unfortunately, the COVID-19 pandemic led to a resurgence in addiction and overdoses with 2020 setting grim new records. The second quarter of 2020 represented the largest number of fatal drug overdoses (647) ever seen in Virginia, coinciding with the beginning of the precautionary national shutdown. Roanoke is in the top 5 for highest overdose death rates throughout Virginia.

These trends make it more urgent than ever to support state of the art treatment Brightview provides – and Brightview has a demonstrated record of success. Brightview's patients have a 70% decrease in illicit substance use, 50% decrease in alcohol consumption, 90% decrease in jail time, 70% decrease in arrests, 50% decrease in unemployment, 40% decrease in feelings of depression, 60% decrease in hospitalizations, and 50% decrease in emergency room visits.

The proposed clinic will have little to no effect on the surrounding businesses. All services will be provided inside the building. BrightView's patients will not be loitering outside the building, lined up outside the center, or cause traffic congestion on surrounding streets. The Property has ample parking for all patients and employees and the business will operate only during normal working hours (8am – 5pm). BrightView offers transportation via Lyft, Uber, Taxi, Medicaid rides, or public transportation for patients that do not have a personal vehicle. BrightView currently operates more than 40 treatment facilities in four states; our facilities generate no more traffic, noise, disruption, or other impact on the surrounding neighborhood than other existing medical facilities treating patients with different medical conditions.



BrightView

BrightView is excited to establish its newest location in Prince George County. Thank you in advance for your consideration and please do not hesitate to contact me to further discuss any of the application materials. I look forward to working with you and other representatives of Prince George County regarding these applications.

Sincerely,

*/s/ Mike DiMaggio*

Mike DiMaggio

Vice President of Development

BrightView, LLC







## County of Prince George, Virginia

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

February 10, 2022

### PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, February 24, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for commercial uses.

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

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

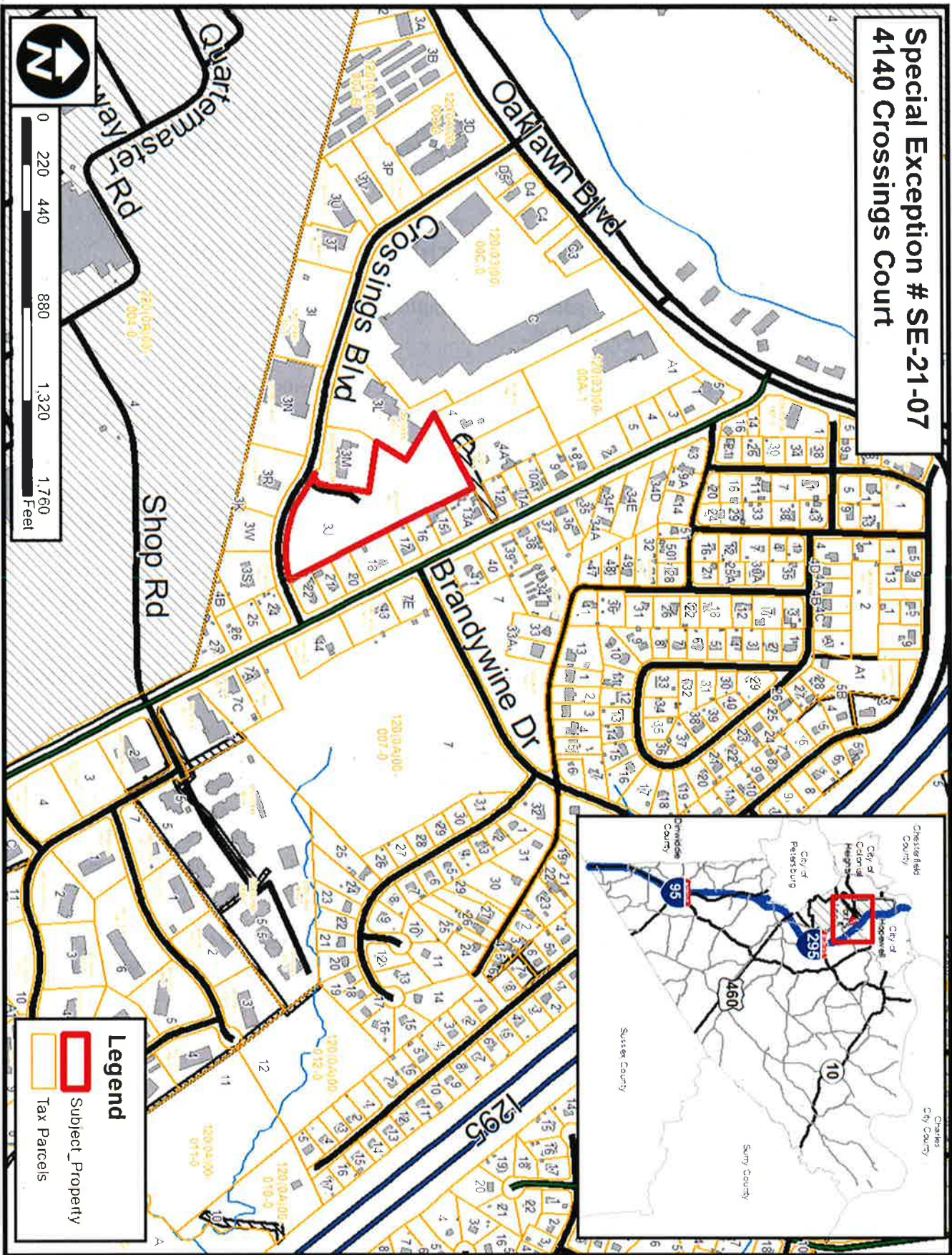
Sincerely,

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

Andre Greene  
Planner II



# Special Exception # SE-21-07 4140 Crossings Court



**Legend**

Subject\_Property

Tax Parcels





## County of Prince George, Virginia

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

January 24, 2022

Major General Mark T. Simerly  
Combined Arms Support Command  
Bldg 5020, 2221 Adams Avenue  
Fort Lee, Virginia 23801-2102

### PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Major General Simerly,

You are receiving this notice because the Code of Virginia § 15.2-2204(D) requires notification of the commander if an application for special exception involves a parcel of land within 3,000 feet of a boundary of a military base (Fort Lee), with at least 30 days notice. You are invited to submit comments or recommendations on the below request, if desired. The Prince George County Planning Commission will hold a public hearing on **Thursday, February 24, 2022 beginning at 6:30 pm** to consider the following request:

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for commercial uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday-Friday. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. A live video stream will be available via Swagit at [https://www.princegeorgecountyva.gov/live\\_stream/](https://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto:planning@princegeorgecountyva.gov) with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

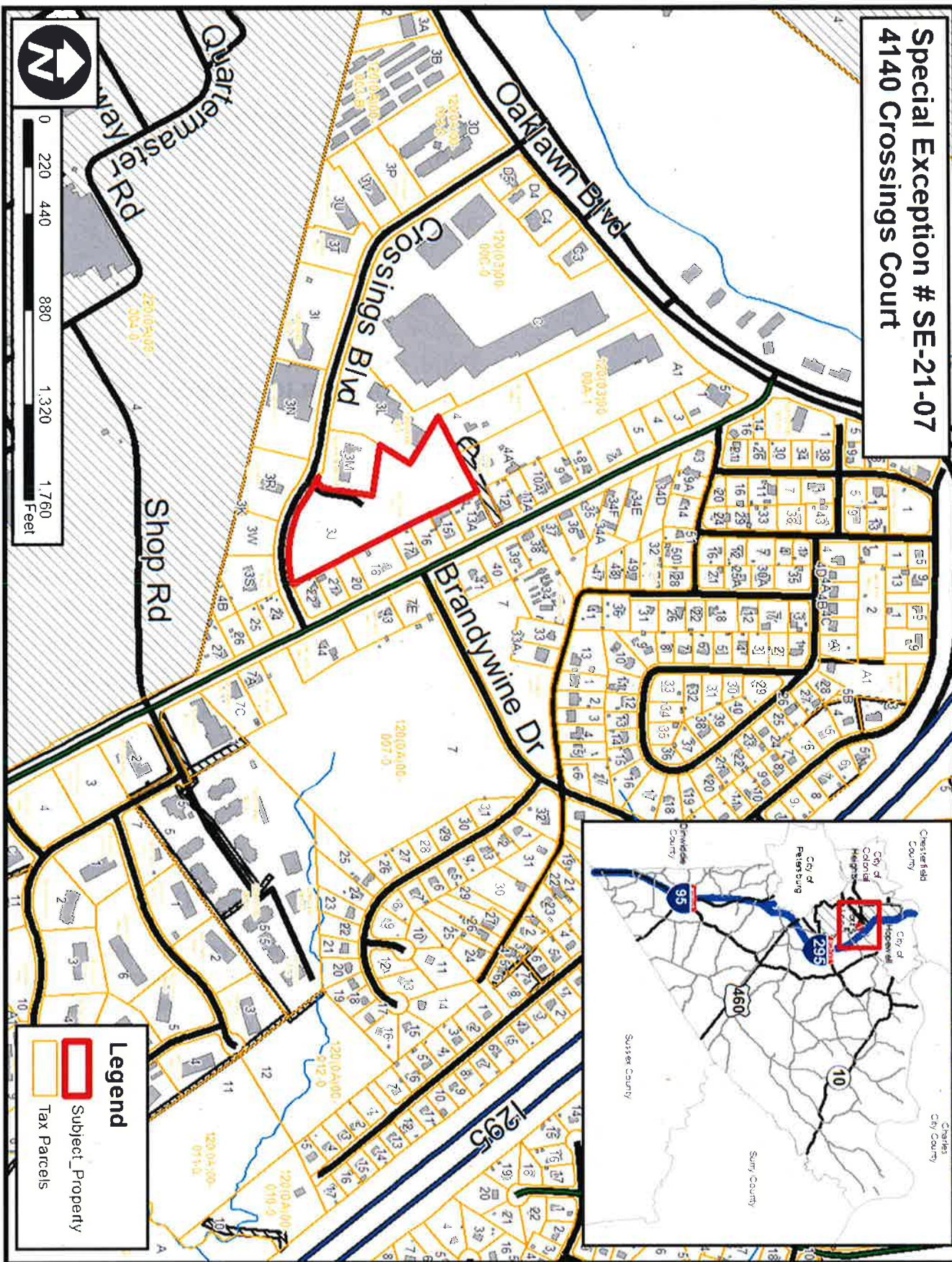
Sincerely,

A handwritten signature in black ink, appearing to read "Andre M. Greene".

Andre Greene, Planner II



# Special Exception # SE-21-07 4140 Crossings Court



ARDENA LR LLC C/O SLK GLOBAL  
SOLUTIONS  
2727 LBJ FREEWAY STE 806  
DALLAS TX 75234

ROSLYN FARM CORPORATION  
PO BOX 727  
COLONIAL HEIGHTS VA 23834

ANDERSON JAMES E LLC SPEYER  
DENITA F LLC  
3580 RIDGE RD  
TIMBERVILLE VA 22853-2812

FORT LEE FEDERAL CREDIT UNION  
4495 CROSSINGS BLVD  
PRINCE GEORGE VA 23875

VENDORS SUPPLY INC  
4410 CROSSINGS BLVD  
PRINCE GEORGE VA 23875

CROSSING PROPERTIES I LLC  
4500 CROSSINGS BLVD  
PRINCE GEORGE VA 23875

JOR LLC  
4550 CROSSINGS BLVD  
PRINCE GEORGE VA 23875

HOUCHINS BOBBY L & JOANN M  
15200 PRINCE GEORGE DR  
DISPUTANTA VA 23842

MCALLISTER WILLIAM H & SUSAN F  
4002 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

ELLINGTON JOHNIE  
4000 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

MELlichAMPE AUBREY  
4010 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

ANDERSON GLORIA E  
4022 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

SHELTON KUN SUK & JOANNA  
4106 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

BROWN DAVID S  
4108 JEFFERSON PARK RD  
PRINCE GEORGE VA 23875

DINGAS LARRY D & SHERRY H  
5713 MICA CT  
PRINCE GEORGE VA 23875

JC LLC  
4550 CROSSINGS BLVD  
PRINCE GEORGE VA 23875

PETREE HIRAM C LIFE ESTATE  
719 GREYLEDGE BLVD  
CHESTER VA 23836





## Legal Notices

### PUBLIC NOTICE

#### PRINCE GEORGE COUNTY

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George Planning Commission will hold public hearings on Thursday, February 24, 2022 beginning at 6:30 p.m. concerning the following requests:

#### REZONING AMENDMENT

**RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

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

Tim Graves  
Planner

### PUBLIC NOTICE

#### PRINCE GEORGE COUNTY

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George Planning Commission will hold public hearings on Thursday, February 24, 2022 beginning at 6:30 p.m. concerning the following requests:

#### REZONING AMENDMENT

**RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

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

Tim Graves  
Planner



**SPECIAL EXCEPTION REQUEST – SE-22-01**  
**PLANNING COMMISSION STAFF REPORT – FEBRUARY 24, 2022**

**RESUME**

**APPLICANT:** Duncan and Suzanne Fung

**PROPERTY OWNER:** Duncan and Suzanne Fung

**REQUEST:** Special Exception for an Assembly Hall

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

**STAFF REPORT CONTENTS/  
ATTACHMENTS**

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

### Sample Motions

#### **APPROVE:**

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

#### **(EXAMPLES):**

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

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#### **APPROVE WITH CHANGES:**

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

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#### **DENY:**

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

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#### **POSTPONE:**

I move to POSTPONE request SE-22-01 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(DATE OR MONTH)

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

## County of Prince George, Virginia

Ordinance

---

Request of Duncan and Suzanne Fung pursuant to Prince George Zoning Ordinance Section 90-103(9) to permit an Assembly Hall (Wedding Venue) within a R-A, Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Parcel 460(0A)-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

---

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-01 is granted as an amendment to the official zoning map with the following conditions:

1. The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors.
2. Ingress and egress to the Assembly Hall shall be restricted to Lake Fungs Road.
3. Lake Fungs Road shall be improved (additional gravel to be added) and routinely maintained by the applicants.
4. The applicant shall provide adequate off-street parking.
5. There shall be no on-site food preparation and no on-site dishwashing.
6. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event that is expected to exceed 150 attendees.
7. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the State Health Department .
8. The Assembly Hall shall be cleaned and all trash/debris removed from the premises after each event.
9. Signage shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting the setbacks requirements in the ordinance for business signs.
10. The applicant shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
11. The applicant shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and drinking water well have been evaluated to support the proposed usage, with review by the Health Department prior to granting of a business license.
12. The applicant shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to the following:



well and septic permits from the Department of Health; commercial entrance Permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for the on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; and local business license from the Commissioner of the Revenue.

13. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
14. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.
15. The applicant shall possess and maintain proper liability insurance.

---

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



## PLANNING COMMISSION STAFF REPORT

Public Hearing - February 24, 2022

**SE-22-01** – Special Exception for an Assembly Hall

**Applicants:** Duncan and Suzanne Fung

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

### I. Request

The applicants would like to use a newly constructed residential structure as a wedding venue. In order for this to be permitted, they are requesting a special exception for an assembly hall.

### II. Property

**Address:** 9099 Golf Course Drive

**Tax Map:** 460(0A)00-034-0

**Site Size:** 33.731

**Legal Owner:**  
Duncan and Suzanne Fung

**RE Taxes Paid?:** Yes

**Zoning District:**

R-A, Residential- Agricultural

**Current Use:** Residential

**Comp Plan Land Use:** Agricultural

**Planning Area:** Rural Conservation

**Previous Zoning Cases:** No

Figure 1: Aerial view of request area



Figure 2: Exterior Photo



### III. Meeting Information

Planning Commission Public Hearing: February 24, 2022

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

#### **IV. Background**

The applicants built a residential dwelling on the subject property in 2021:

- More than 5,700 square feet (SF) total
- First floor 2,952 SF
- Finished half-story 1,771 SF
- Balcony 96 SF and open masonry porch 936 SF

#### **V. Applicant Proposal**

A summation of the applicant's request is as follows:

- Use the newly constructed building as a wedding venue.
- The venue is expected to hold 4 to 8 events per month, on Fridays and Saturdays.
- When there are no scheduled events, the venue will be locked and no one will be living in the building.
- There will be a total of 2 restrooms available to venue guests and one warming kitchen.
- There will be no cooking or dish washing done at the venue.
- The maximum number of wedding guests is 150 persons.
- There is a large graveled area on the right and front side of the building that should be able to accommodate 70+ cars.
- There are no employees because the event host will be responsible for their own services including catering and serving. Subcontractors will be hired to perform cleanup and setups, if needed.
- Event operation will be from 12 P.M. noon until 10 P.M.
- The current access route to the building is from Golf Course Drive, turning South onto a private graveled road that continues to the venue. There is one neighbor at 9095 Golf Course Drive to share the private road easement. However, there is an alternative route (proposed) from the South, turning West from Robin Road onto Lake Fungs Road and continuing to the venue site.
- An AOSE/PE report has been prepared to propose additional septic tank capacity to handle 150 people. Without any improvement, the current septic capacity can be used up to 120 people adequately. The current well capacity is adequate for 150 people. The applicant will apply for a permit for such an improvement after Special Exception approval.



## VI. Exhibits

Exhibit 1 – Aerial View Close up

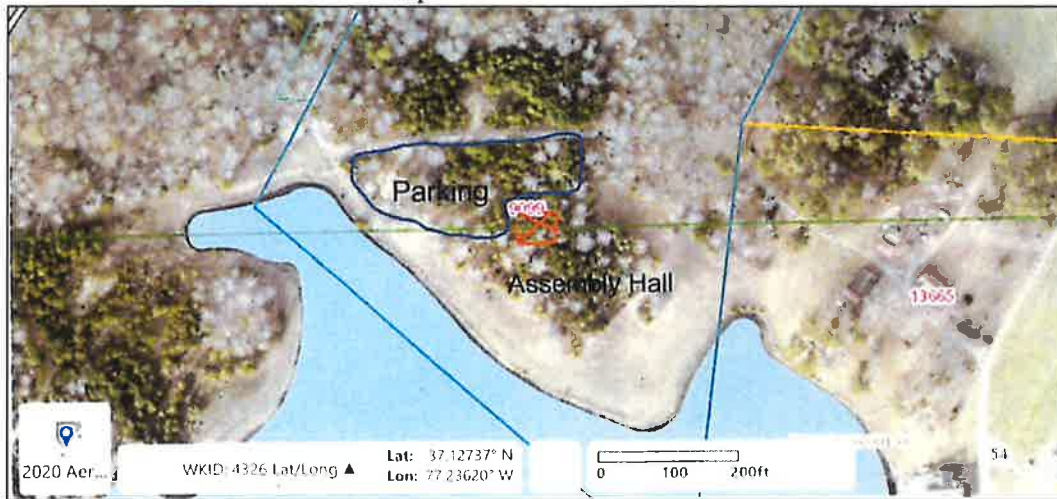


Exhibit 2 – Proposed Access Route via Lake Fungs Road

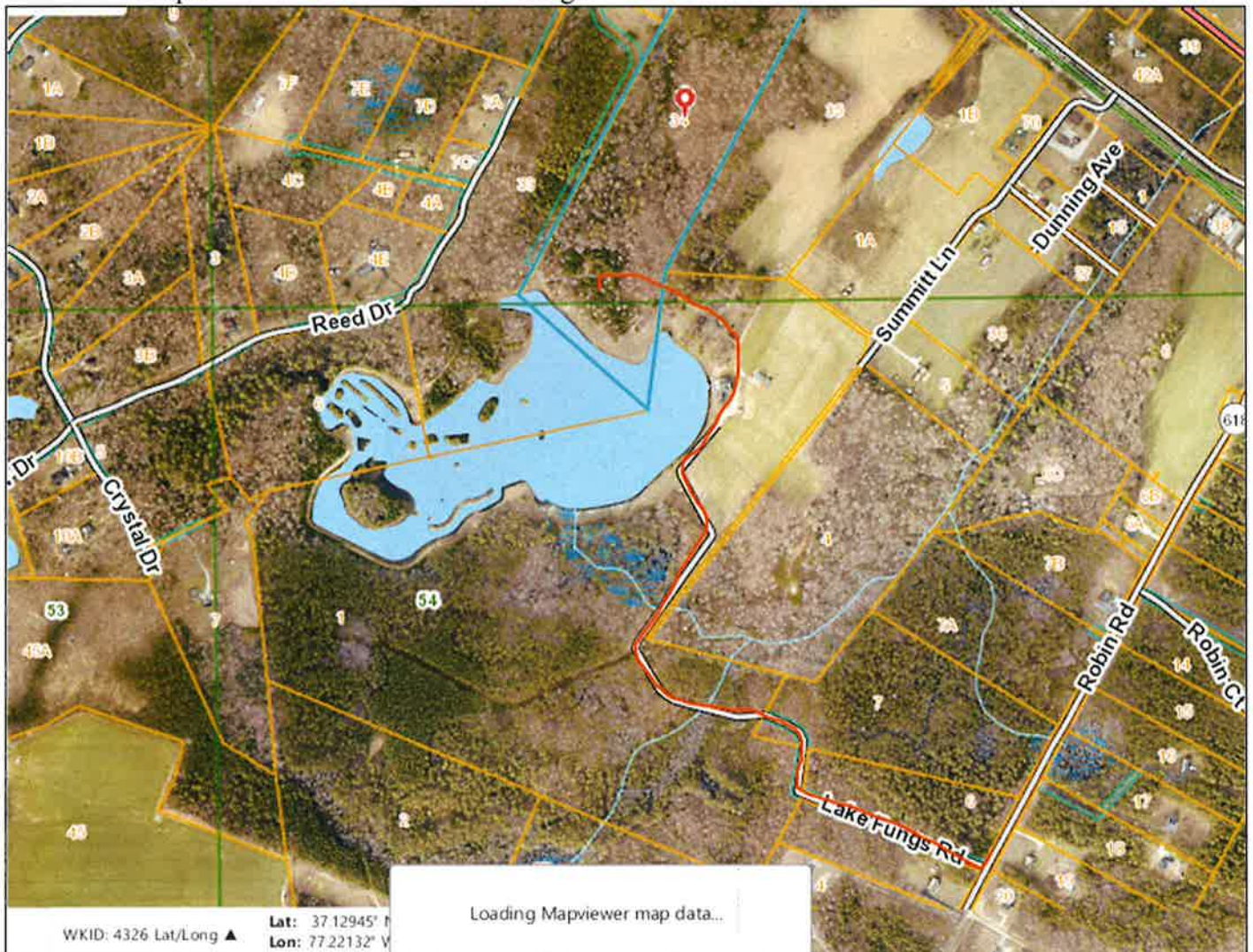
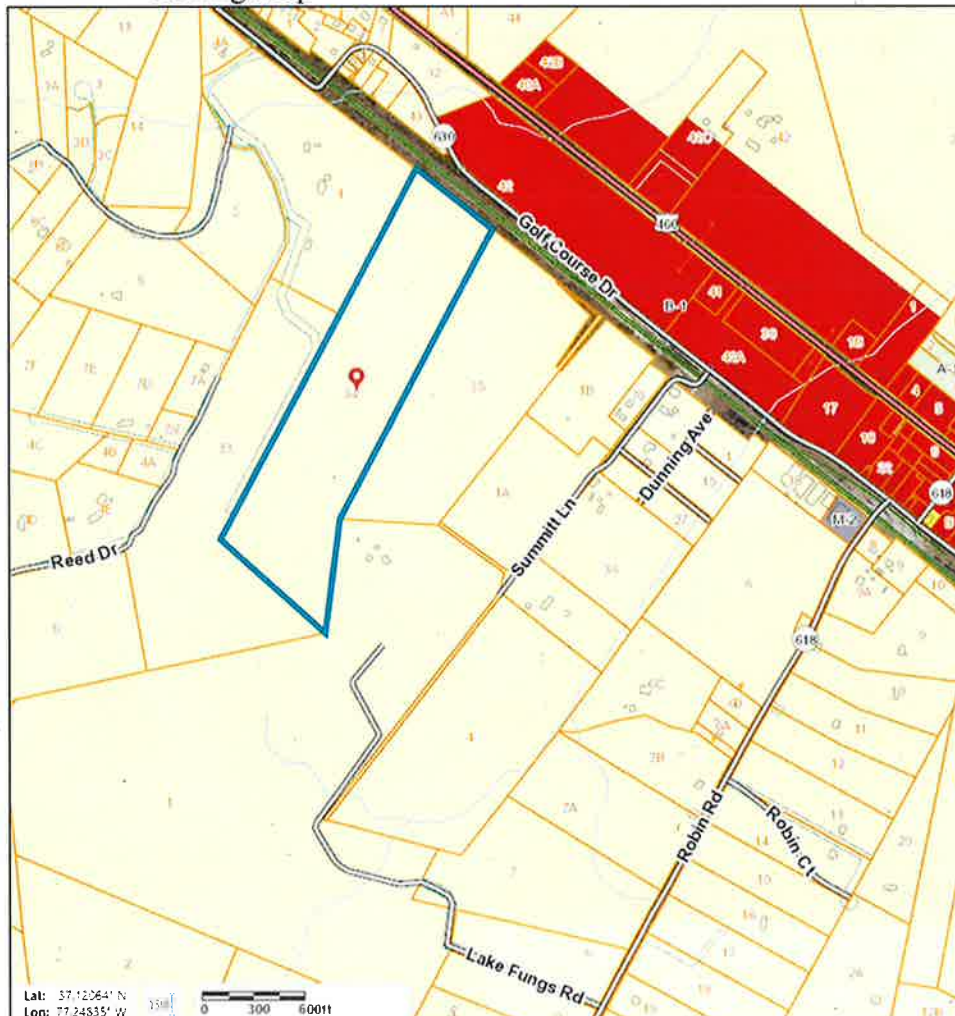




Exhibit 3 – Interior Photo



Exhibit 4 – Zoning Map



## VII. Planning and Zoning Review Comments

1. Expected impacts of the proposed use on adjacent properties and roadways include: minimal traffic and minimal noise during events. The site is located 0.5 miles off Robin Road along a private road (Lake Fungs Road) and the venue is surrounded by woodlands that will serve as a natural buffer. Any increase in traffic or noise associated with the wedding venue will be temporary in nature and minor. The applicant's current home is located approximately 800 feet from the site of the building that will serve as the wedding venue. The conditions to recommended subject to approval of the request will serve to further mitigate chances that the proposed use becoming a public nuisance.
2. Current land uses on adjacent properties:
  - a. North: Woodlands and single-family dwellings
  - b. South: A lake (pond), woodlands, and single-family dwellings.
  - c. East: A Single-family Dwelling (Applicant's residence)
  - d. West: Woodlands
3. Other approvals/permits required:
  - a. A Site Plan for the commercial use of the building.
  - b. A Change of Use and a Building Permit for the building.
  - c. A commercial entrance permit for ingress and egress to the property.
  - d. A permit from the Health Department for the upgrades to water (well) and/or wastewater (septic) capacity.
4. The request appears to be compatible with the Comprehensive Plan as the building interior and exterior appearances are rural and rustic in nature and resemble an agricultural barn.

## VIII. Supplemental Staff Review Comments

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

1. In accordance with the VUSBC and based on the information provided, the proposed assembly hall building will be classified as an A-2 Assembly occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC, VEBC and VSFPC (accessible parking and handicap access between buildings, fire separation of buildings, fire department access, water supplies for firefighting, fire hydrants, fire lanes, etc.) Review of these items will be completed during the site plan review process.
3. Construction permits will be required to be obtained for any alterations or changes of use to the structures(s) on the property. Plans and specifications, prepared by a Virginia Registered Design Professional, must be submitted for review with the building permit applications.
4. Structures will be utilized for commercial purposes will be required to comply with applicable requirements of the VUSBC (sanitation, ventilation, structural, means of egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

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

1. An AOSE/PE Report for a Modification Permit- 9099 Golf Course Drive- Wedding Venue, was prepared by Brent E. Johnson, P.E. and has been forwarded to the Health Department. It is awaiting review and comment.

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

1. The proposed use will require a commercial entrance to serve the proposed wedding venue. A moderate volume commercial entrance will be appropriate for this location. VDOT could not tell from the submitted information whether the property meets VDOT's criteria for a commercial entrance.

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

1. If the proposed land disturbance exceeds 10,000 square feet, a Land Disturbance Permit issued by Prince George County will be required. Additionally, any land disturbing activity 1 acre and above will require a Construction General Permit issued by the Virginia Department of Environmental Quality.

**Real Estate Assessor's Office – Carol Crawford, Real Estate Operations Coordinator**

1. The Certificate of Occupancy for this structure, dated August 27, 2021, states "This Structure is not approved for Business or Assembly Usage. This Certificate of Occupancy may be Revoked or Suspended If Violations of This Occupancy Occur."
2. The acreage effected by this special exception would be subject to roll back taxes.

The departments below reviewed this request and had no comments.

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

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

**Fire & EMS Department – Shawn Jones**

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

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

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

## **X. Staff Recommendation**

Staff recommends approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff has recommended the conditions stated below to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

## **XI. Recommended Conditions**

1. The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors.
2. Ingress and egress to the Assembly Hall shall be restricted to Lake Fungs Road.



3. Lake Fungs Road shall be improved (additional gravel to be added) and routinely maintained by the applicants.
4. The applicant shall provide adequate off-street parking.
5. There shall be no on-site food preparation and no on-site dishwashing.
6. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.
7. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the State Health Department.
8. The Assembly Hall shall be cleaned and all trash/debris removed from the premises after each event.
9. Signage shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting the setbacks requirements in the ordinance for business signs.
10. The applicant shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
11. The applicant shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and drinking water well have been evaluated to support the proposed usage, with review by the Health Department prior to granting of a Change of Use Permit by the Building Official.
12. The applicant shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to the following: well and septic permits from the Department of Health; commercial entrance Permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for the on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; and local business license from the Commissioner of the Revenue.
13. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
14. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.
15. The applicant shall possess and maintain proper liability insurance.



# SPECIAL EXCEPTION APPLICATION

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

SE-22-0006  
OFFICE USE ONLY  
APPLICATION #:  
SE-22-01  
DATE SUBMITTED:  
RECEIVED  
JAN 06 2022  
BY: TG/HIS

## APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:	Use my residential home for a wedding Venue		
	REQUEST PROPERTY ADDRESS / LOCATION:	9099 Golf Course Drive, Disputanta VA 23842		
	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y/N) - Each parcel:	
	460 (0A)00 - 034 - 0	1	33.731	
LEGAL OWNER	ATTACHMENTS (Check if Attached; * = Required):			
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)			
	<input type="checkbox"/> PROPOSED CONDITIONS			
	<input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)			
APPLICANT CONTACT	NAME(S):			
	Duncan and Suzanne Fung			
	MAILING ADDRESS: (Incl. City, State, Zip):			
	P.O. Box 433, Disputanta VA 23842			
PAYMENT	E-MAIL:		PHONE:	
	duncanfung9099@gmail.com		804-502-8906	
	NAME(S): If different than owner:			
	RELATION TO OWNER:			
MAILING ADDRESS: (Incl. City, State, Zip):				
E-MAIL:				
PHONE:				
OFFICE USE ONLY (Completed at the time of application)				
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):		
R-A		90-103(9)		
PAYMENT	FEE DUE:	FEE PAID:	PAYMENT TYPE:	
	Special Exception: \$700 Special Exception Home Occ: \$350	\$700.00	<input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT	
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:	
38411		01/06/22	AMG	

## OWNER AFFIDAVIT

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

NAME:

Duncan Fung

NAME:

Suzanne Fung

SIGNED:

[Signature]

SIGNED:

Suzanne Fung

DATE:

6<sup>th</sup> Jan 2022

DATE:

1/6/22

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this

6<sup>th</sup>

day of

January, 20 22.

Notary Public

My Commission expires:

Nov 30, 20 22

SHERRI M BOWMAN  
NOTARY PUBLIC  
REGISTRATION # 7808829  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
NOVEMBER 30, 2022

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

19996494-0001 Andre G.01/06/2022 04:10PM

**EG INVOICE**

Fung, Duncan

2022 Item: INV-00001117

Special Exception

Request 700.00

-----  
700.00

**Subtotal** 700.00

**Total** 700.00

**CHECK** 700.00

Check Number 03841

**Change due** 0.00

Paid by: Fung, Duncan

Thank you for your payment

CUSTOMER COPY

**Application Statement**

**Assembly Hall Request**

I would like to use my newly building as a wedding venue.

The venue is expected to hold between 4 and 8 events per month, usually on Fridays and Saturday. Outside of scheduled event times the venue will be locked and no one will be living in the building. There will be a total of 2 restrooms, available to the venue guests and one warming kitchen on site. There will be no cooking or dish washing done at the venue. The maximum number of wedding guests is 150 persons.

There is a large graveled area on the Right and front side of the building and should be able to park 70+ cars. I don't need to change of any current structure of the house; however, I would comply any requirements needed for my application.

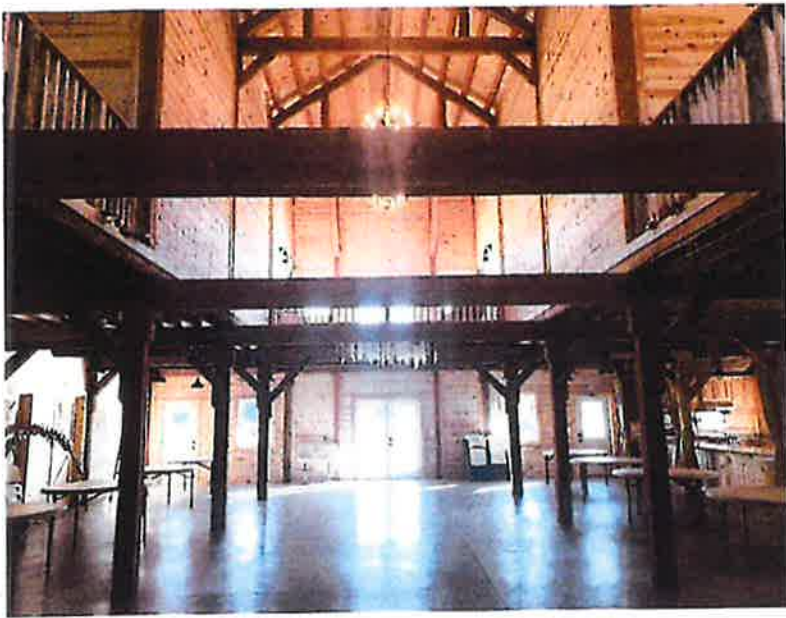
**Applicant**  
**Duncan Fung**

- ☐ There is no employee because the event host will be responsible for their own including catering and serving. We will subcontractors to do all the cleanup and setup works if needed.
- ☐ We will decide if there is any sign by the entrance from the final application once we have determined where is the main entrance.
- ☐ Event operation time is from noon to 10Pm.
- ☐ The parking location is on the left and front sides of the building with graveled area.
- ☐ The proposed legal route is from Golf Course Drive turn south to a private graveled road to the venue. There is one neighbor at 9095 Golf Course Drive to share the private road easement. Another alternative route would be from the south of Robin Road turn right to Lake Fungs Road then left to the Summitt Lane to the venue. This route has no neighbor to share the road easement except of my own.
- ☐ Attached aerial map to show a sketch of my assembly hall. (due to the new structure and it does not shown on the aerial map)
- ☐ I do have an AOSE/PE report to propose additional septic tanks to handle 150 people. Without any improvement, the current septic capacity can be used up to 120 people adequately. The current well capacity is adequately for 150 people. I will apply the permit for such improvement after my preliminary approval.



Photos

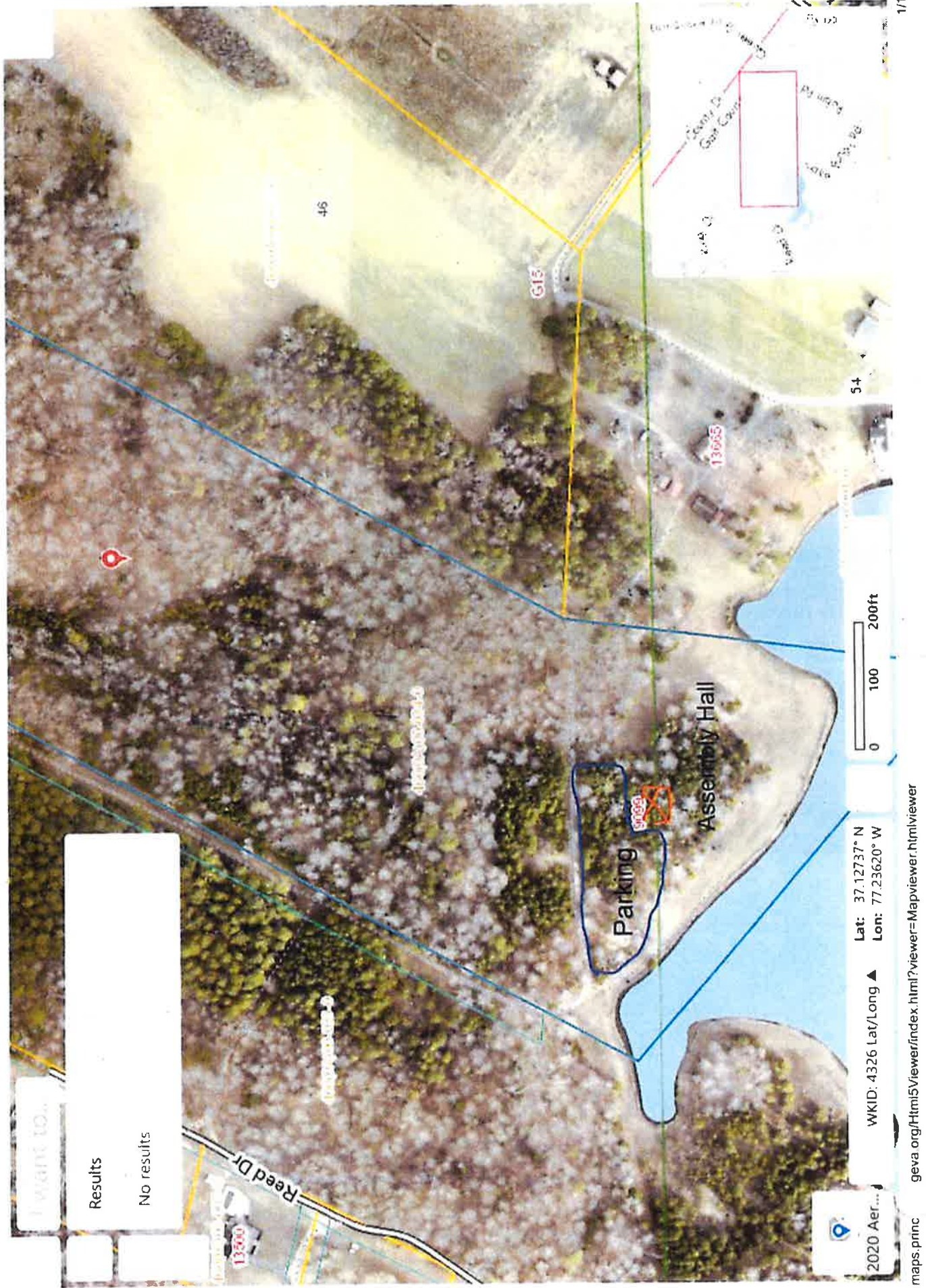






# Prince George County Map Viewer

460(0A)00-034-0











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

February 10, 2022

**PLANNING COMMISSION - NOTICE OF PUBLIC HEARING**

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, February 24, 2022 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A, Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

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

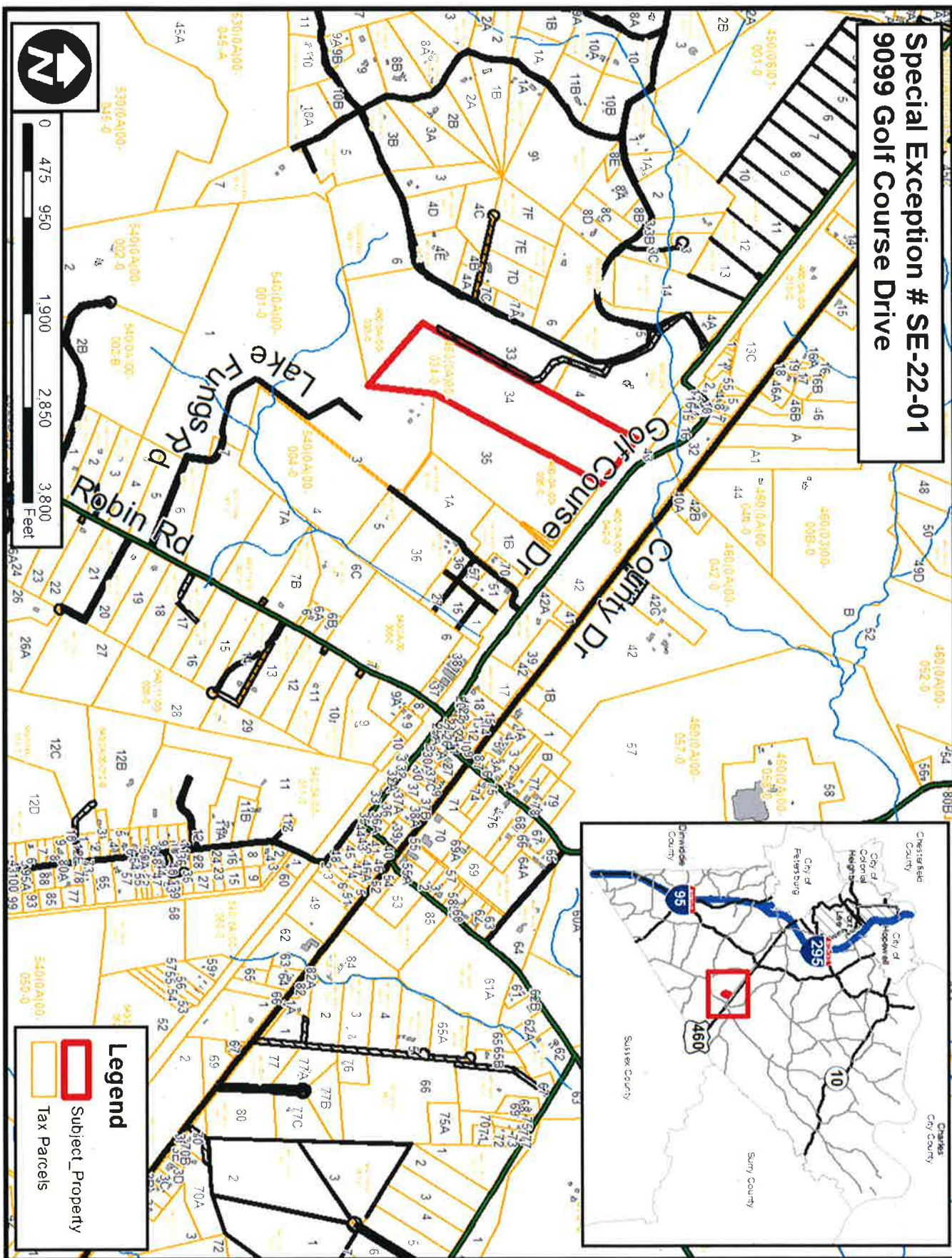
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto:planning@princegeorgecountyva.gov) with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Andre Greene  
Planner II

# **Special Exception # SE-22-01** **9099 Golf Course Drive**



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

Phone: 804.722.8659 - Fax: 804.722.0702

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

ANDERSON PAULA M  
9380 ROBIN RD  
DISPUTANTA, VA 23842

BINFORD J H FARMS INC C/O JOHN R  
THOMPSON  
4007 W FRANKLIN ST  
RICHMOND, VA 23221

BRITT MARY W LIFE ESTATE  
9500 COUNTY DR  
DISPUTANTA, VA 23842

CAMPBELL JOHN T & HOPE G  
9433 ROBIN RD  
DISPUTANTA, VA 23842

FIELDS LESLIE B  
6734 MINK CT  
WALDORF, MD 20603

FUNG DUNCAN & SUZANNE  
PO BOX 433  
DISPUTANTA, VA 23842

HAWTHORNE RICHARD KEITH  
PO BOX 35  
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RICHMOND, VA 23231

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HERETICK SARAH L  
9095 GOLF COURSE DR  
DISPUTANTA, VA 23842

PETTAWAY RUSSELL  
22419 SUNDOWN DR  
CARROLLTON, VA 23314

SULC KATHY M  
9425 ROBIN LN  
DISPUTANTA, VA 23842

TAYLOR THEOPHILUS & ZATELLA R  
9109 GOLF COURSE DR  
DISPUTANTA, VA 23842





## Legal Notices

### PUBLIC NOTICE

#### PRINCE GEORGE COUNTY

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George Planning Commission will hold public hearings on Thursday, February 24, 2022 beginning at 6:30 p.m. concerning the following requests:

#### REZONING AMENDMENT

**RZ-21-06:** Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

**SPECIAL EXCEPTION SE-21-07:** Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9099 Golf Course Drive and is identified as Tax Map 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

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

Tim Graves  
Planner

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Tim Graves  
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## **February 8 Meeting Recap**

### **BOS Presents Commendation to Chief Deputy Sheriff Chris Douglas for his Service to Prince George County**

At its February 8 Regular Meeting, the Board presented a commendation to Chief Deputy Sheriff Chris Douglas for his service to Prince George County. Chief Deputy Sheriff Douglas has served with the County for over 25 years. He established his career in law enforcement as a full time Police Officer in the Police Department in 1996. In 2006, he was promoted to Police Sergeant and was promoted to Police Lieutenant in 2018. Chief Deputy Sheriff Douglas transferred from the Police Department to Sheriff's Office as Lieutenant Sheriff in 2019 and was promoted from Lieutenant Sheriff to Chief Deputy Sheriff in at the beginning of 2022 until his retirement on February 1, 2022. He has served as a General Instructor, Defensive Tactics Instructor, TASER Instructor, Firearms Instructor, Firearms Range Master, Field Training Officer, Child Passenger Safety Seat Technician, Crime Prevention Specialist, Special Response Team Member, Neighborhood Watch Coordinator, D.A.R.E. Officer, and also served on the Prince George Planning Committee. In addition, Deputy Sheriff Douglas served as the Accreditation Manager where his dedication and hard work was instrumental with the Police Department becoming accredited through the Virginia Law Enforcement Professional Standards Commission.

Other matters that came before the BOS at its meeting and work session:

- Received a report on County Room Reservation Policies.
- Received a report on the Burn Ordinance.
- Received a report on State redistricting maps.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Held a discussion on the updated Board of Supervisors By-Laws.
- Unanimously approved an award of contract for full service implementation and maintenance program to Utility Service Co.
- Unanimously approved an authority to advertise a public hearing on March 8 regarding the proposed authorization of the issuance of general obligation bonds in the maximum principal amount not to exceed \$5,775,000.
- Unanimously approved an authority to advertise a public hearing on March 8 for the appropriation of up to \$3,071,460 in debt proceeds and/or General Fund, Fund Balance to

the Capital Project Funds (Budget Amendment).

- Approved to waive Code Section 90-393 to allow a 25ft. radio tower to be installed behind the Emergency Communications Center by a four to one vote with Mr. Brown dissenting.
- Unanimously approved a resolution authorizing the purchase of 2.18 acres of property located on S. Crater Road, Tax Map# 430(03)00-00B-0 funded by the Economic Development Fund.