



Douglas Miles, AICP, CZA
Planning Manager / Zoning Adm.
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PLANNING COMMISSION

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

**PLANNING COMMISSION
REGULAR MEETING**

**Thursday, October 25, 2018
6:30 p.m. in Board Room**

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – September 27, 2018
- VI. Citizen Comments Period
- VII. Old Business – None
- VIII. New Business – Public Hearings

REZONING CASE RZ-18-02 Request of Nathaniel E. Dozier Jr. to conditionally rezone 31+/- acres north of County Drive and west of Wells Station Road from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject properties are appropriate for commercial uses. The subject properties are located at 5200 County Drive and the parcels are known as Tax Maps 340(0A)00-117-0, 118-0 and 119-0.

REZONING CASE RZ-18-03 Request of Breeze-In Associates LLC to conditionally rezone one (1) acre from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for residential uses. The subject property is part of Tax Map 140(05)00-001-B and is located east of the Miller Mart at 10101 James River Drive that is currently zoned B-1, General Business.

REZONING CASE RZ-18-04 Request of Mitchell Homes Inc. to rezone 21+/- acres from R-E, Residential Estate to R-2, Limited Residential Zoning District. This request will permit the reduction of the front yard setbacks on twelve (12) existing lots from (R-E) 75 feet to (R-2) 35 feet. The R-E front yard setback creates a hardship for buildable lots due to steep slopes and environmental features. The Comprehensive Plan indicates that the subject properties are appropriate for residential uses. The subject properties are known as lots 27-32 and 35-40 of The Meadows Section 2 subdivision and are known as Tax Maps 13J(02)00-027-0,028-0,029-0,030-0,031-0,032-0,035-0,036-0,037-0,038-0,039-0 and 040-0.

IX. 2020 Comprehensive Plan Subcommittees Discussion

X. Planning Manager Communications to the Commission

a. Actions of the Board of Zoning Appeals

b. Actions of the Board of Supervisors

c. General Comments to the Commission

XI. Adjournment

The next regularly scheduled meeting will be **Thursday, November 15, 2018**



Planning Commission
County of Prince George, Virginia

Regular Meeting
September 27, 2018
6:30 p.m.

I. CALL TO ORDER

Chairman Easter called to order the September 27, 2018 meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ATTENDANCE

The following members responded to Roll Call:

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

Also present were: Douglas Miles, Planning Manager and Missy Greaves-Smith, Administrative Support Specialist II.

III. INVOCATION

Mr. Brown provided the Planning Commission's invocation.

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

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

V. APPROVAL OF MINUTES

Chairman Easter asked for the approval of the August 23, 2018 meeting minutes. A motion was made by Mr. Brown and seconded by Mr. Joyner and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Joyner, Easter

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

VI. CITIZENS COMMENTS PERIOD

At 6:32 p.m. Chairman Easter opened the citizen comments period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward, Chairman Easter closed the citizen comments period at 6:33 p.m.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX: 2020 Comprehensive Plan Subcommittees Report:

Mr. Miles stated that Chairman Easter had appointed both Mr. Bresko and Mr. Brown to serve on the Transportation sub-committee; and appointed Mr. Joyner and Mrs. Elder to serve on the Housing sub-committee; and that both he and Vice-Chairman Simmons will be serving on the CIP sub-committee this Fall.

X: Planning Manager Communications to the Commission:

Mr. Miles provided these communication updates to the Planning Commission:

a. Actions of the Board of Zoning Appeals:

There was a cancellation of the BZA Meeting scheduled for September 24th as there were no Appeal or Variance cases filed for the September 24th docket.

b. Actions of the Board of Supervisors:

On September 25th, the Board approved 5-0, the Prince George Ruritan Club Assembly Hall and the Barns of Kanak (McCormick) Assembly Hall Special Exception requests. They also held the Board Public Hearing for the Tree Time Adventures outdoor recreational use request and deferred action on the Special Exception request to the October 9th Board meeting.

The Board passed a Resolution for National Community Planning Month – October 2018 that is found in your packet. The national planning theme is Housing and Planning Staff will also focus on our Comprehensive Plan that we have begun to work on with the Planning Commission and County Staff.

c. Comments to the Planning Commission:

There are three Public Hearings scheduled for your October 25th meeting:

the Dozier B-1, Conditional Rezoning with direct site access to US 460; the Bogese B-1, Conditional Rezoning located east of the Miller Mart on Route 10; and The Meadows R-E to R-2 Rezoning to reduce the front yard setback from 75 feet in R-E to 35 feet in the R-2 zoning district to construct homes.

X. ADJOURNMENT

A motion was made by Mr. Bresko, seconded by Mrs. Elder, to adjourn the Planning Commission meeting at 6:50 pm until Thursday, October 25, 2018 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

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

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

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-18-02
APPLICANT: Nathaniel E. Dozier Jr.
PROPERTY LOCATION: 5200 County Drive

TAX MAPS: 340(0A)00-117-0; 118-0; and 119-0
PLANING DISTRICT: Prince George Planning District
EXISTING ZONING: R-A Residential Agricultural District
PROPOSED ZONING: B-1, General Business District with conditions
EXISTING USE: Residential and Vacant

SURROUNDING ZONING:
NORTH, SOUTH, & EAST: R-A, Residential – Agricultural Zoning District
WEST: B-1, General Business with proffered conditions

UTILITIES: County water and County wastewater services

MEETING INFORMATION:
Planning Commission: Thursday, October 25, 2018 at 6:30 p.m.
Board of Supervisors: TBD

RECOMMENDATION: Staff recommends a 90 day Deferral

ATTACHMENTS:

1. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application
3. Proffered Statement

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT

CONDITIONAL REZONING – RZ-18-02
NATHANIEL E. DOZIER JR.

PUBLIC HEARING: OCTOBER 25, 2018

Request:

The applicant is requesting to conditionally rezone 31± acres from R-A, Residential – Agricultural to B-1, General Business to allow the property to be developed for various commercial uses.

Comprehensive Plan:

The 2018 Comprehensive Plan identifies this area along Route 460 as appropriate for commercial land uses. The area is largely within the County's Enterprise Zone. The request is consistent with the Comprehensive Plan.

Community Development – Planning Division:

The County Zoning Ordinance under the B-1, General Business Zoning District permitted uses, allows for land uses such as: retail stores and shops, office buildings, and restaurants.

The subject property is currently zoned R-A, Residential Agricultural and is located in the Prince George Planning Area (PGPA). New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer. The future land use plan calls for commercial land use. The request for B-1, General Business Zoning District is consistent with the comprehensive plan.

In addition to a development project being consistent with the Future Land Use portion of the Comprehensive Plan, the development project must also be consistent with the Transportation portion of the Plan. The Transportation Plan requires applicants with development projects seeking rezoning or special exceptions that generate over 250 trips per day to submit a traffic impact study to evaluate any expected needs relative to transportation. This transportation requirement will also be coordinated with the Virginia Department of Transportation (VDOT).

§ 90-782 of the Prince George County Zoning Ordinance states that the owner of the property may voluntarily proffer in writing, items for which are deemed, by the owner, appropriate for particular zoning case conditions that for the rezoning give rise for the need for the rezoning, have a reasonable relation to the rezoning, and be in conformity with the comprehensive plan.

The applicant has submitted a textual statement signed and received on October 12, 2018. The applicant proposes to exclude certain uses, such as: general advertising signs (billboards), cemeteries, waterfront business activities, noncommercial fairgrounds, and mobile home and recreational vehicle sales, service and repair.

Site Design Requirements:

Twenty-five (25) feet of landscape buffer is required next to all residential property. All exterior lights must be arranged and installed so that illumination does not impact the adjacent residential property, per site plan. Architectural Compatibility for the overall site is to be achieved through graphic description of exterior materials, colors, architectural style and building scale. All mechanical equipment must be screened or integrated in the architectural treatment of the building. A five (5) foot sidewalk will be provided on one side of the main entrance throughout the property, and all utilities will be underground.

Community Development – Environmental Division:

There is a small portion of land that appears to be wetlands on parcel 340(0A)00-119-0 that would need to be confirmed. The conceptual plan shows a Bioretention Basin to be placed in the area. Specifics for the site will be addressed through site plan.

Engineering and Utilities

The development must be served by public water and sewer and meet all County design standards and specifications.

Virginia Department of Health - Petersburg

The proposed property is located in an area that is served by public sewer and public water as verified by Prince George Utilities. Therefore, VDH has no comment on the ability of the public water and sewer authority's capacity to accommodate the increased flow demand.

VDH has not received plans for any proposed food preparations as they relate to facilities involved in this project. Therefore, we cannot provide comment at this time. At such time that a proposal is submitted, our comments will be limited to the approval or denial of the project based on the proposal's ability to meet the requirements of the current VDH rules and regulations governing its use.

Virginia Department of Transportation - Petersburg

The proposed development will generate in excess of 5,000 vehicle trips per day (VPD) and requires the submission of a Traffic Impact Analysis (TIA) prepared in accordance with VDOT's Chapter 527 regulations. A pre-scoping meeting was held with the applicant, Prince George County and VDOT to discuss the roadway intersections, trip distributions and study parameters to be included in the TIA. The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the Chapter 527 Traffic Impact Analysis dated August 2018 received at the Petersburg Residency on September 6, 2018 and the rezoning application dated September 21, 2019 received at the Petersburg Residency on October 1, 2018 and has the following comments:

1. VDOT requested in the scoping form that the applicant identify whether the proposed main road shown on the Overall Conceptual Plan was proposed to be constructed to VDOT standards for eventually acceptance into the State system for maintenance. The TIA did not identify whether the roads were proposed to be State maintained, but this information was relayed to VDOT in a subsequent meeting with the applicant and his engineer. It was stated that the intent was for main road to be constructed to VDOT standards for eventually acceptance as a State maintained road. Any roadway to be accepted into the State system of maintenance would have to be constructed in

accordance with VDOT's *Secondary Street Acceptance Requirements 2011 Edition* (SSAR) and Chapter 92 Secondary Street Acceptance Requirements. The roadway as proposed in the Overall Conceptual Plan included with the TIA would not meet VDOT's connectivity requirements for State acceptance. For roadways with expected trip generation in excess of 2,000 VPD, an additional external connection is required for each 2,000 VPD or portion of each over and above the initial 2,000 VPD. With an anticipated trip generation in excess of 6,107 VPD, five external street connections will be required in order for the roadway to meet the connectivity requirement and qualify for State acceptance and maintenance. One of the five connections must be to a publicly maintained roadway. The remaining external connections may be satisfied by providing "stub out" connections in accordance with the SSAR. An exception would be required from the District Engineer to waive any of the five required connections. It is also required that at least three separate owners own portions of the retail property for a roadway to be accepted into the State system of maintenance unless an exception is approved by the District Engineer.

2. The proposed entrance roadway will be required to meet VDOT's Access Management Regulations. US 460, County Drive is classified as a Principal Arterial with a posted speed limit of 50 MPH. Full access entrances and intersections are required to be a minimum of 750' from other full access commercial entrances and intersections. The proposed entrance road intersection with US 460, County Drive does not meet the spacing requirements from the commercial entrance to the trailer park to the east and an existing commercial entrance to the west. An Access Management Exception will be required to construct the entrance in its proposed location.
3. It is anticipated that the proposed main road will be functionally classified as a "local" roadway. Local roadways are not subject to VDOT's Access Management Regulations. The commercial parcel access locations as shown on the Overall Conceptual Plan appear to meet VDOT criteria for a local road. If the roadway is functionally classified as a "collector" road or higher, the roadway would be subject to VDOT's Access Management Regulations and the proposed entrances to the commercial areas may require modifications.
4. The Overall Conceptual Plan does not show a sidewalk along the proposed access road, but inclusion of a sidewalk along the access road is discussed in the proffers. Sidewalks must meet ADA requirements and be completely contained within the proposed ROW to be accepted into the State system of maintenance.
5. The Overall Conceptual Plan did not include any centerline geometries for the proposed road and VDOT cannot determine based upon the plan whether the roadway geometry meets VDOT standards.
6. Page 13 of the TIA noted existence of a trip generation table (Table 5-1) but was not included. We assume Table 5-1 should contain the same data included in Appendix A. The TIA also does not mention the source of derived trip generation data. VDOT requires calculations from ITE Trip Generation 10th Edition and this source needs documentation within the report.
7. Capacity analyses for various build scenarios do not indicate heavy truck percentages assigned to turning movements in and out on Route 460 at the site driveway. Given a warehouse land use component, delivery vehicles servicing restaurants and trucks already using Route 460, we expect some heavy truck usage.

8. Although various LOS/Delay/Queue summary tables show queue length results for various traffic movements, Synchro worksheets do not show 95th percentile queues for signalized intersection analyses, nor does the study include SimTraffic analyses. We require this information to verify that auxiliary turn lanes can accommodate expected traffic at Route 460 and Bull Hill Road/Rives Road and when warranted, proposed signal operation at the site entrance.
9. EPR conducted signal warrant analyses for Phase 2 build in 2024 and justified signalization at 100 percent and 70 percent thresholds. However, these analyses assumed all side street approach traffic using one lane. Given two planned approach lanes, EPR should perform warrant analyses excluding all right turns and the right turn lane. Analyses should therefore assume one minor street approach lane using only left turn volumes at 100 percent thresholds, with 70 percent thresholds at the consultant's discretion. Lesser thresholds appear in the MUTCD as a "may" condition but does not mandate utilization with higher speeds and/or isolated community population. We will only consider Warrant 1 (Eight-Hour Volume) and Warrant 2 (Four-Hour Volume) as all other MUTCD criteria do not apply under proposed conditions.
10. The proffers do not discuss if a traffic signal is warranted at the intersection of US 460 and the access road who will responsible for the cost to design and construct the traffic signal.

Community Development – Inspections Division:

No comments

Police

No comments

Fire and EMS

No comments

Recommendation:

There are several outstanding items relative to transportation that need to be addressed by the applicant. Staff recommends the Planning Commission take a 90 day deferral to provide the applicant time to reply and receive comments from VDOT for this rezoning request.

If the Planning Commission intends to make a motion to defer, the motion for deferral should state:

I, Planning Commissioner, move to defer **REZONING CASE RZ-18-02**, Request of Nathaniel E. Dozier Jr. to conditionally rezone 31+/- acres north of County Drive and west of Wells Station Road from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses located at 5200 County Drive and on Tax Map Parcels 340(OA)00-117-0, 340(OA)00-118-0, and 340(OA)00-119-0 until January 24, 2018 to allow the applicant a sufficient amount of time to address transportation concerns.

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-18-02
APPLICANT: Nathaniel E. Dozier Jr.
PROPERTY LOCATION: 5200 County Drive

TAX MAPS: 340(0A)00-117-0; 118-0; and 119-0
PLANING DISTRICT: Prince George Planning District
EXISTING ZONING: R-A Residential Agricultural District
PROPOSED ZONING: B-1, General Business District with conditions
EXISTING USE: Residential and Vacant

SURROUNDING ZONING:
NORTH, SOUTH, & EAST: R-A, Residential – Agricultural Zoning District
WEST: B-1, General Business with proffered conditions

UTILITIES: County water and County wastewater services

MEETING INFORMATION:
Planning Commission: Thursday, October 25, 2018 at 6:30 p.m.
Board of Supervisors: TBD

RECOMMENDATION: Staff recommends Approval with conditions

ATTACHMENTS:

1. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application
3. Proffered Statement

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
CONDITIONAL REZONING – RZ-18-02
NATHANIEL E. DOZIER JR.
PUBLIC HEARING: OCTOBER 25, 2018

Request:

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Comprehensive Plan:

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Community Development – Planning Division:

The County Zoning Ordinance under the B-1, General Business Zoning District permitted uses, allows for land uses such as: retail stores and shops, office buildings, and restaurants.

The subject property is currently zoned R-A, Residential Agricultural and is located in the Prince George Planning Area (PGPA). New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer. The future land use plan calls for commercial land use. The request for B-1, General Business Zoning District is consistent with the comprehensive plan.

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(SSAR) and Chapter 92 Secondary Street Acceptance Requirements. The roadway as proposed in the Overall Conceptual Plan included with the TIA would not meet VDOT's connectivity requirements for State acceptance. For roadways with expected trip generation in excess of 2,000 VPD, an additional external connection is required for each 2,000 VPD or portion of each over and above the initial 2,000 VPD. With an anticipated trip generation in excess of 6,107 VPD, five external street connections will be required in order for the roadway to meet the connectivity requirement and qualify for State acceptance and maintenance. One of the five connections must be to a publicly maintained roadway. The remaining external connections may be satisfied by providing "stub out" connections in accordance with the SSAR. An exception would be required from the District Engineer to waive any of the five required connections. It is also required that at least three separate owners own portions of the retail property for a roadway to be accepted into the State system of maintenance unless an exception is approved by the District Engineer.

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10. The proffers do not discuss if a traffic signal is warranted at the intersection of US 460 and the access road who will responsible for the cost to design and construct the traffic signal.

Community Development – Inspections Division:

No comments

Police

No comments

Fire and EMS

No comments

Recommendation:

There are several outstanding items relative to transportation that need to be addressed by the applicant. Staff recommends the Planning Commission take a 60 to 90 day deferral to provide the applicant time to reply and receive comments from VDOT for this rezoning request.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 15, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, October 25, 2018 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

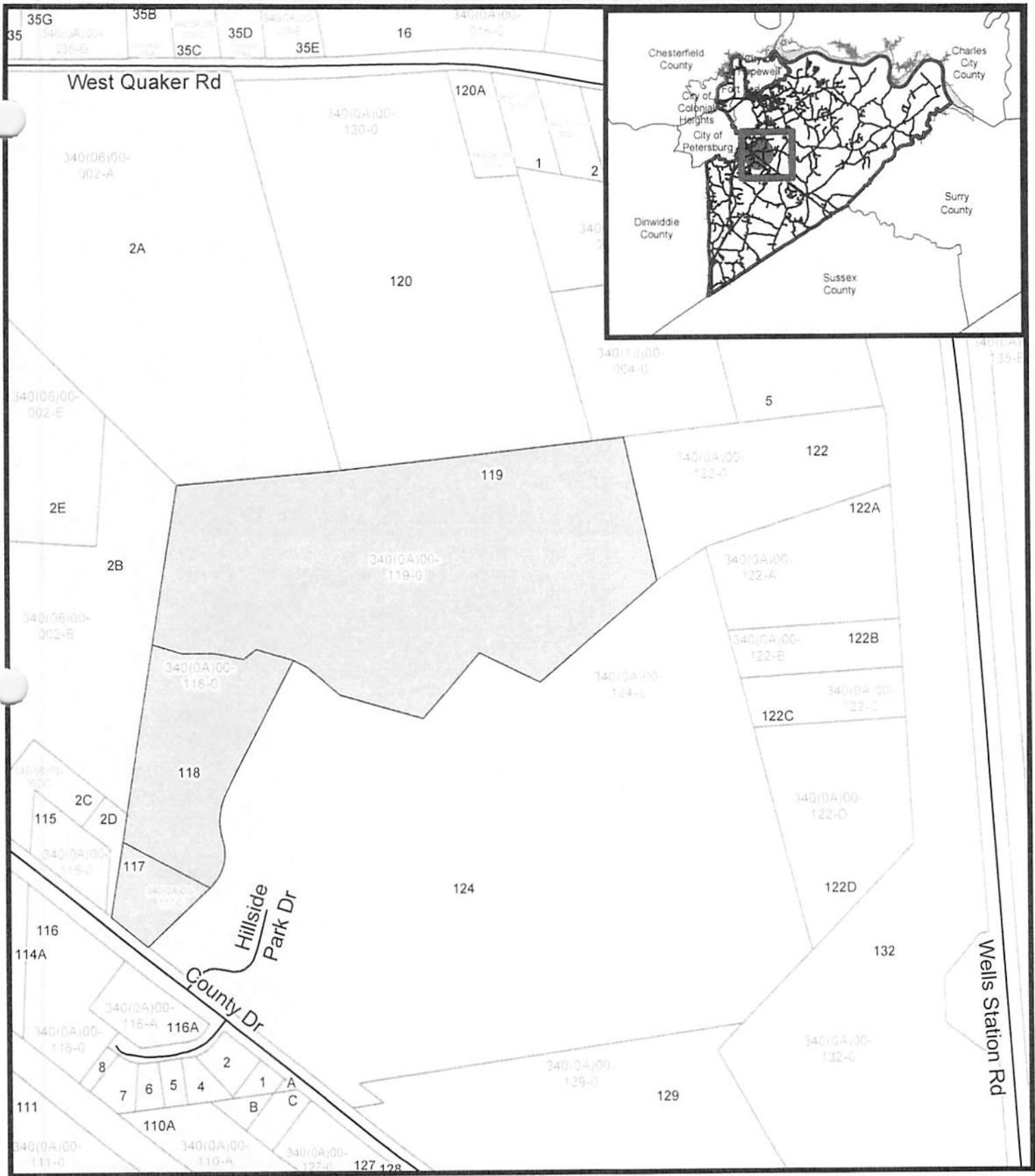
REZONING CASE RZ-18-02 Request of Nathaniel E. Dozier Jr. to conditionally rezone 31+/- acres north of County Drive and west of Wells Station Road from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject properties are appropriate for commercial uses. The subject properties are located at 5200 County Drive and the parcels are known as Tax Maps 340(0A)00-117-0, 118-0 and 119-0.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have included a copy of the general location of the request site for your use.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator



Rezoning Case RZ-18-02

 Subject Property

0 220 440 880 1,320 Feet





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Alice Weathers, Environmental Health Specialist, Sr.
Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Frank Haltom, Director of Engineering & Utilities
Paul Hinson, VDOT – Petersburg Residency Office
Keith Early, Chief of Police
Brad Owens, Director of Fire and EMS
Yoti Jabri, Economic Development Specialist

C: Percy C. Ashcraft, County Administrator
Jeff Stoke, Deputy County Administrator
Dr. Alton Hart, Jr, Crater Health District
Julie C. Walton, Department Director
Douglas Miles, Planning Manager

From: Horace Wade, Planner

Date: October 1, 2018

Subject: **Nathaniel E. Dozier Jr. R-A to B-1 Rezoning**

Please find the attached Nathaniel E. Dozier Jr. application and a proffer statement of this subject property to be rezoned from R-A to the B-1, General Business Zoning District based upon our pre-application meeting discussion on September 13th. Please note that the applicant has withdrawn a Special Exception companion case for hotel use at this time. Staff is working with the applicant to remove conditions related the hotel use addressed in the attached proffer statement.

Please review this information and provide any staff report comments that you deem appropriate for this conditional rezoning request. The applicant is working with Staff on certain B-1 uses being proffered out with the remaining B-1 uses being available.

Please provide comments by Thursday, October 11th to hwade@princegeorgecountyva.gov



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-18-02

DATE SUBMITTED:

SEP 11 2018

(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

Nathaniel E. Dozier, Jr.

ADDRESS:

11808 Chadwick Lane

TAX MAP OF SUBJECT PARCEL:

340(CA)-00-118/340(CA)-00-119/340(CA)-00-117

CITY:

South Prince George

STATE:

VA

ZIP CODE:

23805

DISTRICT:

1

E-MAIL ADDRESS:

dozierandassociates@hotmail.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK

06

PAGE

3128

Date

DEED RESTRICTIONS:

N/A

CURRENT LAND USE:

R-A

ACREAGE:

31.23 acres [29.519] Enterprise Zone

COMPREHENSIVE PLAN DESIGNATION:

Commercial

ZONING CLASSIFICATION

PRESENT ZONING:

R-A

PROPOSED ZONING:

B-1

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:

(See attached)

B-1 w/ special exception for hotel with or without restaurant.

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

OWNER AGENT/REP

NAME:

Nathaniel E. Dozier, Jr.

PHONE NUMBER:

804-926-4255

ADDRESS:

11808 Chadwick Lane

CITY:

South Prince George

STATE:

VA

ZIP CODE:

23805

E-MAIL ADDRESS:

dozierandassociates@hotmail.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

Letter and conceptual plan attached.

Rezone: 340(CA)-00-117-0 - Angelica Toledo Property

5200 County Dr.

Disputanta VA. 23842

PROJECT DESCRIPTION

Fee - \$1260 [1.5 acres] - non enterprise zone

Enterprise Benefit + 4,141.06

Zone 5,401.06 Original cost

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: Jonathan E. Cluzier DATE: 20th AUG 2018
 MAILING ADDRESS: 11808 Chadwick Lane
 CITY/STATE/ZIP: South Prince George, VA 23805
 PHONE NUMBER: (804) 926-4255
 E-MAIL ADDRESS: cluzierandassociates@hotmail.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

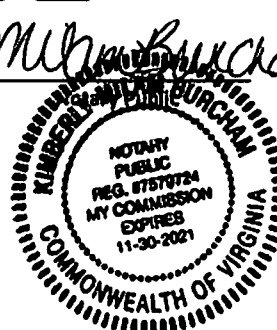
NAME: _____
 MAILING ADDRESS: _____
 CITY/STATE/ZIP: _____
 PHONE NUMBER: _____
 E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 20th day of August, 2018.

My Commission expires: 11-30, 2021



AFFIDAVIT



August 20, 2018

BY HAND

Mr. Douglas Miles
Planning Manager
6602 County Drive
Prince George, Virginia 23875

Re: Nathaniel E. Dozier, Jr., Property; Rezoning Application; Special Exception Application

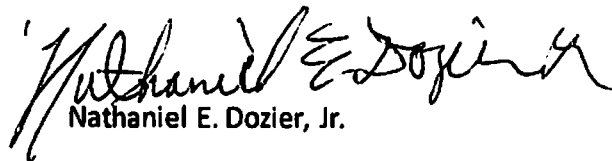
Dear Mr. Miles:

Enclosed is a zoning application to rezone the following properties to (B-1): 340 (OA) 00-118-0 (Nathaniel E. Dozier); 340 (OA) 00-119-0 (Nathaniel E. Dozier); and 340 (OA) 00-117-0 (Angelica Toledo).

Enclosed you will also find a special exception application for a hotel as well as related documents to include 3 copies of the traffic impact study, overall conceptual plan w/ hard copy, Specific Limited Power of Attorney signed by (Angelica Toledo), and a letter of interest from Marriott Hotel. I will have a flash drive available for you of the traffic impact study.

My property is located on enterprise land; therefore, zoning fees should be waived for this project. However, I enclosed a check for \$1,260 for the rezoning fees for property 340-(OA)00-117-0(Angelica Toledo). I look forward to working with you throughout this process. Please feel free to give me a call anytime to further discuss my applications or any other business matter. I can be reached at 804-926-4255.

Very truly yours,



Nathaniel E. Dozier, Jr.

Email: dozierandassociates@hotmail.com
Direct Phone: 804-926-4255

P.O. Box 1532
Petersburg, VA 23805

SPECIFIC LIMITED POWER OF ATTORNEY

I, Angelica L. Toledo, of 5200 County Drive Disputanta, VA 23842, do hereby grant a limited and specific power of attorney to, and by this specific power of attorney do hereby make, constitute, and appoint Mr. Nathaniel E. Dozier, Jr., Chairman of Dozier and Associates, Inc., whose principal office address is P.O. Box 1532 Petersburg, VA 23805 [Telephone No. 804-926-4255], as my true and lawful power of attorney, in my place and stead for the sole purpose of securing commercial zoning [B-1] of my land [Tax Parcel # 340-(OA) 00-117-0] in the Planning and Zoning Department of Prince George County, Virginia to allow for the development of Dozier Commercial Park.

This power of attorney is effective upon execution. This power of attorney may be revoked by Angelica L. Toledo at any time, and shall automatically be revoked upon the final action or withdrawal of the application to which this form applies to or on May 31, 2019, whichever is sooner, however, any person relying on this power of attorney shall have full rights to accept and reply upon the authority of the attorney-in-fact until receipt of actual notice of revocation.

Dated: 8-3-18



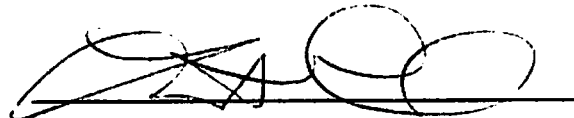
Angelica L. Toledo

Commonwealth of Virginia

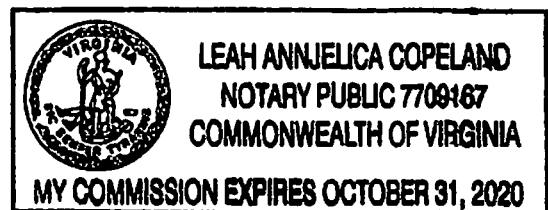
County of Prince George, to wit:

The forgoing instrument was personally signed and acknowledged before me this day August 3, 2018, by the above-named Principal.

Notary Registration No: 7709167, My Commission expires:



Leah Copeland, Notary Public



5420 LANIER AVENUE
ROANOKE, VIRGINIA 22601
PHONE 804-985-2227
FAX 804-985-2227
WWW.EDA-VA.COM

PROJECT NO. 2018-001
PROJECT NAME: DOZIER COMMERCIAL PARK

DATE: 10/1/18

BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1"=100'

DATE: 10/1/18

BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1"=100'

DATE: 10/1/18

BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1"=100'

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SCALE: 1"=100'

DATE: 10/1/18

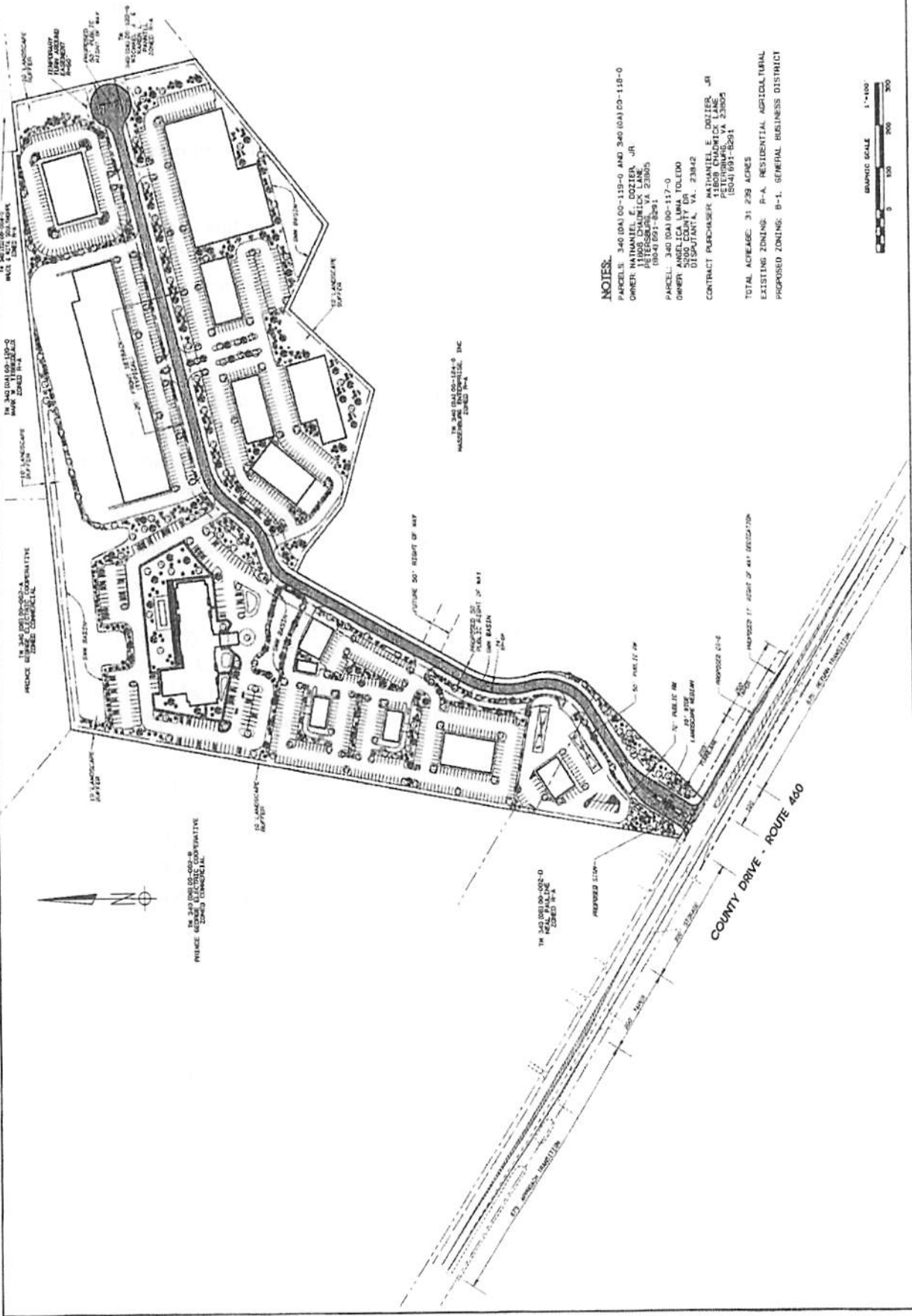
BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1"=100'

DATE: 10/1/18

BY: [Signature]



NOTES:

PARCELS 340 (0A) 00-119-0 AND 340 (0A) 00-118-0
OWNER: NATHAN E. DOZIER, JR.
ATTORNEY: DAVID L. DICKSON, JR.
ADDRESS: 23805
1804 697-8291

PARCELS 340 (0A) 00-117-0
OWNER: NATHAN E. DOZIER, JR.
ADDRESS: 23805
1804 697-8291

CONTRACT PURCHASER: NATHAN E. DOZIER, JR.
ADDRESS: 23805
1804 697-8291

TOTAL ADJACENT: 31.239 ACRES
EXISTING ZONING: P-1, RESIDENTIAL AGRICULTURAL
PROPOSED ZONING: B-1, GENERAL BUSINESS DISTRICT



**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-18-03

APPLICANT: Breez-In Associates, LC

LOCATION OF PROPERTY: East of Miller Mart C-Store and South of Route 10

PARCEL ID #: Part of Tax Map 140(05)00-001-B (1 acre)

PLANNING DISTRICT: Prince George Planning Area

REQUESTED ACTION: Conditional Rezoning Request

EXISTING ZONING: R-A, Residential - Agricultural

PROPOSED ZONING: B-1, General Business with Proffered Conditions

EXISTING USE: Vacant

PROPOSED USE: Professional Office Building and other B-1 uses

SURROUNDING ZONING:

North: R-1, Limited Residential; SFD use or vacant

South and East: R-A, Residential – Agricultural; SFD use or vacant

West: B-1, General Business; retail commercial uses, car wash and laundry facility and mini-storage complex

UTILITIES: Commercial well and Private sewer system

REAL ESTATE TAXES: No delinquent taxes are owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, October 25, 2018 at 6:30 p.m.

Board of Supervisors: Wednesday, November 14, 2018 at 7:30 p.m.

RECOMMENDATION: Staff recommends Approval with the B-1 proffered conditions relative to uses; underground utilities; and stormwater easement and basin requirements.

ATTACHMENTS:

1. Rezoning Application
2. GIS Map showing area
3. Staff Report

**PLANNING COMMISSION STAFF REPORT
REZONING REQUEST – CASE RZ-18-03
BREEZ-IN ASSOCIATES, LC
PUBLIC HEARING: OCTOBER 25, 2018**

Request:

The applicant proposes to conditionally rezone 1.0 +/- acre from R-A, Residential – Agricultural to B-1, General Business to permit certain B-1 uses to include a professional office building use.

Project Description:

The applicant is requesting to allow for the construction of a 3,000 square foot office building for the applicant's corporate headquarters. The one (1) acre site will be accessed by a connection to the adjacent commercial properties owned by the applicant with no access to State Route 10.

Comprehensive Plan:

The 2018 Comprehensive Plan identifies this general area for residential land uses. The Future Land Use Map serves as a general guide for the future development of the county. The current Comprehensive Plan is under review for potential changes and this portion of Route 10 is more suitable for commercial office, retail and service land uses. The applicant owns the adjoining commercial uses and would like to locate his corporate office building next to his business uses.

VDH Health Department Comments:

VDH has reviewed this request and this site will be served by a private, commercial water system that requires a health department permit. It is proposed to connect to the adjacent water system which is owned by the applicant and that serves the adjacent commercial B-1 land uses.

The site will be served by a private sewer system to serve the professional office building use. It will consist of either an individual drainfield on the property serving less than 6,000 gallons per day (gpd) or by a connection to the existing sewer system on the adjacent commercial property.

VDOT Transportation Comments:

VDOT has reviewed this request and the proposed office building use will require a commercial entrance. The application indicates that access to the proposed use will be from the adjacent site. The adjacent commercial property owned by the applicant contains three full access entrances that meet VDOT's requirements for a commercial entrance. No modifications to the existing commercial entrances are anticipated to be required to serve the proposed B-1 uses.

If an additional entrance is proposed for the office building to SR 10, the entrance spacing would be required to meet VDOT's Access Management spacing standards. There is not sufficient road frontage along SR 10 to meet VDOT Access Management spacing standards from the existing commercial entrance to the west. If an entrance is proposed to connect to SR 10, an Access Management Exception would be needed.

Applicant's Proffered Conditions:

The applicant, David M. Bogese of Breez-In Associates, LC, has proffered that certain B-1, General Business by Right and Special Exception land uses not be permitted on the property:

Section 90-392 – Uses and structures by Right: (13) Funeral Homes; (14) Service stations with major repair facilities under cover; (17) Lumber and building supply with storage facilities under cover; (20) Waterfront business activities; (24) General advertising signs (billboards); (37) Cemeteries; (38) Circuses, carnivals, or similar temporary activities when organized or sponsored by non-profit organizations; (39) Noncommercial fairgrounds and (45) Mobile home and recreational vehicle sales, service and repair.

Section 90-393 – Uses and structures permitted by Special Exception: (6) Outdoor theatre or outdoor motion picture theater; (10) Dancehall (nightclub); (11) Automotive repair garage with wrecking service; (16) Motor freight terminal transshipment facility; (17) Automotive service station with major repair under cover; (18) Bulk gasoline and petroleum storage; (19) Commercial amusement park; (21) Turkey shoot; (25) Circuses, carnivals, or similar activities when organized or sponsored by commercial enterprise; (29) Tree stump landfills; (31) Outdoor flea markets; (33) Family day care (large) in existing dwelling and (36) Vehicle impound facility.

Stormwater Management:

Water quality and water quantity runoff from this one (1) acre developed site will be handled by the use of Best Management Practices (BMP). The BMPs will provide compliance with County and State regulations and will include structural measures to control runoff from the site. All stormwater easements and basins shall be maintained by the property owner. All utilities will be provided underground for this development to include, but not limited to, power, telephone, gas and cable television.

Site Design Requirements:

The materials for exterior walls will be constructed with finish materials, including but not limited to, brick, stone, wood, metal, architectural block and pre-cast panels and no full vinyl siding will be used in the development. Lights will be provided within the parking area of the development and maintained at the developer's cost and the exact location of the lights will be reviewed and approved through the site plan review process.

Staff Recommendation:

Planning Staff recommends Approval of this conditional rezoning case request along with the applicant's textual statement and proffered conditions that are dated September 26, 2018 along with compliance with the Subdivision and Zoning Ordinance requirements for site development.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 15, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, October 25, 2018 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

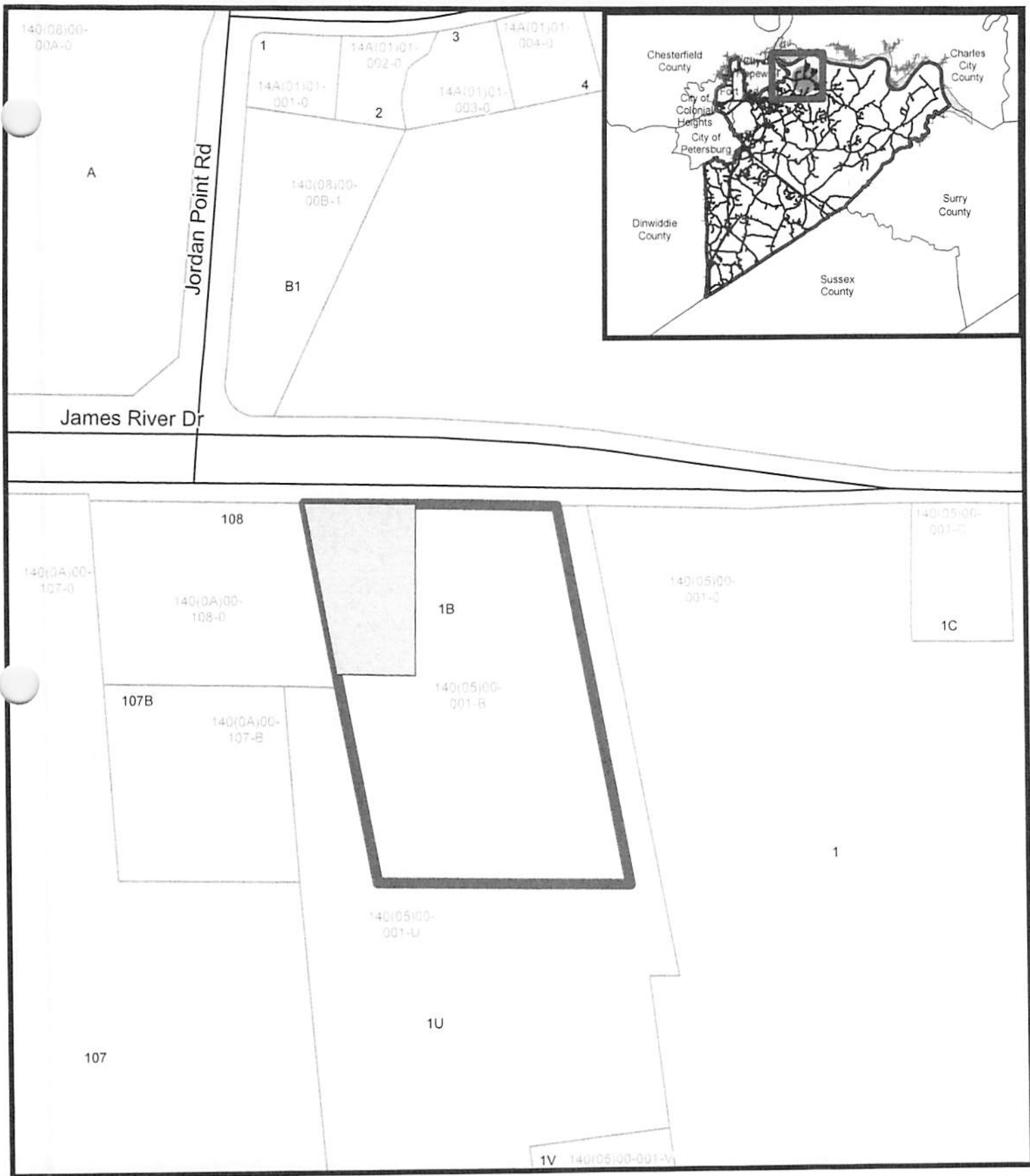
REZONING CASE RZ-18-03 Request of Breez-In Associates LC to conditionally rezone one (1) acre from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for residential uses. The subject property is part of Tax Map 140(05)00-001-B and is located east of the Miller Mart at 10101 James River Drive that is currently zoned B-1, General Business.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have included a copy of the general location of the request site for your use.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator



Rezoning Case RZ-18-03



- Partial to be Rezoned
- Subject Parcel

0 110 220 440 660 Feet





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Alice Weathers, Environmental Health Specialist, Sr.
Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Frank Haltom, Director of Engineering & Utilities
Paul Hinson, VDOT – Petersburg Residency Office

C: Percy C. Ashcraft, County Administrator
Jeff Stoke, Deputy County Administrator
Dr. Alton Hart, Jr, Crater Health District
Julie C. Walton, Department Director
Horace Wade, Planner

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

Date: October 1, 2018

Subject: **Breeze In Associates LLC (Bogese) R-A to B-1 Office Building Rezoning**

Please find the attached Breeze-In Associates LLC (Bogese) application and a textual statement with a one (1) acre portion of this subject property to be rezoned from R-A to the B-1, General Business Zoning District based upon our pre-application meeting discussion on August 30th. He intends to utilize the existing commercial well / septic system next door for this office building.

Please review this information and provide any staff report comments that you deem appropriate for this conditional rezoning request. The applicant is working with Timmons Group on certain B-1 uses being proffered out with the remaining B-1 uses being available, to include office uses. Please provide comments by Thursday, October 11th to dmiles@princegeorgecountyva.gov



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ/8-03

DATE SUBMITTED:

9/27/18

(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

Breeze IN ASSOCIATES LLC

ADDRESS: P.O. Box 61

TAX MAP OF SUBJECT PARCEL: 140(05)00-001-B

CITY: Hopewell

STATE: Virginia

ZIP CODE: 23860

DISTRICT: BLAND

E-MAIL ADDRESS: jmbayese@gmail.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 05 PAGE 4140 Date 8/23/05 PB 3X, PL 370

CURRENT LAND USE: Vacant

ACREAGE: 5.942 1.0 AC

COMPREHENSIVE PLAN DESIGNATION: Residential

ZONING CLASSIFICATION

PRESENT ZONING: RA

PROPOSED ZONING: B-1

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:

to Build an OFFICE Building

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

Timmons Group

NAME: Timothy Seldon

PHONE NUMBER: (804) 200-6513

ADDRESS: 4701 OWENS WAY, Suite 900

CITY: Prince George

STATE: Virginia

ZIP CODE: 23875

E-MAIL ADDRESS: tim.seldon@timmons.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

PROJECT DESCRIPTION

Construction on a 3000 SF OFFICE building

RECEIVED
SEP 27 2018
BY: _____

AFFIDAVIT

- A. The undersigned (1) Property Owner or (7) 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: David M. Boggese
SIGNED: [Signature] DATE: 9/24/18
MAILING ADDRESS: PO Box 61
CITY/STATE/ZIP: Hopewell, VA 23860
PHONE NUMBER: 804-452-6651
E-MAIL ADDRESS: dmoggese@gmail.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: TIM SELDON
MAILING ADDRESS: 4701 OWENS WAY, SUITE 900
CITY/STATE/ZIP: PRINCE GEORGE, VA 23875
PHONE NUMBER: (804) 200-6513
E-MAIL ADDRESS: tim.seldon@timmons.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24 day of SEPTEMBER, 2018.

My Commission expires: FEBRUARY 28, 2019
[Signature] Notary Public

AFFIDAVIT

RECEIVED
SEP 27 2018
BY: _____

Application by Breez In Associates, LC
Bogese Office Building
Prince George County, Virginia
September 26, 2018

Breez In Associates, LC (the "**Applicant**") submits this application for a rezoning. The reason for this rezoning is to allow for development of a 3,000 square foot office building for the applicant's corporate headquarters.

The proposed zoning request consists of a 5.942 acre parcel known as Tax Map Parcel 140-(05)00-001-B located in the Bland District of Prince George County, Virginia, along Route 10 just east of the James River Drive and Jordan Point Road intersection (the "**Property**") as shown on the rezoning plan dated September 25, 2018.

The current zoning of the Property is R-A, Residential Agriculture. We are seeking rezoning of 1.0 acre from R-A to B-1, General Business for this development.

The properties adjacent to this site include commercially zoned property to the west, which is owned by the Applicant; James River Drive right of way and undeveloped property to the north; single family homes are large parcels to the east and south.

Project Description

The Project will consist of an approximately 3,000 square foot office building with associated parking spaces and sidewalks.

The site will be accessed by a connection to the adjacent existing commercial property parking lot area and no new access to a public road is intended for this project.

Materials for the building's exterior walls will be constructed with finish materials, including but not limited to, brick, stone, wood, metal, architectural block and pre-cast panels. No full vinyl siding will be used in this development.

Lights will be provided within the parking area on the site and maintained at the developers cost. Exact location of lights will be reviewed and approved through the site plan review process with county staff. Any utilities will be provided underground for this development to include, but not limited to, power, telephone, gas and cable television.

Storm Water Management

Water quality and water quantity runoff from this developed site will be handled by the use of Best Management Practices (BMP). These BMPs will provide compliance with County and State regulations and will include structural measures to control runoff from the site.

Utilities

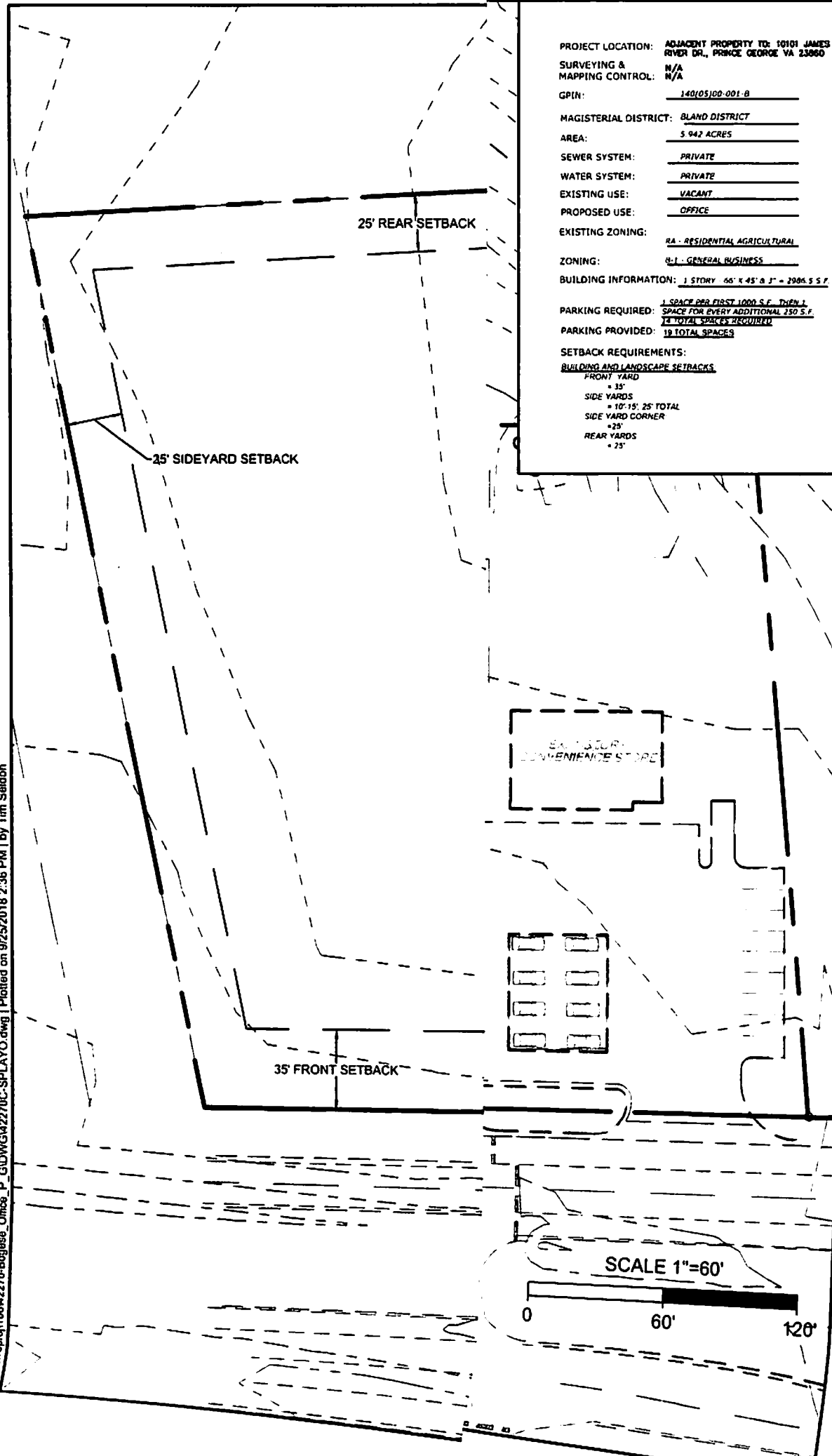
This site will be served by a private sewer system. This service will consist of either an individual drain field on the property serving less than 6,000 gpd or connection to the existing sewer system on the adjacent commercial property. Determination of which method of serving this site will be finalized and approved through the site plan approval process and in consultation with the County Engineer.

This site will be served by a private water system. It is proposed to connect to the adjacent private commercial property water system, which is also owned by this applicant.

Community Impacts

The impacts from the project will be specifically designed to have as minimal an impact as possible on the surrounding community and environment. Maintenance of all landscaping, signage, lighting, internal drives, storm water basins and other common areas of the project will be the responsibility of the owner.

\\p-dc1\proj\106142270-Bogese_Office_P_GDWG\42270C-SPLAYO.dwg | Plotted on 9/25/2018 2:36 PM | by Tim Seldon



PROJECT LOCATION: ADJACENT PROPERTY TO: 10101 JAMES RIVER DR., PRINCE GEORGE VA 23860
SURVEYING & MAPPING CONTROL: N/A
GPIN: 140105100-001-B
MAGISTERIAL DISTRICT: BLAND DISTRICT
AREA: 5.942 ACRES
SEWER SYSTEM: PRIVATE
WATER SYSTEM: PRIVATE
EXISTING USE: VACANT
PROPOSED USE: OFFICE
EXISTING ZONING: RA - RESIDENTIAL AGRICULTURAL
ZONING: M-1 - GENERAL BUSINESS
BUILDING INFORMATION: 1 STORY - 65' x 45' x 3" = 2906.5 S.F.

PARKING REQUIRED: 1 SPACE PER FIRST 1000 S.F. THEN 1 SPACE FOR EVERY ADDITIONAL 250 S.F.
TOTAL SPACES REQUIRED: 12
PARKING PROVIDED: 19 TOTAL SPACES

SETBACK REQUIREMENTS:
BUILDING AND LANDSCAPE SETBACKS
FRONT YARD
* 35'
SIDE YARDS
* 10'-15'; 25' TOTAL
SIDE YARD CORNER
* 25'
REAR YARDS
* 25'

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL 804 541-6600 FAX 804-458-1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS

REVISION DESCRIPTION

DATE

DATE
9/25/2018

DRAWN BY
T. SELDON

DESIGNED BY
T. SELDON

CHECKED BY
T. SELDON

SCALE
1" = 60'

TIMMONS GROUP

BOGESE OFFICE BUILDING

BLAND DISTRICT - PRINCE GEORGE COUNTY - VIRGINIA

SCHEMATIC LAYOUT FOR REZONING

JOB NO
42270

SHEET NO
C10

This drawing is the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever without the written consent of TIMMONS GROUP.

**PLANNING COMMISSION
REZONING REPORT SUMMARY**

CASE NUMBER: RZ-18-04

APPLICANT: Mitchell Homes, Inc.

LOCATION OF PROPERTY: North of Sandy Ridge Road and west of Meadow View Boulevard

PARCEL IDs: 13J(02)00-027-0; 028-0; 029-0; 030-0; 031-0; 032-0; 035-0, 036-0; 037-0; 038-0; 039-0 and 040-0

PLANNING DISTRICT: Prince George Planning Area

REQUESTED ACTION: R-E to R-2 rezoning for front setback reduction

EXISTING ZONING: R-E, The Meadows Section 2 subdivision

PROPOSED ZONING: R-2, The Meadows Section 2 subdivision

EXISTING USE: Vacant single family dwelling lots

PROPOSED USE: Single family dwelling uses

SURROUNDING ZONING:

North and East:	R-2, Meadows Subdivision; single family dwellings
West and South:	R-A, rural residential zoning; single family dwellings

UTILITIES: County water and sewer

REAL ESTATE TAXES: No delinquent taxes are owed to the County

MEETING INFORMATION:

Planning Commission:	Thursday, October 25, 2018 at 6:30 p.m.
Board of Supervisors:	Wednesday, November 14, 2018 at 7:30 p.m.

RECOMMENDATION: Planning Staff recommends Approval of this rezoning request from R-E to R-2 to allow for the front yard setback to be adjusted so that these recorded lots can become buildable allowing for the lots to have new single family dwellings constructed and this section to be completed.

ATTACHMENTS:

1. Rezoning Application
2. GIS Map showing area
3. Staff Report
- 4.

**PLANNING COMMISSION STAFF REPORT
REZONING REQUEST – CASE RZ-18-04
MITCHELL HOMES, INC.
PUBLIC HEARING: OCTOBER 25, 2018**

Request:

The applicant proposes to rezone 21 +/- acres from R-E, Residential Estate to the R-2, Limited Residential District to decrease the required front yard setback amount from 75 feet to 35 feet.

The applicant has filed "The Meadows Section 2, Lots 27 through 41, Subdivision Plat" dated September 18, 2018 showing potential house sites on these lots using a 35 foot front setback.

The applicant proposes to build on these recorded lots once the building envelope is changed on the front and will match the Meadows subdivision sections relative to single family dwellings.

Comprehensive Plan:

The 2018 Comprehensive Plan identifies this general area for residential uses and the proposed rezoning would be in compliance with the County's established land use plan and its policies.

Zoning Case Analysis:

The Planning Manager worked with both the applicant, Mitchell Homes, Inc. and with their consultant, Timmons Group to walk through the various options to make these R-E recorded lots to be buildable given the steep slopes and extensive environmental features such as the RPA and Floodplain areas. Front yard setback Variance requests were ruled out as all of the lots would need a forty (40) foot Variance to the R-E seventy-five (75) foot front yard setback.

The Board of Zoning Appeals (BZA) cannot issue Variances to all of the recorded lots under the State Code of Virginia requirements. The Code states that an applicant shall first seek all other administrative and/or local legislative action relief prior to requesting a Variance as State relief. Therefore, the applicant is requesting a rezoning from R-E to R-2 on all of these lots to reduce the front yard setback and then, if needed, they will administratively perform a Boundary Line Adjustment (BLA) Plat to consolidate the unbuildable lots into Meadows Section 2 open space.

VDOT Transportation:

The Virginia Department of Transportation (VDOT) has reviewed this request and has stated the rezoning request does not include additional lots so no increase in anticipated trip generations will occur with the proposed rezoning. The Meadows Section 2 roads have not been accepted into the State system of maintenance. VDOT provided a list of deficiencies that need to be corrected prior to acceptance on October 24, 2014. No corrections have been made and this section was auctioned off and no additional subdivision road work has been done in this section.

Recommendation:

Planning Staff recommends Approval of this rezoning request from R-E to R-2 to allow for the front yard setback to be adjusted so that these recorded lots can become buildable allowing for the lots to have single family dwellings constructed and the subdivision section to be completed.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 15, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, October 25, 2018 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING CASE RZ-18-04 Request of Mitchell Homes Inc. to rezone 21+/- acres from R-E, Residential Estate to R-2, Limited Residential Zoning District. This request will permit the reduction of the front yard setbacks on twelve (12) existing lots from (R-E) 75 feet to (R-2) 35 feet. The R-E front yard setback creates a hardship for buildable lots due to steep slopes and environmental features. The Comprehensive Plan indicates that the subject properties are appropriate for residential uses. The subject properties are known as lots 27-32 and 35-40 of The Meadows Section 2 subdivision and are known as Tax Maps 13J(02)00-027-0,028-0,029-0,030-0,031-0,032-0,035-0,036-0,037-0,038-0,039-0 and 040-0.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have included a copy of the general location of the request site for your use.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator



Rezoning Case RZ-18-04



Subject Parcels





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Frank Haltom, Director of Engineering & Utilities
Paul Hinson, VDOT – Petersburg Residency Office

C: Percy C. Ashcraft, County Administrator
Jeff Stoke, Deputy County Administrator
Julie C. Walton, Department Director
Horace Wade, Planner

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

Date: October 1, 2018

Subject: **The Meadows Section 2 (Flat Top Drive) R-E to R-2 Rezoning (front setback)**

Please find the attached Mitchell Homes application and a textual statement based upon our pre-application meeting discussion with Mitchell Homes and Timmons Group on September 27th.

They are rezoning from R-E to R-2 in order to reduce the front yard setback from 75' to 35' to make these existing lots to become buildable due to the steep slopes and environmental features.

Please review this information and provide any staff report comments that you deem appropriate for this conditional rezoning request. The applicant is not proposing to change the density but to construct single family homes on as many of the lots as possible through the permitting process.
Please provide comments by Thursday, October 11th to dmiles@princegeorgecountyva.gov



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-18-04

DATE SUBMITTED:

9/28/18

(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

Dennis Hallrup
ADDRESS: 19008 Depot Rd.

TAX MAP OF SUBJECT PARCEL: See attached

CITY: McKeeney

STATE: VA

ZIP CODE: 23872

DISTRICT: P2

E-MAIL ADDRESS: chhallrup@ix.netcom.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE: SEE ATTACHED

DEED BOOK PAGE Date DEED RESTRICTIONS:

CURRENT LAND USE: R-E - VAC. ACREAGE: 21.28 acres

COMPREHENSIVE PLAN DESIGNATION:

ZONING CLASSIFICATION

PRESENT ZONING: RE

PROPOSED ZONING: R2

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE: See attached letter

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

Mitchell Homes Inc.

NAME: Deborah Lumpkin

PHONE NUMBER: 804 378 5211 x100

ADDRESS: 11650 Holly Hills Rd.

CITY: Radcliff

STATE: VA

ZIP CODE: 23139

E-MAIL ADDRESS: info@mitchellhomesinc.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

See Attached letter.

PROJECT DESCRIPTION

RECEIVED
SEP 20 2018
BY:

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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: Mitchell Homes, Inc. by Scott Skeme
 SIGNED: [Signature] DATE: 9/28/18
 MAILING ADDRESS: 1650 Holly Hills Road
 CITY/STATE/ZIP: Richmond, VA 23226
 PHONE NUMBER: 804-378-5211
 E-MAIL ADDRESS: scott@mitchellhomesinc.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Deborah Lumpkin
 MAILING ADDRESS: 1650 Holly Hills Road
 CITY/STATE/ZIP: Powhatan, VA 23139
 PHONE NUMBER: 804-378-5211 x100
 E-MAIL ADDRESS: dlumpkin@mitchellhomesinc.com

STATE OF VIRGINIA

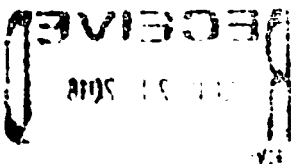
COUNTY OF: ~~PRINCE GEORGE~~ Powhatan County, Virginia

Subscribed and sworn before me this 28 day of September, 2018.

[Signature]
 Notary Public

My Commission expires: 4/30, 2021

AFFIDAVIT



MEADOWS SECTION 2 ZONING APPLICATION

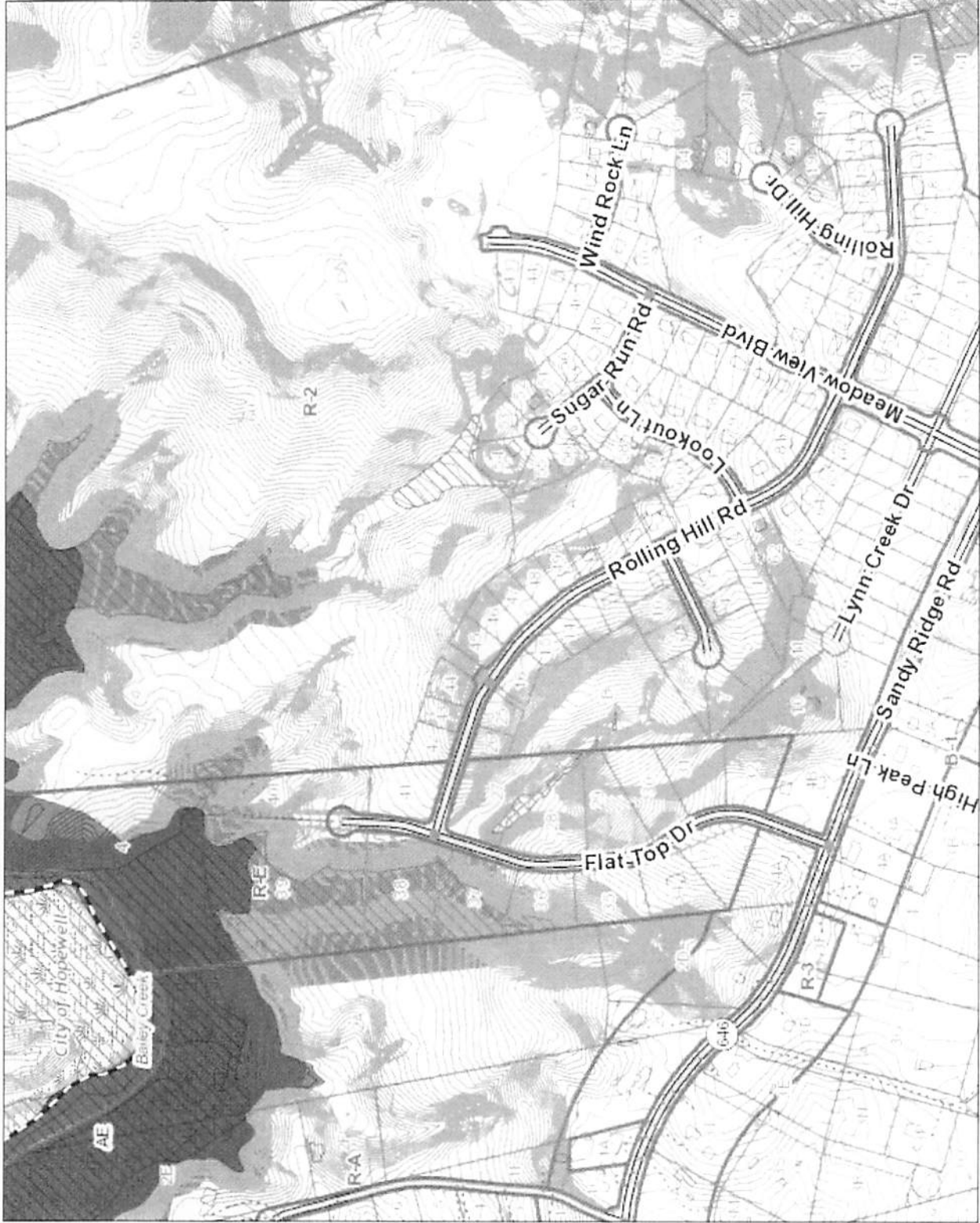
To whom it may concern,

This letter is to request approval for the re-zoning of 14 lots in the Meadows section 2 which has been included in the plat. The re-zoning request is to change from a RE to a R2, in order to allow for 60% of the proposed homes to be placed in a buildable condition. This proposed plat will maintain the current amount lots, and will not change the density. This request is simply a 40' difference in front setbacks that will make the sloped lots suitable for home sites.

With the approval of this request, the developer has immediate intentions of breaking ground on this project. We feel that this request will match the other sections within the neighborhood and should have no adverse effects on the future development.

RECEIVED
SEP 28 2018
BY: _____

County of Prince George



Legend

- Zoning Outlines
- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- Contours - 2ft
- Swamps
- RPA Area

Notes

Map Scale 1: 5,938

9/18/2018

Feet

989.6

494.8

0

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

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CHAPTER VIII TRANSPORTATION

Introduction

Prince George County's transportation system is comprised of more than just highways. Air transportation, rail facilities, waterways, bikeways and pedestrian opportunities are all elements of the County's transportation network. Together, these allow for the efficient movement of people and goods. It is essential that the County continually plan for the construction and enhancement of these transportation elements. Doing so allows the economic viability of the County to be retained and enhanced well into the future.

It is important to remember the strong reciprocal linkage between land use planning and transportation planning. A community's land use decisions will directly impact the adequacy of existing transportation networks. Conversely, transportation planning decisions have a great impact on community growth patterns, and the availability and adequacy of public facilities. The County's primary transportation system is and will continue to be a rural road network, with an ever increasing suburban road network adjacent to the Cities of Colonial Heights, Hopewell and Petersburg.

The Transportation Planning Process

Transportation planning in Virginia is undertaken through a partnership of state, local, and federal participants. The Tri-Cities Area Metropolitan Planning Organization (MPO) is a federally mandated planning body comprised of local elected and appointed officials. Responsible for carrying out both short and long range transportation planning initiatives, it is staffed by the Crater Planning District Commission. The MPO's activities and scope of authority are limited to the cities of Colonial Heights, Hopewell and Petersburg, and the urban portions of Chesterfield, Dinwiddie and Prince George counties.

The 2035 Tri-Cities Area Transportation Plan consists of a long range element and a short range element. The long range element is a regionally prioritized listing of recommended interstate, arterial, collector and some local roadway and intersection improvements. The short range element of the 2035 Tri-Cities Area Transportation Plan consists of the regional Congestion Management Process and the 2010 Transit Development Plan. The Congestion Management Process includes an assessment of current and future roadway segment traffic volumes and capacities and identifies specific recommended strategies for addressing traffic

congestion appropriate for conditions in the Tri-Cities. These recommended strategies include capacity expansion strategies, such as constructing turn lanes, and travel demand management strategies, such as ridesharing and mass transit. The 2010 Transit Development Plan includes an assessment of transit management alternatives and an assessment of current transit route efficiency and recommendations for new transit service areas.

The Tri-Cities FY12 – FY15 Transportation Improvement Program is a programming document listing all projects anticipated to receive federal funding over the next 4 year period. All of these transportation planning and programming documents are required by the federal government to be fiscally constrained. In other words, the MPO cannot include projects beyond forecasted revenues for the applicable horizon period.

In addition to various Commonwealth and regional needs assessments, the MPO relies on local comprehensive plans to help identify future improvement needs. The Commonwealth and/or federal government provide the majority of funding for any slated improvements. Local governments also have the responsibility of making wise land use and community facility decisions that respect the integrity of the existing transportation system and/or anticipate planned and funded improvements.

Existing Transportation Facilities

Prince George County's transportation system allows for the efficient and safe movement of people and goods. The County contains major interstates, several important primary roads, and a network of secondary roadways that provide adequate travel routes within the County. Interstates I-95 and I-295 link the County to the national system of interstate highways, and the County's five interstate interchanges provide exceptional transportation access for commerce, tourism, and commuters wishing to visit, live or work within the County.

US Routes 301 and 460 and Virginia State Routes 10, 35, 36, 106, 144, and 156 are the non-interstate primary highways within the County. By design and function, they provide primary access to different parts of the County and link the County to adjoining jurisdictions. US Route 460 cuts diagonally across the County, directly connecting Petersburg and areas west, to Sussex County and the Norfolk area. Virginia Route 36 provides local access to Fort Lee and direct travel between Hopewell and Petersburg. US Route 301 is a north-south corridor

connecting Richmond and areas north to Emporia and North Carolina to the south. Route 144 connects Colonial Heights to the County and to Fort Lee.

The VDOT estimates the County has approximately 925 public highway lane-miles within its borders. This mileage is broken down as follows:

VDOT Maintained Lane-Miles Prince George County 2004

Interstate	Primary	Secondary	Frontage ¹	Total
127	190	583	25	925

Comp Road shows a comprehensive County road inventory with information on number of lanes and surface materials.

Perhaps the most significant of these planned improvements is the Route 460 PPTA project which will be a new, four lane, limited access highway. There is no reconstruction of the existing Route 460 connected with the Route 460 PPTA project. It is uncertain how the 2 roadways will be signed. It is very important that the County continue to monitor on-going developments related to this fully funded project, especially for the western terminus area and the proposed interchange at Route 156 in the vicinity of the J.E.J. Moore Middle School.

VDOT has prepared and distributed to localities estimates of lane mile construction costs for various highway geometric designs. These are listed below:

Cost Per Lane Mile (CPM)		
Typical Urban Section		
June 2006		
Facility	Width of Pavement (Feet)	CPM (\$)

¹ A frontage road is a non-limited access road running parallel to a higher-speed limited access highway. Frontage roads provide access to properties along limited access highways.

Bikeway	5	540,000
2 Lanes	26-30	3,000,000
3 Lanes	36-40	5,700,000
4 Lanes	40-48	6,800,000
4 Lanes Divided	48 w/16' raised median	7,600,000
4 Lanes Divided	48 w/28' raised median	8,200,000
6 Lanes Divided	72 w/ 16' raised median	9,800,000
6 Lanes Divided	72 w/ 28' raised median	10,600,000
8 Lanes Divided	96 w/ 16' raised median	12,200,000
8 Lanes Divided	96 w/ 16' raised median	12,900,000

Cost Per Lane Mile (CPM)

Typical Rural Section

June 2006

Facility	Width of Pavement (Feet)	CPM (\$)
Bikeway	5	240,000
1 Lane	12	330,000
2 Lanes	18	500,000
2 Lanes	20	830,000
2 Lanes	22	990,000
2 Lanes	24	1,400,000
3 Lanes	36	2,900,000
4 Lanes Divided	48	3,900,000
4 Lanes Divided	48 w/16' raised median	4,100,000
4 Lanes Divided	48 w/28' raised median	4,900,000

6 Lanes Divided	72	5,400,000
6 Lanes Divided	72 w/ depressed median	7,100,000
8 Lanes Divided	96	10,700,000

Railroads

No passenger service is provided within the County, although AMTRAK stations are located within the region in Ettrick, Henrico County and Richmond. Two rail companies provide freight service within or near Prince George County. The CSX Corporation, one of the two major rail systems to connect the Midwest and East Coast, has service adjacent to the County near Carson. Also serving the County is the Norfolk Southern Railway Corporation. Norfolk Southern tracks parallel US Route 460 and also serve the Puddledock area of the County. In 2004 the company announced plans to construct a major intermodal transfer and warehouse facility along the Route 460 Corridor in Prince George County. Those plans were approved by the Board of Supervisors in 2005 but, no progress has been made to date on the development plans.

Mass Transit

No mass transit service is based within the County. Petersburg Area Transit (PAT) provides limited service to Prince George County locations within the Crater Road area of the County, portions of Ft. Lee, the Crossings Office Park and the Crossings Shopping Center along Route 36 near the City of Hopewell.

Airport Service

Prince George County residents and business travelers benefit from two nearby airports. The region's largest airport, Richmond International, has full commercial services. The Dinwiddie County Airport, located in northeast Dinwiddie County provides air service to residents and businesses. Aviation Services at this facility are limited to charter, private aircraft, air freight, maintenance, and flight instruction.

Waterways

The County has approximately 30 miles of navigable water along its coastline, formed by the Appomattox and James Rivers. Along this coastline, there are only three points of public access. These are the Jordan Point Marina on the James River and the Appomattox Small Boat Harbor on the Appomattox River, along with the new Appomattox River Regional Park that offers a canoe and kayak launch site. Also, two restricted access points exist; the boat ramp at

Fort Lee along the Appomattox River and the Tarmac barge facility on the James River. The James River sea lane links the County to Virginia port facilities in Hampton Roads and at Richmond's deepwater terminal. There are no commercial ports within Prince George County.

Bikeways and Pedestrian Opportunities

In 2003, the MPO staff completed an update to the Tri-Cities Area Bikeway Plan. The updated plan was adopted by the MPO's Transportation Technical Committee in March of 2004. This plan is incorporated into this comprehensive plan by reference. The Tri-Cities MPO will begin updating the current regional bikeway plan in 2013. In addition, the MPO will address the concept of pedestrian planning with the region for the first time in 2013. Prince George County currently has no designated bikeways/bike routes within its limits. The County's 1999 comprehensive plan recommended the preparation of a County bikeway plan with an emphasis on the County's more urbanized areas. The Tri-Cities Area Bikeway Plan affirmed this recommendation and provided specific recommendations for four bikeways/routes within the County. Prince George County has partnered with VDOT to install additional sidewalks along Courthouse Road (Route 106) from Beasley Elementary School to the new Roundabout located at the intersection of Allin and Courthouse Roads. Additional Sidewalks have also been added to the Prince George County Government Complex that link up with the sidewalks along Courthouse Road.

Assessment of Highway Facilities

TOP TEN SECONDARY ROADS

RT. #	FACILITY NAME	Present traffic (2004)	Predicted (2025)*	Traffic
630	JEFFERSON PARK ROAD	13,000	20,100	
646	MIDDLE ROAD	6,900	13,800	
645	RIVER ROAD	5,600	9,000	
634	ALLIN ROAD	4,700	7,900	
645	PUDDLEDock ROAD	4,600	7,800	
629	RIVES ROAD	4,600	6,300	
616	LAUREL SPRING ROAD	4,200	5,100	
630	LAMORE DRIVE	3,500	5,700	

626	TAVERN ROAD	3,000	6,000
630	BULL HILL ROAD	3,000	4,800

*includes effects of Fort Lee and the Fort Lee Expansion Traffic Study, Michael Baker – 01/2007

Most County secondary roads have very low average daily traffic volumes, with only one road topping the 10,000 vehicle per day threshold. This data shows that Jefferson Park, Middle and Rives Roads (Routes 646, 629, and 630) are currently experiencing the highest average daily demand and are projected to have the highest daily demand in 2030.

Transportation Policy Issues

The following transportation issues emerged during the discussions and analysis undertaken as part of the preparation of this plan in 2007.

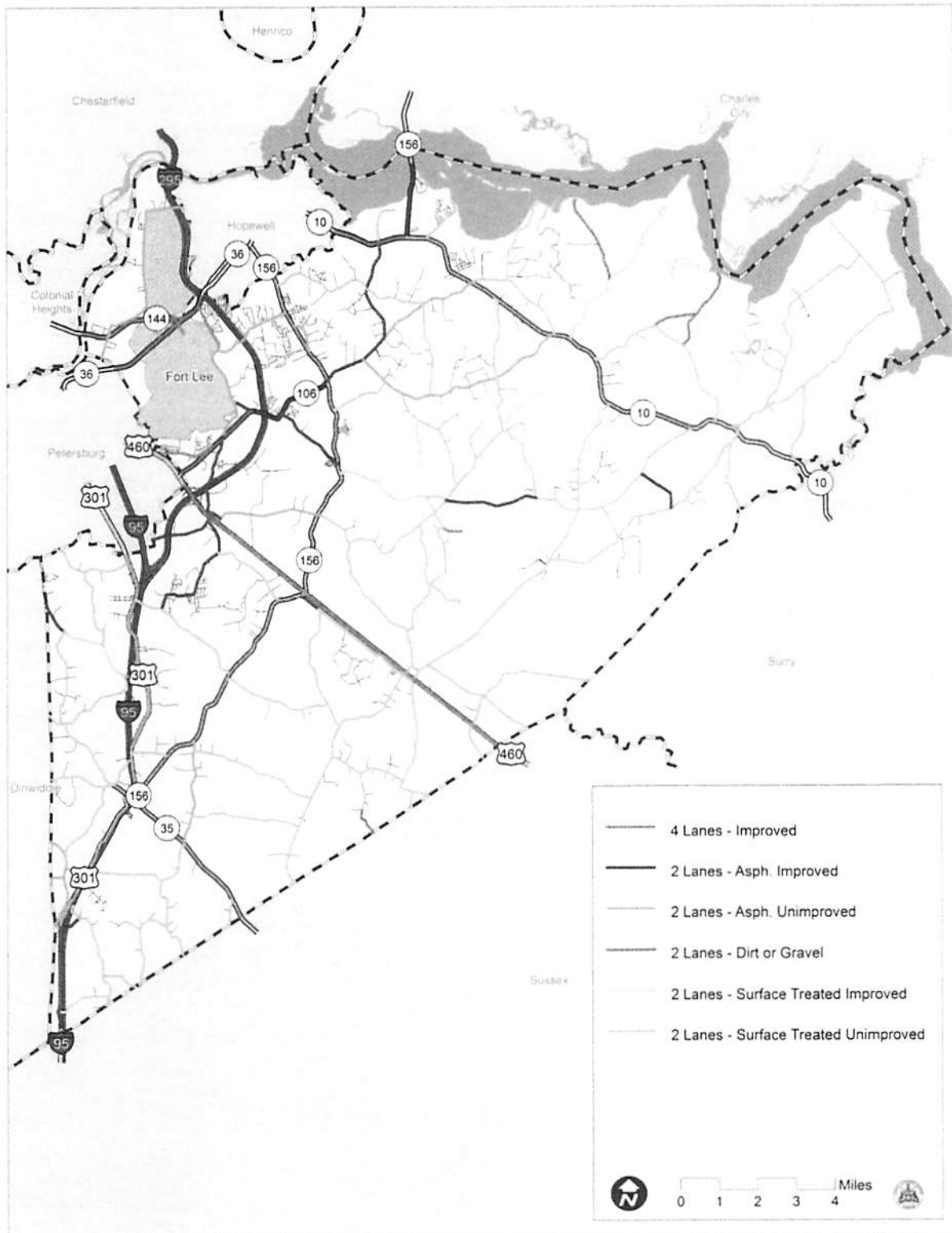
Like many jurisdictions in Virginia, Prince George County's need for road improvements is outpacing available funding for roads. Limitations of state transportation funding and competing priorities for local funds have resulted in the deferral of needed road improvements. A quick analysis of the County's Secondary Six-Year Plan shows that fully funding identified road needs will require fiscal resources from sources not yet identified.

The current fiscal environment for road funding necessitates that the County be proactive in transportation planning. The following policies are recommended:

County-Wide Access Management Program

The County's highways are an important public resource and they represent a major public investment that should be preserved. They provide the means for residents' trips to work, to shop, to go to school, to travel. Highways are essential for commerce, trade and tourism. Yet as land develops along a road, the potential exists for highway corridors to become stripped

Comprehensive Road Inventory



with numerous, closely spaced entrances, traffic signals, and median openings - many of which do not have proper left and right turn lanes. These deficiencies lead to a high rate of accidents, congestion, and a reduction in the traffic carrying capacity of the road.

Access Management and Its Benefits

The goal of access management is to achieve a safe and efficient flow of traffic along a roadway while preserving reasonable access to abutting properties. By applying a set of traffic control methods, the quality of the County's network of roads can be maintained and be improved. Techniques for managing access include:

- Standards for the location, spacing and design of driveway entrances;
- Median treatments;
- Providing exclusive left and right turn lanes;
- Connecting the parking lots and streets of neighboring land uses; and,
- Increasing the distance between traffic signals.

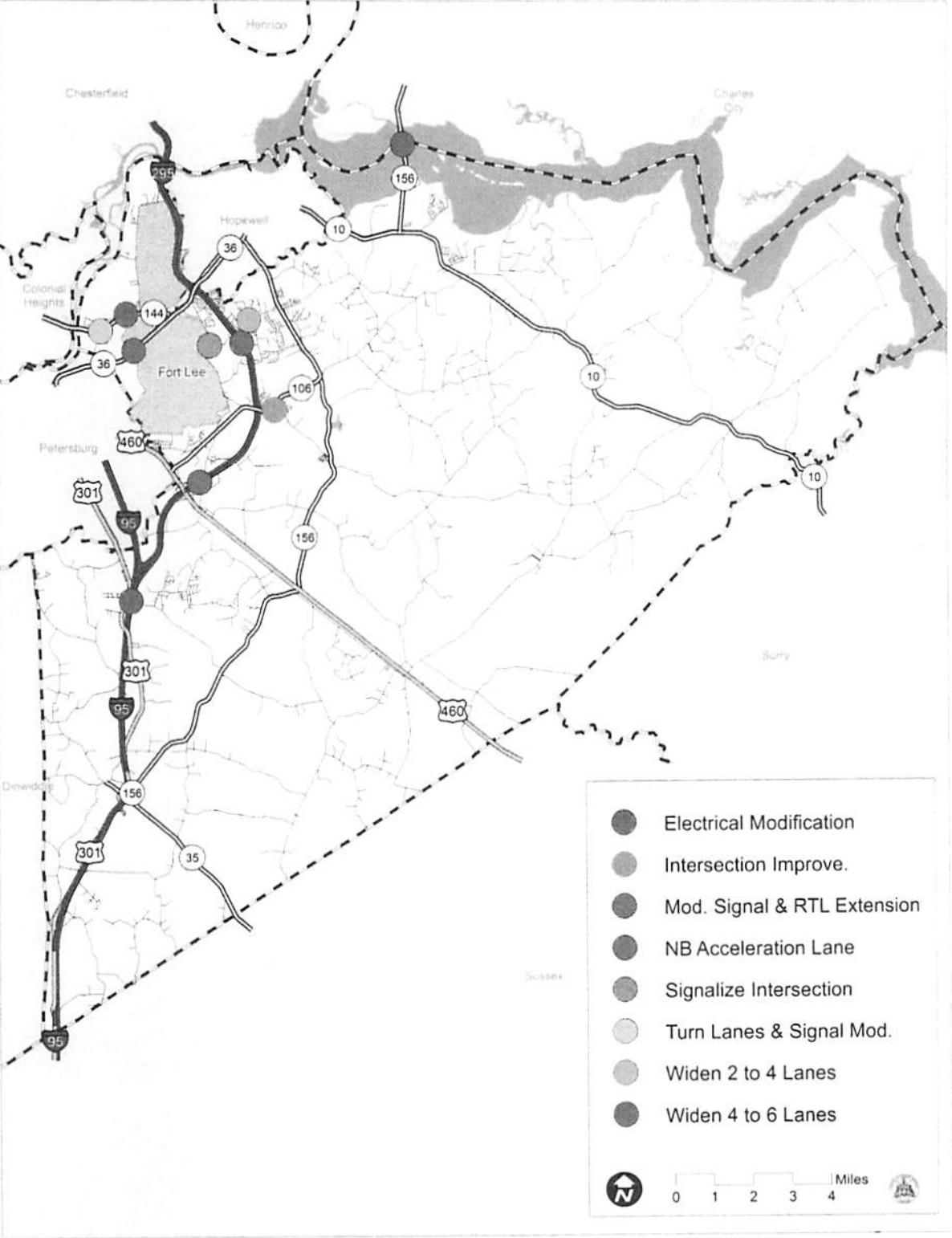
Localities that have implemented access management controls have reduced traffic related accidents, injuries, and fatalities; have enhanced the economic vitality of the area by providing a more efficient movement of both people and goods; and reduced the need for expensive road widening improvements. For example, studies have demonstrated that a four lane highway with good access management can serve as many vehicles as a six lane highway. It is less expensive to control access through access management than to build new highways.

Recommendations

Access management objectives can be achieved through land use strategies that discourage strip development and promote the grouping of land uses into commercial, office and residential nodes near existing developed areas and at major highway intersections. The functional classification of the road network and the location of future land uses should be coordinated so they complement each other.

Corridor access management plans or overlay districts can be used to prevent future access problems and to provide solutions to existing issues on high priority corridors. A highway corridor is analyzed in terms of roadway design, traffic characteristics, existing and future land use, and existing access points. The study would recommend standards and policies for

2035 Crater Transportation Plan



medians, signal location, entrance spacing, inter-parcel connections, turn lanes, and clustering of land development within the corridor. Certain measures may need to be implemented over time - for example, the addition of more parking to accommodate an expansion of a business can be used to consolidate entrances, install turn lanes, and link the adjacent land uses.

A County program would seek to include access management standards in the zoning and subdivision ordinances: entrance, median crossover, and traffic signal spacing and design standards; requirements for joint access and inter-parcel connections; minimum lot frontage; and rules for reverse frontage lots in subdivisions. Enforcement of County standards and regulations can be achieved through site plan and subdivision plat review. Traffic impact studies can be required for larger developments during the rezoning process.

Coordination is important at every stage of access management: from the development of the programs and studies to the review of development proposals. Access management decisions will involve input from various County Departments, the Crater Planning District Commission, and the VDOT Residency and District staff. Successful coordination and collaboration between agencies is necessary to manage access effectively.

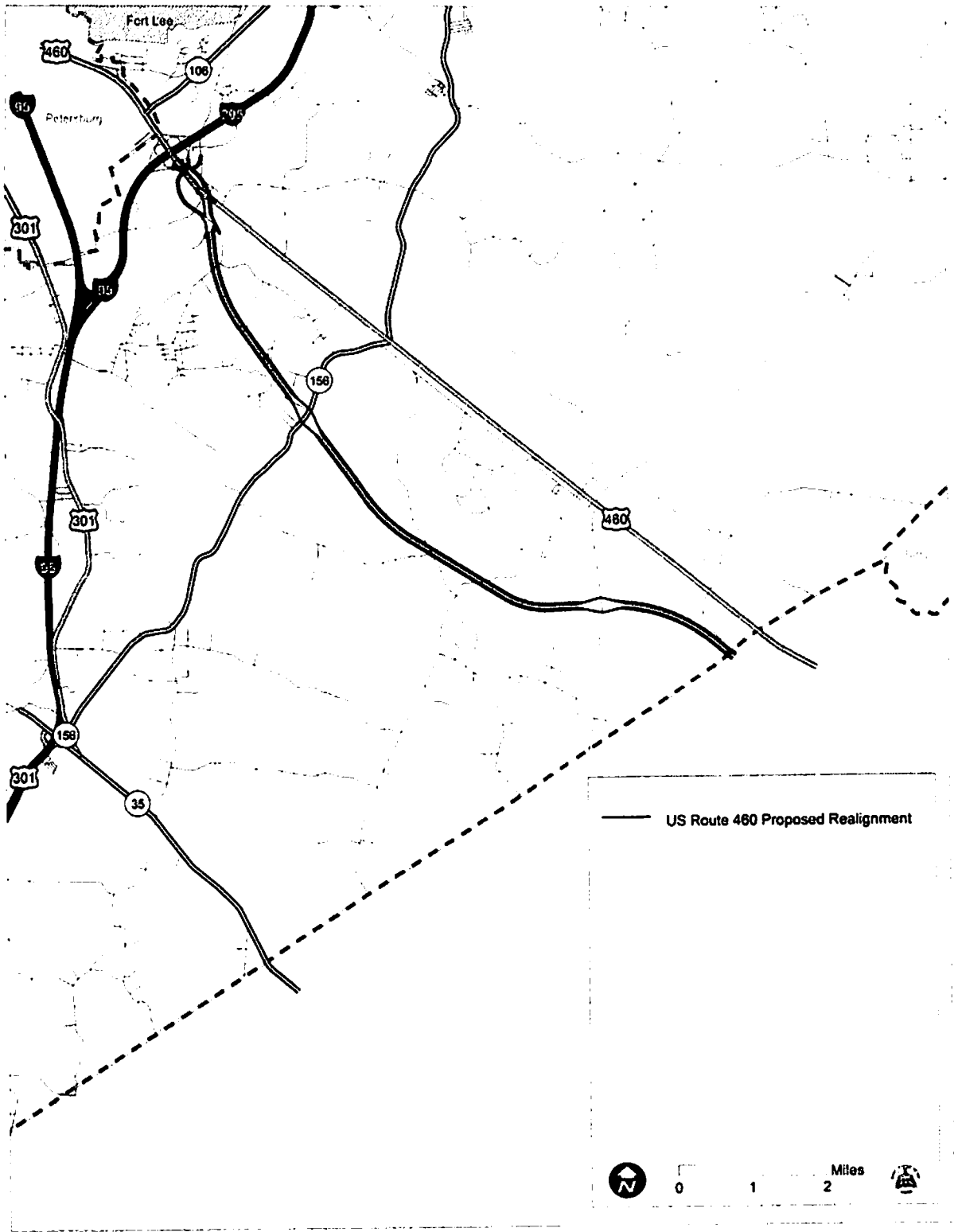
Identify and Protect Critical Transportation Corridors

As the population of Prince George County continues to grow, transportation planning will become increasingly important. Of particular importance will be the identification and protection of the necessary rights-of-way for new or expanded road corridors. Identifying the need for new and expanded road corridors is a technical process based upon current traffic volumes and patterns, and projecting expected increases and road needs due to community growth and changes in land use patterns. Protecting the identified corridor is a more challenging endeavor. Funding limitations generally limit local government's ability to control the rights-of-way in advance of when they will be required. Zoning and subdivision standards can be used to help ensure structures and private facilities are not located in areas that will be needed for rights-of-way.

Recommendations

Prince George County should take the following steps to identify and protect new road corridors and to identify existing road corridors in need of expansion.

US Route 460 Proposed Realignment



- A. The County should establish minimum rights-of way standards for various road classifications in the County. These minimum standards should be as follows:

Road Classification	Minimum R/W Width	Number of Lanes
Interstate	250'	4+
Primary	120'	4+
Secondary		
Arterial	90'	2-4
Collector	70'	2
Local	50-60'	2
Industrial Access	90-120'	2-4

- B. The County should adopt zoning and subdivision ordinance amendments to require the reservation of rights-of-way identified as necessary for future road improvements.
- C. If new future road corridors are identified in future planning documents, the County should adopt an amendment to this plan to formally designate each identified corridor.

Promote a Balanced Transportation System

As stated previously, Prince George County's transportation system is comprised of more than just highways. Air transportation, rails facilities, and to lesser extent, waterways, bikeways and pedestrian facilities are all elements of the County's transportation network.

Recommendations

Prince George County will take the following steps to promote a balanced transportation system:

- A. The County will encourage increased mass transit and rail options for County citizens.

- B. The County will request that bike lanes, consistent with the adopted bikeway plan, be incorporated into VDOT road projects. The County's subdivision and zoning ordinances will be amended to require bike and pedestrian facilities.
- C. New development along the James and Appomattox Rivers shall be encouraged to provide public access to the waterways.
- D. Encourage and look for new ways to improve secondary roads including new funding sources.

Link Transportation and Land Use Decisions

Understanding the role that land use decisions play in transportation efficiencies is critical if the County is to have a safe and adequate highway network. The County must evaluate all future land use decisions partially on the basis of how well the proposed land use preserves the integrity of the safety and capacity of the transportation system.

Recommendations

Prince George County will take the following steps to link transportation and land use decisions:

- A. Work with VDOT to adopt an updated thoroughfare plan that takes into consideration the land use and growth management recommendations contained in this plan.
- B. Adopt new zoning and subdivision ordinances that contain standards and requirements for access management, traffic calming, and rights-of way dedication.
- C. Require traffic impact studies for all new development expected to generate or attract over 250 vehicle trips per day. (TIAs)
- D. Evaluate all rezoning and special exception requests partially on the basis of the proposed land use impact on the County's transportation system.
- E. Plan and locate major capital facilities partially on the basis of how the facility will affect the direct and indirect demands on the County's transportation network.

Promote and Implement Traffic Calming Measures for New Subdivisions

Traffic calming techniques are strategies to slow traffic in residential neighborhoods without restricting access. Prince George should identify and address traffic concerns that may result from new development. The development review process should ensure that the developer places emphasis on, and addresses the need to, design street geometrics that make streets less desirable for speeding and cut-through traffic.

October 9 Meeting Recap

BOS Receives New Option For Proposed Elementary School

The Board of Supervisors at its October 9 meeting received a new option for construction of a new elementary school from members of the Prince George School Board.

School Board Chairman Bobby Cox and Vice Chairman Lewis Stevenson joined representatives from Moseley Architects in offering to the BOS a different twist to the discussions regarding the new school that has been the subject of debate for several months.

The latest School Board proposal is to construct an elementary school directly behind the current Walton Elementary School. Moseley reps told the BOS the footprint could work without purchasing additional property, and Chairman Cox said it would serve 850 students. Students would remain in the current school and then transition into the new one.

The new proposal carries an estimated price tag of \$32,139,750, according to proposed construction documents. Early estimates determined the new elementary school would cost just over \$29 million and would be covered by a five-cent increase in the real estate tax previously agreed upon by the BOS and dedicated solely to debt service.

On September 11, the BOS approved funding for a new elementary school that would be built on property that is located on Middle Road. That property was proffered years ago for a school and cannot be used for any additional purpose.

BOS members have said the Walton site is a prime piece of property for economic development and eventually would be sold to private developers who would continue to expand the commercial presence already in that area.

Other matters to come before the BOS at its Worksession & Meeting:

- Presented a Commendation to County Administration Administrative Assistant Donna Traylor with the 'You are the One' Award for rescuing a lost cat that got loose from a family in North Carolina that had evacuated to Prince George County because of Hurricane Florence.
- Received the monthly VDOT report.
- Received a report from the Hopewell-Prince George Healthy Families.

- Received a report on the Back to School Fair.
- Received a report on the 2016 results for Kids Count.
- Discussed the 2018 General Assembly actions.
- Unanimously deferred action until the October 23 meeting on a Special Exception request to locate an Adventure Park at New Scott Park.
- Unanimously approved appropriation of \$38,638 for Courthouse Carpet; Circuit Court Filing System; and part-time wages for the Assessor's Office.
- Unanimously approved revisions to the County Streetlight Policy.
- Unanimously approved a BOS retreat for 5 p.m. Monday, October 29 at the Central Wellness Center.
- Unanimously appointed Teresa Knott as Clerk to the Board of Supervisors.
- Unanimously appointed County Administrator Percy Ashcraft & Police Chief Keith Early to the Riverside Regional Jail Authority.
- Unanimously re-appointed Erma Brown to the Board of Zoning Appeals.
- Held a public hearing and unanimously approved amendments to the County's Utility Ordinance.
- Held a public hearing and unanimously approved adoption of the strategic plan for Economic Development & Tourism.
- Held a public hearing and unanimously approved an ordinance to provide for the appointment of a Clerk to the Board of Supervisors.