



**PLANNING COMMISSION**

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

**PLANNING COMMISSION  
ORGANIZATIONAL MEETING**

**THURSDAY, JANUARY 24, 2019  
BOARD ROOM at 6:30 PM**

- I. Call to Order by the Secretary
- II. Roll Call
- III. Election of Officers: Chairman and Vice Chairman
- IV. Planning Commission Invocation
- V. Pledge of Allegiance to the United States Flag
- VI. Approval of Meeting Minutes – December 20, 2018
- VII. Approval of 2019 Planning Commission Meeting Dates
- VIII. Approval of 2018 Planning Commission Annual Report
- IX. Citizen Comments Period
- X. Old Business:

**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. **Public Hearing is closed and this case was deferred by the Planning Commission**

XI. New Business:

None

XII. Communications

a. Actions of the Board of Zoning Appeals

b. Actions of the Board of Supervisors

c. 2018 – 2019 Six Month Goals Update

XIII. Adjournment

The next regularly scheduled meeting will be Thursday, February 28, 2019





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

**Regular Meeting**  
**December 20, 2018**  
**6:30 p.m.**

**I. CALL TO ORDER**

Chairman Easter called to order the December 20, 2018 regular 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, VA 23875.

**II. ATTENDANCE**

The following members responded to Roll Call:

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

Also present were: Douglas Miles, Planning Manager, Betsy Drewry, Deputy County Administrator - Finance and Missy Greaves-Smith, Administrative Support Specialist II.

**III. INVOCATION**

Vice Chairman Simmons provided the Planning Commission's Invocation.

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

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

**V. APPROVAL OF MINUTES**

Chairman Easter asked for the Approval of the November 15, 2018 meeting minutes. A motion was made by Mr. Brown and seconded by Mr. Bresko and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Easter, Simmons  
Opposed: (0) Absent: (0) 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.

### **CIP PRESENTATION**

Chairman Easter introduced Betsy Drewry, Deputy County Administrator and Finance Director to provide the CIP presentation.

Ms. Drewry presented the CIP Committee's recommendations for FY 2020-2029. She stated County departments, including the School system, had submitted \$96.7 million in capital improvements for this 10-year cycle and does not include projects that were moved forward from FY19, including the new elementary school. The CIP committee ranked the projects and the top ten CIP projects included: a new generator for Prince George High School, Human Services building refurbishment, renovations to Company 1 Fire Station, resurfacing of the tennis courts at Temple Park, Company 6 Sub-Station renovations, an audio-visual system refresh at the courthouse, an expansion of the fleet garage building, high school bleachers for the gymnasium, a new Jefferson Park Fire Station and lighting at the new Scott Park.

In conclusion, Ms. Drewry confirmed that the completion of all the projects would not be affordable for Prince George County. She stated the County's focus would be to complete projects as the appropriate funding becomes available and this would likely be in the order in which the CIP committee had ranked them this year.

Mr. Bresko noted that there are many projects that have been on the list for the past ten years. Therefore, they would continue to be pushed back if something of more importance comes up. Mr. Simmons stated that it is not CIP Committee's place to pick the projects, but it is their job to rank all projects based upon the greater need.

Chairman Easter thanked Ms. Drewry, her staff and the committee members for all their hard work on the CIP committee and for the thorough presentation to them.

Mr. Brown then proceeded to make a motion to the Board of Supervisors, that the Planning Commission has received the CIP recommendations and that they are forwarding them to them for their consideration. This motion was seconded by Mr. Brockwell.

Roll call vote on the motion:

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

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

## **VII. OLD BUSINESS**

Mr. Miles addressed the Planning Commission on the following Ordinance Amendments:

**OA-18-01** Adoption of an Ordinance to amend "The Code of the County of Prince George, Virginia," by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, "**Signs**" to Chapter 90, "Zoning," §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

Mr. Miles stated that he recommended deferring the request for 60 days to give both the County staff and the Planning Commission more time to review the proposed amendment.

Mr. Bresko moved to defer **ORDINANCE AMENDMENT OA-18-01**, Adoption of an Ordinance to amend "The Code of the County of Prince George, Virginia," by deleting §§ 90-12, and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, and to consolidate the requirements for signs by adding Article XIII, "Signs" to Chapter 90, "Zoning," §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs until February 28th to allow for more time for Planning Commission review. This motion was seconded by Mr. Brown and roll was taken.

Roll call vote on the motion:

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

**OA-18-02** Adoption of an Ordinance to amend "The Code of the County of Prince George, Virginia," by amending § 70-516.14 Effect of approval of final plat, and by adding § 70-732 (c) Coordination of **Streets** with existing streets and § 70-746 (b) and (c) Street construction, to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance.

Mr. Miles stated that he recommended deferring the request for 60 days to give both the County staff and the Planning Commission more time to review the proposed amendment.

Mr. Brown moved to defer **ORDINANCE AMENDMENT OA-18-02**, Adoption of an Ordinance to amend "The Code of the County of Prince George, Virginia," by amending § 70-516.14 Effect of approval of final plat, and by adding § 70-732 (c) Coordination of streets with existing streets and § 70-746 (b) and (c) Street construction, to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance until February 28th to allow more time for Planning Commission review. This motion was seconded by Vice Chairman Simmons and roll was taken.

Roll call vote on the motion:

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

## **VIII. NEW BUSINESS**

**REZONING CASE RZ-18-05** Request of Par 5 Development Group LLC to conditionally rezone 2.5 acres 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 neighborhood commercial uses. The subject property is part of Tax Map 270(0A)00-069-0 and is located in the northeast quadrant of Moody Road and James River Drive in Garysville.

Mr. Miles stated the applicant is proposing to construct a 9,100 square foot Dollar General retail store that will have approximately ten employees and will have operating hours from 8:00 AM- 10:00 PM. The Planning Department and VDOT were both in favor of this rezoning case request. Mr. Paul Hinson from VDOT was present to answer any questions.

The commercial entrance on Moody Road would meet all the VDOT standards and specifications. Staff is recommending approval of the rezoning to B-1 along with the proffers dated November 6, 2018.

Vice Chairman Simmons inquired about turn lanes on Route 10. Mr. Hinson explained the transition lines as shown in the slide presentation would move the traffic over for the left turn lane and VDOT does not anticipate any traffic impact due to this proposed project.

Chairman Easter expressed his concerns about the speed limit being 55 mph in this area. Mr. Hinson explained that in his experience with this type of retail store, the volume of traffic is minimal and Moody Road is not a heavily traveled road. Mr. Hinson indicated that a speed study could be requested in the future if the Board requests one to VDOT.

Vice Chairman Simmons inquired about the distance from James River Drive to the commercial entrance on Moody Road. Mr. Hinson explained that the site plan drawings indicated approximately 100 feet. This distance would easily allow for four (4) cars to be waiting to turn into the entrance onto Moody Road after turning off of James River Drive.

### **PUBLIC HEARING:**

At 7:22, Chairman Easter opened the Public Hearing to anyone that wished to speak for or against this rezoning case.

Zack Ivey from Par 5 Development Group, addressed the Commission by recapping the public comments from the community meeting that was held on November 5th. Mr. Ivey felt the comments were positive at the meeting and that the community supported the use.

With no other questions and no one else coming forward with no citizens in the audience, Chairman Easter closed the Public Hearing at 7:25 pm.

Vice Chairman Simmons made a motion to Recommend Approval along with the proffered conditions onto the Board of Supervisors. This motion was seconded by Mr. Bresko and roll was taken.

Roll call vote on the motion:

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

**IX: Planning Manager Communications to the Planning 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 December 17th as there were no BZA Appeal or Variance cases filed for the BZA's docket.

b. Actions of the Board of Supervisors:

The Board of Supervisors on December 11th approved the Bogese Development B-1 conditional rezoning and Mitchell Homes, Inc. R-2 rezoning case requests.

c. Comments to the Planning Commission:

Planning Staff has been working with new communication tower consultants and solar energy facility consultants on new projects coming to the County.

**X. ADJOURNMENT**

A motion was made by Mr. Joyner, seconded by Mr. Brockwell, to adjourn the Planning Commission meeting at 7:30 pm until Thursday, January 24, 2019 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

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

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







## DEPARTMENT OF COMMUNITY DEVELOPMENT AND CODE COMPLIANCE

### **2019 Planning Commission Meeting Schedule**

The Prince George County Planning Commission has scheduled the following public meeting dates in 2019. Work Sessions will be held at 6:30 p.m. on the Monday prior to the regular public meeting date in the Planning Conference Room, First Floor, as scheduled by the Planning Commission Secretary. All Planning Commission public meetings commence at 6:30 p.m., in the Board Room, Third Floor, of the County Administration Building, 6602 Courts Drive, Prince George, VA, 23875.

In order to schedule a pre-application appointment to be placed onto the Planning Commission Docket or for any additional information concerning a scheduled Planning Commission Case, please contact Douglas Miles, AICP, CZA Planning Manager / Zoning Administrator at (804) 722-8678; [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov); or please visit [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

<b><u>Work Session Date</u></b> Monday prior to the public meeting Planning Conference Room 6:30 pm	<b><u>Public Meeting Date</u></b> 4 <sup>th</sup> Thursday of each month
JANUARY 22, 2019*	JANUARY 24, 2019
FEBRUARY 25, 2019	FEBRUARY 28, 2019
MARCH 25, 2019	MARCH 28, 2019
APRIL 22, 2019	APRIL 25, 2019
MAY 20, 2019	MAY 23, 2019
JUNE 24, 2019	JUNE 27, 2019
JULY 22, 2019	JULY 25, 2019
AUGUST 19, 2019	AUGUST 22, 2019
SEPTEMBER 23, 2019	SEPTEMBER 26, 2019
OCTOBER 21, 2019	OCTOBER 24, 2019
NOVEMBER 18, 2019*	NOVEMBER 21, 2019*
DECEMBER 16, 2019*	DECEMBER 19, 2019*

Revised January 1, 2019 and these dates are subject to change.

\*Changes due to holidays





**County of Prince George  
Planning Commission**

**2018 Annual Report  
January – December 2018**

**Adopted by the Planning Commission:**

### **2018 Planning Commission Members**

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

### **Planning Division Staff Members**

Douglas Miles, AICP, CZA, Planning Manager / Zoning Administrator  
Horace Wade, III, CFM, Planner / Timothy Graves, Part-Time Planner  
Missy Greaves-Smith, Administrative Support Specialist II

### **Planning Commission Officers and Appointments**

The Planning Commission elected James A. Easter as its Chairman, and they elected, Joseph E. Simmons as its Vice-Chairman, for the 2018 calendar year.

### **Introduction**

Section 15.2-221, of the Code of Virginia, as amended, prescribes the duties of the local planning commission. Among other things, these duties include a requirement to make recommendations and to provide an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction. This document seeks to meet this Virginia State Code requirement by providing a direct linkage between the Prince George County Planning Commission and Prince George County Board of Supervisors.

### **Planning Administrative Review Summary**

The Planning Division received twenty-eight (28) applications for Subdivisions, Boundary Line Adjustments and Parcel Consolidations; nine (9) new Site Plan applications, nine (9) Administrative Second Dwelling renewals, and two (2) new Administrative Second Dwellings. They issued one hundred and fifty-five (155) zoning approvals for both new professional business uses and home occupation business uses within Prince George County.

The Planning Division reviewed nine (9) new site plan submittals which included: Pleasant Grove Baptist Church Addition, Service Center Metals Expansion, Virginia Physicians for Women Medical Building, Exit 45 C-Store, Sheetz C-Store and Car Wash, Sandy Hill Subdivision Site Plan, Bluebridge Films Addition, NVR

Builders Supply Center located on Quality Way, and the Davita Medical Building under construction next to the Better Med medical facility on Puddledock Road.

### **Planning Division: Special Projects**

The Planning Division was tasked with and completed various special projects. (1) The Planning Division assisted the Board of Supervisors and Administration with understanding costs, the process and possible sites for establishing a new location for residents to drop off household waste and recycling in District 2. (2) The Planning Division was also tasked with developing a "Streetlight Policy" for Prince George County to be utilized and implemented by the Department of General Services and it was approved by the Board of Supervisors on October 9, 2018. (3) The Planning Division was tasked with identifying, photographing and placing all billboard sign locations along the major corridors in the County in the County's GIS mapping system. This research will allow for the County to work with billboard owners to upgrade existing signage at some of our gateway areas.

Please Note that a large percentage of this Planning research was conducted by the Part-Time Planner between August and December 2018 with Planning Staff.

### **Planning Commission Case Summary**

In 2018, four (4) new Special Exception cases were submitted and heard before the Planning Commission. These Special Exception (SE) cases included: (1) Fort Powhatan Solar for a large solar energy facility on Wards Creek Road; (2) Prince George Ruritan Assembly Hall on Ruffin Road; (3) McCormick Assembly Hall (The Barns of Kanak) located on Ruffin Road; and (4) Tree Time Adventures for a commercial outdoor recreational use to be located within the rear of Scott Park.

In total, six (6) Conditional Rezoning cases were submitted and heard before the Planning Commission and these cases included: (1) the Prince George County Conditional Rezoning of the Central Wellness Center from R-A to B-1 with certain uses on Prince George Drive; (2) Worden Enterprises LLC from R-A to PUD to permit recreational vehicle park unit spaces to be rented longer than 30 days in defined areas of the park for transient use along Courtland Road; (3) Nathaniel Dozier Jr conditional rezoning from R-A to B-1 with certain restrictions along Route 460; (4) Breez-In Associates LC rezoning one acre from R-A to B-1 along James River Drive; (5) Mitchell Homes Inc. rezoning 21 acres from R-E to R-2 to permit the reduction of front yard setbacks from 75 feet to 35 feet as the R-E front yard setback creates a hardship for buildable lots due to steep slopes and environmental features; (6) Par 5 Development Group LLC conditional rezoning from R-A to B-1 with certain restrictions along James River Drive for a retail use.

The Planning Commission held public hearings to recommend three (3) Zoning Ordinance Amendments, and two (2) Subdivision Ordinance Amendments onto the Board of Supervisors. Those amendments were: (1) Amending the Zoning

Ordinance to add requirements for notations pertinent to Chesapeake Bay Preservation Areas and the Resource Protection Area relative to Site Plans; (2) Amending the Zoning Ordinance by adding certain penalties for violations of the Chesapeake Bay Protection Preservation Areas; (3) Amending the Subdivision Ordinance by adding certain requirements for notations pertinent to the Chesapeake Bay Preservation Areas under the Preliminary Plats, the Engineering Plan Specifications, and the Elements of Final Plats sections. These amendments brought Prince George County into complete DEQ environmental compliance; (4) Amending the Zoning Ordinance to consolidate and revise local Sign requirements to be consistent with current law and create a clear and consistent set of regulations pertaining to signs; and (5) Amending the Subdivision Ordinance by adding Effect of approval of final plat, adding Coordination of Streets with existing streets, and Street construction to allow for coordination with VDOT subdivision street acceptance for maintenance purposes through the Subdivision Ordinance.

#### **Planning Commission Subcommittee:**

The 2018 Capital Improvements Plan (CIP) subcommittee was led by Chairman Easter and Vice Chairman Simmons, and the Planning Manager, the Finance Director and the Financial Reporting Accountant provided staff support to the subcommittee for its recommendations to the County Administrator and onto the Board of Supervisors for their approval. The Planning Commission acted upon it on December 20, 2018 and forwarded the CIP recommendations onto the Board.

#### **Planning Division Staff Continued Education:**

Douglas Miles, AICP, CZA, Secretary to the Planning Commission, continues to serve on the Virginia Association of Zoning Officials (VAZO) Executive Committee as the Regional Director for the Richmond and Tri-Cities Area. In order to assist area zoning staff members with educational credits to maintain a CZO, Certified Zoning Official or a CZA, Certified Zoning Administrator state certification. VAZO Legal and Planning training sessions keep all area staff members current on Virginia State Code requirements and any changes as they relate to both the BZA and to the Planning Commission for cases.

The Planning Manager achieved in July of 2018 American Institute of Certified Planners (AICP) designation and which is a national certification program conducted through the American Planning Association. "AICP" is shorthand for education, experience, breadth of knowledge, ethical practice and commitment to the planning profession. He also was recertified as a Certified Zoning Administrator (CZA) for an additional three (3) years until December 2021. The Planner was recertified as a Certified Floodplain Manager (CFM) for an additional two (2) years until December 2020 and the certification is also a national certification program that includes local, state, federal and private sector CFMs.

Planning Division Staff attended County, State and Federal level education programs such as Human Resources Training on dealing with the general public better, security awareness, disaster and emergency preparedness and specialized training in planning, transportation, and infrastructure improvements such as broadband and solar energy.

## 2018 Planning Commission Work Session Attendance

[illegible]

## 2018 Planning Commission Meeting Attendance

Members	Month											
	January	February	March	April	May	June	July	August	September	October	November	December
Mr. Brown	X	X	X	X	X	X	X	X	X	X	X	X
Mr. Bresko	X	X	X	X	X	X	X	X	X	X	X	X
Mr. Simmons	X	X	X	X	X	X	X	X		X	X	X
Mrs. Elder	X	X	X	X	X	X	X	X	X	X	X	X
Mr. Easter	X	X	X	X		X			X	X	X	X
Mr. Brockwell	X	X		X	X		X	X	X	X		X
Mr. Joyner	X	X		X			X	X	X	X	X	X
Meeting Cancelled												
Absent												
Present	X											







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

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

### **Memorandum**

To: Percy Ashcraft, County Administrator

CC: Jeff Stoke, Deputy County Administrator  
Douglas Miles, Planning Manager

From: Horace Wade III, Planner

Date: January 17, 2019

Subject: **Dozier Rezoning Case Update**

The Planning Commission held a public hearing for the Dozier Rezoning from R-A to B-1 on Thursday, October 25, 2018. The Planning Commission recommended a 90 day deferral to January 24, 2019 to allow the applicant to address Transportation concerns from the Traffic Impact Analysis (TIA) sent to VDOT. VDOT requested that ten (10) items be addressed before the acceptance of the TIA.

Since the October 25<sup>th</sup> meeting, Planning Staff met with the Development Review Team about possible impacts of the Rezoning request, and to redraft the Proffered Statement. The major changes to the Proffered Statement was (1) \$40,000 for each structure taller than one story in height to pay for capital expenses to enhance County Fire & EMS apparatus, and (2) if a traffic signal is warranted, the signal shall be installed at the cost of the Developer.

In addition to the applicant agreeing to amend the Proffered Statement, VDOT has approved the applicant's revision to the previous TIA and has provided a letter dated January 10, 2019.

As the request is consistent with the Comprehensive Plan, and the applicant has addressed traffic, aesthetics, function, and impacts of the proposed development, Planning Staff recommends the Planning Commission recommend approval to the Board of Supervisors to the February 26, 2019 meeting.

**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.

**Deferred by Planning Commission  
until January 24, 2019 (90 days)**

Thursday, January 24, 2019 at 6:30 p.m.

**Board of Supervisors:** TBD

**RECOMMENDATION:**

Staff recommends the Planning Commission recommend approval to the Board of Supervisors as the request is consistent with the Comprehensive Plan, and the applicant has addressed traffic, aesthetics, function, and impacts of the proposed development.

**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**  
**MEETING DATE: JANUARY 24, 2019**

**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 was 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 January 9, 2019. 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. In addition, the applicant addresses impacts to aesthetics, traffic, and impact to the surrounding area.

### **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 proposal regarding food preparations as they relate to facilities involved in this project. Therefore, VDH 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.

VDOT update – received January 10, 2019

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the Chapter 527 Traffic Impact Analysis (TIA) revisions on November, 19, 2018 and finds the amended TIA acceptable.

It should be noted that even though the Manual on Uniform Traffic Control Devices (MUTCD) considered a traffic signal be warranted at 70% of allowable thresholds for roadways with a speed limit 40 MPH or greater, the VDOT policy requires that a traffic signal meet 100% thresholds to warrant a traffic signal. The warrant analysis submitted for total buildout will not warrant a signal per VDOT policy based upon the trip generation data contained in the TIA. Consultants can submit detailed documentation as to why VDOT should consider signal installation using 70 percent thresholds, excluding the MUTCD option that allows consideration of 70 percent thresholds using operating speeds greater than 40 miles per hour of isolated community with population of less than 10,000 inhabitants.

The applicant has proffered that if a traffic signal is warranted, based on a VDOT study, a traffic signal shall be installed at the cost of the developer.

**Community Development – Inspections Division:**

No comments

**Police**

No comments

### **Fire and EMS**

The applicant has addressed potential impacts to Fire and EMS by proffering \$40,000 for each structure taller than one-story in height, payable over three (3) years to be used for capital expenses to enhance County Fire and EMS apparatus.

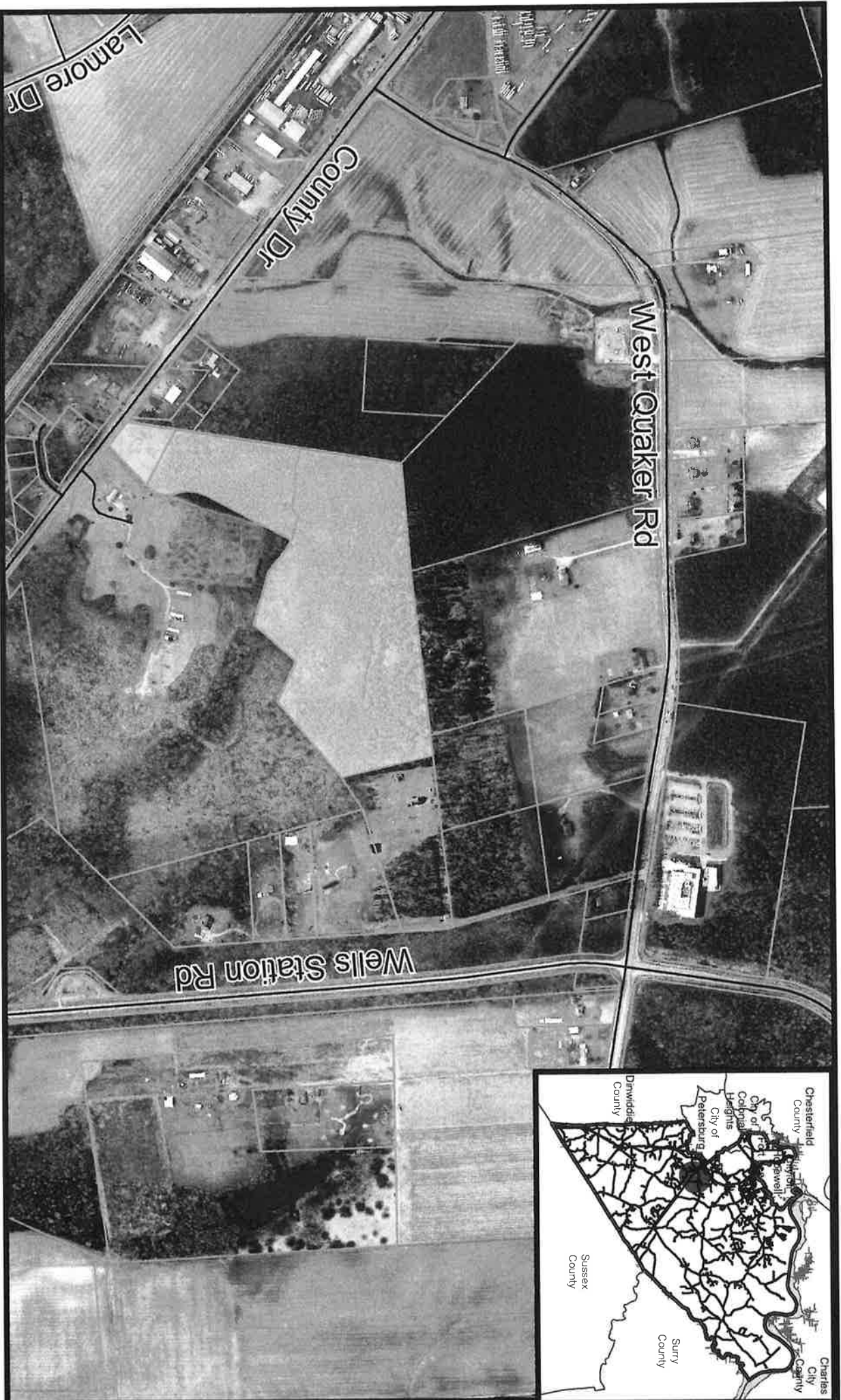
### **Recommendation:**

Staff recommends the Planning Commission recommend approval to the Board of Supervisors as the request is consistent with the Comprehensive Plan, and the applicant has addressed traffic, aesthetics, function, and impacts of the proposed development.

If the Planning Commission intends to make a motion to recommend approval, the motion for recommended approval should state:

I, \_\_\_\_\_, move to recommend approval of **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(0A)00-117-0, 340(0A)00-118-0, and 340(0A)00-119-0.





# Rezoning Case RZ-18-02



Subject Property

0 420 840 1,680 2,520

Feet



**Department of Community  
Development & Code  
Compliance**



*Julie C. Walton, Director  
Dean Simmons, Building Official  
Douglas Miles, Planning Manager*

***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 13<sup>th</sup>. 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](mailto: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.princegeorgecountyva.gov](http://www.princegeorgecountyva.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(OA)-00-118/340(OA)-00-119/340(OA)-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: B-1 w/ special exception for hotel with or without restaurant. (See attached)

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.

PROJECT DESCRIPTION

Rezone: 340(OA-00-117-0) - Angelica Toledo property  
5200 County Dr.

Disputanta VA, 23842

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:

DATE:

MAILING ADDRESS:

CITY/STATE/ZIP:

PHONE NUMBER:

E-MAIL ADDRESS:

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

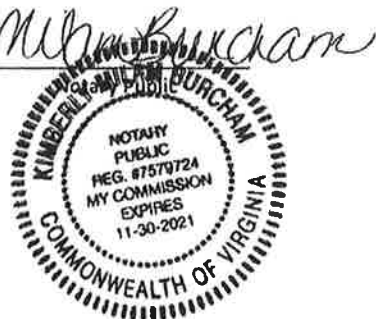
COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this

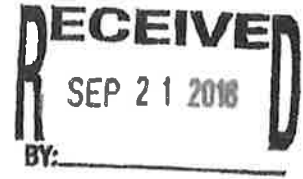
20th day of August, 2018.

My Commission expires:

11-30, 2021



AFFIDAVIT



August 20, 2018

Reason for Rezoning Request

The property which is currently zoned R-A, is located in an area which the comprehensive plan designates as appropriate for commercial uses. Consistent with that plan and projected land uses, the applicant wants to rezone the property to permit a mix of commercial development, which could include retail, office space, grocery store, and restaurants as well as hotel with or without a restaurant.

I look forward to working with you throughout this process. Please feel free to give me a call anytime to further discuss my zoning request. I can be reached at 804-926-4255.

My best,



Nathaniel E. Dozier, Jr.

Email: [dozierandassociates@hotmail.com](mailto: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:

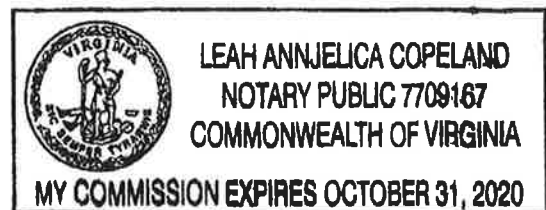
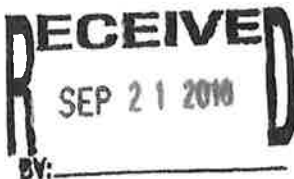
The forgoing instrument was personally signed and acknowledged before me this day August 3, 2018, by the above-named Principal.

Notary Registration No: 7709167, My Commission expires:



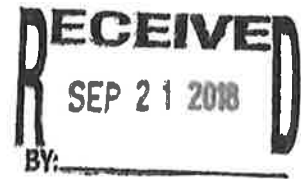
Leah Copeland, Notary Public

Page 1 of 1





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**

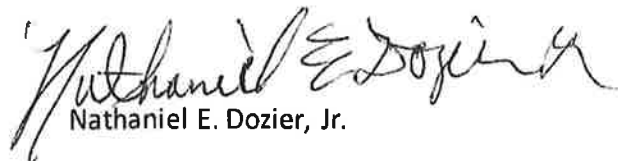
Dear Mr. Miles:

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](mailto:dozierandassociates@hotmail.com)  
Direct Phone: 804-926-4255

P.O. Box 1532  
Petersburg, VA 23805

Proffered Conditions for Parcel Nos. 34(A) 119, 34(A) 118, and 34(A) 117  
Landowner Nathaniel E. Dozier, Jr.

As part of this rezoning request, the applicant proffers the following conditions.

1. The Property will be developed in substantial conformance with drawing one of the overall conceptual site plan ("the plan") by Engineering Design Associates dated September 2018, although the exact location, size and configuration of any buildings and improvements may differ from the plan if such change is determined by the County to be consistent with the plan. Further, the entrance road will be constructed substantially in conformance with the attached map and any related construction conditions imposed by the County or VDOT.
2. The permitted density shall be limited by the trip generations as determined by the Virginia Department of Transportation ("VDOT"), based on the trips expected from a total of the following:
  1. Warehouse/Grocery Store – 65,800 square feet.
  2. Convenient Store w/ or w/o carwash – 12,000 square feet.
  3. Hotel – Maximum 200 Rooms.
  4. Urgent Care Facility – 4,800 square feet.
  5. Office – 46,525 square feet.
  6. 2 fast food restaurants – 2,800 square feet each.
  7. High Turnover restaurant – 9,750 square feet.
  8. Day Care facility – 11,200 square feet.
  9. Retail – 21,000 square feet.
  10. Fitness Center – 17,600 square feet.
  11. Family Fun Center/Trampoline Park – 52,500 square feet.



Any additional uses or increased changes in density from those identified above will require a revision to the TIA at the developer's expense if required by VDOT and/or the County at the time of site plan review:

3. Any hotel shall have a maximum of two hundred guest rooms and shall be limited to seven (7) stories. No other building shall exceed 70,000 square feet or contain more than four (4) stories.
4. Road Improvements. All road improvements shall be at the cost of the Developer as required by VDOT which may include an entrance to the Property from Route 460.
5. Cross Access Road. All road improvements shall be at the cost of the Developer.
  - a. A street paved for traffic to circulate internally throughout the project area will be constructed in accordance with VDOT standards. Cross access easement for ingress



and egress and parking easements for parking shall be recorded to link businesses within the project area.

- b. All road improvements shall be at the cost of the Developer. Once areas other than the hotel on the Property are developed, there will be shared parking in the parking areas among all of the businesses.
  - c. Parking for the development shall be in accordance with §90-861 of the Zoning Ordinance. Shared parking for the development shall be permitted in accordance with § 90-862 of the Zoning Ordinance.
6. Freestanding Business Signs. Only one (1) freestanding monument project identification sign shall be allowed for this development located on or adjacent to Route 460. This sign shall be located at the entrance of the development, but such sign shall be located outside of the right of way and not limit the minimum sight distance. The maximum sign area shall not exceed 400 square feet. This sign will have space for multiple businesses to be identified on the sign. All other signage in this development shall be of a monument directional style and/or building mounted. The maximum height of all freestanding signage shall not exceed fifteen (15) feet.
7. Storm Water Management. A storm water management basin shall be constructed at the cost of the Developer to serve the Property that will release storm water runoff from a ten (10) year post development storm event at a two (2) year predevelopment rate and at an adequate outfall per VDOT and MS19. The Developer shall be responsible for maintenance of the basin and all common areas. The County shall at no time be responsible for maintaining this basin. If the Developer conveys a portion of the Property to any future property owner so that there is more than one property owner of the Property, the Developer shall establish an association for the maintenance of the basin and all common areas in the development. Any and all future property owners of the Property shall be required to be members of the association.
8. Long Term Parking. The Property and private streets shall not be used for any long-term parking or storage of vehicles or containers of any kind, including but not limited to vehicles or containers used for road transportation of goods, except for vehicles parked by individuals stays as guest at the hotel.
9. Landscape Plan. The developer shall provide and maintain a natural landscape buffer using a combination of evergreen and deciduous shrubs and trees of not less than twenty-five (25) feet adjacent to all residentially zoned properties. The project will take advantage of the existing mature evergreen and deciduous trees on the site and incorporate them into the proposed buffer. If additional trees are required, the height of trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The placement and design of any additional landscape buffer shall be subject to approval by the Director of Planning. The trees and shrubs shall be native or direct cultivars of native plants (Nativars) to Virginia. The developer shall also submit a general landscape plan as part of the site plans, and the Director of Community Development and Code Compliance, or designee, 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.

10. **Exterior Lights.** All exterior lights shall be installed at the cost of the developer. The Property Owners Association shall provide for maintenance of street lights. The exact location of the lights will be reviewed and approved through the site plan review process. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed 1.0 foot candles as measured at the lot line of any adjacent property zoned for or used for residential purposes. Lighting fixtures shall be of directional type capable of shielding light emission above the horizontal plane of the light fixture. A photometric detail shall be submitted with the site plan application.
11. **Service of Dumpsters.** Servicing of any dumpsters shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m. and shall be clearly marked by signage for service trucks.
12. **Pedestrian Access to Property.** Pedestrian access will be provided by the Developer with sidewalks on the Property throughout the project area. A five-foot (5') sidewalk shall be provided on at least one side of the main entrance road leading to the development.
13. In accordance with the County cash proffer policy, the developer shall pay the County \$40,000 in equal payments of \$10,000 due no later than the date of the issuance of the first Certificate of Occupancy for the first structure taller than one story in height, and for three (3) successive years. The County intends to use such payments for capital expenses to enhance County EMS / fire capabilities.
14. All utilities will be provided underground for this development to include, but not limited to power, telephone, gas and cable television.
15. The applicant shall take appropriate measures to ensure compliance with the Noise Ordinance of the Code of Prince George, Virginia, as adopted June 14, 2011 or as amended from time to time.
16. Prior to the issuance of a Certificate of Occupancy for any development within the Property, the developer shall record covenants requiring each site to be under the supervisor or control of a unified, central authority for the life of the project. The covenants shall, at a minimum, provide for the creation of a Property Owners Association, provide for maintenance of individual sites, common areas, open spaces, landscaping, lighting and buffering and providing for minimum development and operational standards for each site. The property owners' association shall include assessments and create a reserve fund for maintenance.
17. Throughout the development, exterior walls shall be clad in fiber-cement siding, brick, stone, cultured stone or stucco or materials having the appearance of such material. Alternative materials may be permitted if approved by the Community Development and Code Compliance Department; however, vinyl siding shall not be permitted.

18. Any building over the height of one and a half stories shall have 360-degree access. Further, buildings shall have adequate sprinklers, hydrants and standpipes with unobstructed access as required by all applicable building codes.
19. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
20. All ground-mounted mechanical and electrical equipment must be reasonably screened by fences, walls or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
21. If any of the proffers are rejected by the County, then the proffer and conditions shall be void and of no further force or effect.

21<sup>st</sup> SEPT 2018  
Date

Nathaniel E. Dozier, Jr.  
Landowner,  
Nathaniel E. Dozier, Jr.

Proffered Conditions for Parcels: 340(0A)00-118-0, 340(0A)00-119-0, & 340(0A)00-117-0

Landowner Nathaniel E. Dozier, Jr.

As part of this rezoning request, the applicant proffers the following conditions:

1. Plan

The Property will be developed in general conformance with the overall conceptual site plan ("the plan") by Engineering Design Associates dated August 1, 2018, although the exact location, size and configuration of any buildings and improvements may differ from the plan if such change is determined by the County to be consistent with the plan.

2. Prohibited Uses

The following land uses shall be excluded from the property:

- a. General Advertising signs (billboards) per §90-39(24)
- b. Cemeteries per §90-392 (37)
- c. Waterfront business activities §90-392(20)
- d. Noncommercial fairgrounds §90-392(39)
- e. Mobile home and recreational vehicle sales, service and repair §90-392(45)

3. TIA

The Property was analyzed under the Dozier Commerce Park Traffic Impact Study (TIA) prepared by Charles Smith, P.E., PTOE, EPR and dated August 2018. The permitted density shall be limited to the equivalent trip generations submitted to the Virginia Department of Transportation ("VDOT"), based on the trips expected from the development. The trip generations were calculated based upon the following uses:

1. Warehouse/Grocery Store – 65,800 square feet
2. Convenience Store w/ or w/o carwash – 12,000 square feet
3. Hotel – Maximum 200 Rooms
4. Urgent Care Facility – 4,800 square feet
5. Office – 46,525 square feet
6. 2 fast food restaurants – 2,800 square feet each
7. High Turnover restaurant – 9,750 square feet
8. Day Care facility – 11,200 square feet
9. Retail – 21,000 square feet
10. Fitness Center – 17,600 square feet
11. Family Fun Center/Trampoline Park – 52,500 square feet

Any additional uses or increased changes in density from those identified above may require a revision to the TIA at the developer's expense if required by VDOT and/or the County at the time of site plan review.

4. Transportation

- a. The entrance road will be constructed in general conformance with the attached plan and any related construction conditions imposed by the County or VDOT for acceptance of the roadway into the VDOT Secondary Roadway system.
- b. All road improvements shall be at the cost of the Developer as required by VDOT, which may include an entrance to the Property from Route 460 and potentially a traffic signal at the Route 460 entrance.
- c. If a traffic signal is warranted, based on a VDOT study, a traffic signal shall be installed at the cost of the Developer at the intersection of Route 460 in accordance with applicable VDOT standards and criteria prior to the issuance of the next certificate of occupancy.

5. Cross Access Easements

All road improvements shall be at the cost of the Developer.

- a. A street paved for traffic to circulate internally throughout the Property will be constructed in accordance with VDOT standards. Cross access easements for ingress and egress and parking easements for parking shall be recorded to connect businesses within the Property and to allow for future connections from the adjacent properties.
- b. There will be shared parking in the parking areas among all of the businesses and shall be permitted per Prince George County Zoning Ordinance.

6. Cash Proffers

In accordance with County cash proffer policy, the developer shall pay the County \$40,000 in equal payments of \$10,000 due no later than the date of the issuance of Certificate of Occupancy for each structure taller than one story in height, and for three successive years. The County intends to use such payments for capital expenses to enhance County Fire & EMS apparatus.

7. Signage

Only one (1) freestanding monument project identification sign shall be allowed for this development located on or adjacent to Route 460. This sign shall be located at the entrance of the development, but such sign shall be located outside of the right-of-way and not limit the minimum sight distance. The maximum sign area shall not exceed 400 square feet. This sign shall have space for multiple businesses to be identified on the sign. All other signage in this development shall be of a monument style and/or building mounted signage.

8. Storm Water Management

A storm water management facility (SWMF) shall be constructed at the cost of the Developer to serve the Property that will release storm water runoff from a ten (10) year post development storm event at a two (2) year predevelopment rate and at an adequate outfall per VDOT and MS19. The Developer shall be responsible for maintenance of the SWMF and common areas. A Stormwater Management Maintenance Agreement shall be recorded, which shall identify the parties responsible for maintenance and the measures necessary for continued operations. The County shall at no time be responsible for maintaining this SWMF. If the Developer conveys a portion of the Property to any future property owner so that there is more than one property owner of the Property, the Developer shall establish an association for the maintenance of the

SWMF and all common areas in the development. Any and all future property owners of the Property shall be required to be members of the Property Owners Association.

9. Long Term Parking

The Property and private streets shall not be used for any long-term parking or storage of vehicles or containers of any kind, including but not limited to vehicles or containers used for road transportation of goods.

10. Landscape Plan

The developer shall provide and maintain a natural landscape buffer using a combination of evergreen and deciduous shrubs and trees of not less than twenty-five (25) feet adjacent to all residentially zoned properties. The project will take advantage of the existing mature evergreen and deciduous trees on the site and incorporate them into the proposed buffer. If additional trees are required, the height of trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The placement and design of any additional landscape buffer shall be subject to approval by the Director of Planning. The trees and shrubs shall be native or direct cultivars of native plants (Nativars) to Virginia. The developer shall also submit a general landscape plan as a portion of the site plan and the Director of Planning, or designee, 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.

11. Lighting Plan

All exterior lights shall be installed at the cost of the Developer. The Property Owners Association shall provide for maintenance of street lights. The exact location of the lights will be reviewed and approved through the site plan review process. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed 1.0 foot candles as measured at the lot line of any adjacent property zoned for or used for residential purposes. Lighting fixtures shall be of directional type capable of shielding light emission above the horizontal plane of the light fixture. A photometric detail shall be submitted with the site plan application.

12. Service of Dumpsters

Servicing of any dumpsters shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m. and shall be clearly marked by signage for service trucks.

13. Sidewalks

Pedestrian access will be provided by the Developer with sidewalks on the Property. A five (5) foot sidewalk shall be provided on at least one side of the main entrance road throughout the Property.

14. Utilities

All utilities will be provided underground for this development to include, but not limited to power, telephone, gas and cable television.

15. Noise

The applicant shall take appropriate measures to ensure compliance with the Noise Ordinance of the Code of Prince George, Virginia, as adopted June 14, 2011 or as amended from time to time, as enforced by the Police Department.

16. Property Owners Association

Prior to the issuance of a Certificate of Occupancy for any development within the Property, the developer shall record covenants requiring each site to be under the supervisor or control of a unified, central authority for the life of the project. The covenants shall, at a minimum, provide for the creation of a Property Owners Association, provide for maintenance of individual sites, common areas, open spaces, landscaping, lighting and buffering and providing for minimum development and operational standards for each site. The Property Owner's Association shall include assessments and create a reserve fund for maintenance.

17. Architectural Treatment

- a. Prior to site plan approval, a written graphic description of exterior materials, colors, architectural style and building scale shall be submitted for approval to establish a consistent architectural treatment for the Development.
- b. Throughout the Property, exterior walls shall be clad in fiber-cement siding, brick, stone, cultured stone or stucco or materials having the appearance of such material. Alternative materials may be permitted if approved by the Director of Planning, however, vinyl siding shall not be permitted.
- c. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

18. Mechanical Equipment

- a. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Planning, or designee, as part of the site plan process.
- b. All ground-mounted mechanical and electrical equipment must be screened by fences, walls or vegetation and approved by the Director of Planning, or designee, as part of the site plan process.
- c. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.

19. If this request is approved with conditions not agreed upon by the Developer, then the proffer and conditions shall be void and of no further force or effect.

Date 1-9-19

Acknowledgment for Individual:

Nathaniel E Dozier

Commonwealth of Virginia County of

Petersburg

The foregoing instrument was acknowledged before me 9<sup>th</sup> this Jan. 19 (date) by (name of person acknowledged). Nathaniel E Dozier

Seal Kimberly Miller Burcham (Signature of Person Taking Acknowledgment) (Title or Rank)  
(Serial Number, if any) Notary's Registration Number: 7579724







# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Stephen C. Brich, P.E.**  
COMMISSIONER

January 10, 2019

Mr. Douglas Miles  
Planning Manager  
Prince George County  
P.O. Box 68  
Prince George, VA 23875

**SUBJECT: Nathaniel E. Dozier Jr. RA to B-1 Rezoning, VDOT TIA Review  
US 460 County Drive**

Dear Mr. Miles:

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the Chapter 527 Traffic Impact Analysis (TIA) revisions received on 11-19-18 and finds the amended TIA acceptable.

It should be noted that even though the Manual on Uniform Traffic Control Devices (MUTCD) considered a traffic signal to be warranted at 70% of allowable thresholds for roadways with a speed limit 40 MPH or greater, VDOT policy requires that a traffic signal meet 100% thresholds to warrant a traffic signal. The warrant analysis submitted for total buildout will not warrant a signal per VDOT policy based upon the trip generation data contained in the TIA. Consultants can submit detailed documentation as to why VDOT should consider signal installation using 70 percent thresholds, excluding the MUTCD option that allows consideration of 70 percent thresholds using operating speeds greater than 40 miles per hour or isolated community with population of less than 10,000 inhabitants.

Mr. Douglas Miles  
January 10, 2019  
Page 2 of 2

If you have any questions please feel free to contact me at 804-863-4012 or by email,  
[Paul.Hinson@VDOT.Virginia.gov](mailto:Paul.Hinson@VDOT.Virginia.gov)

Sincerely,



Paul F. Hinson, P.E., LEED AP  
Southern Region Land Use Engineer

Cc: Crystal Smith, VDOT  
Todd Cage, VDOT  
Barry Atwater, VDOT





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

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

### **Summary of Six Month Goals affecting Planning Commission & BZA**

1. Planning Staff is to prepare a Conditional Use Planned Development (CUPD) Zoning Approval Process to be used along with the existing Planned Unit Development (PUD) zoning process.
2. Planning Staff is to prepare Zoning Ordinance Amendment for hardships to be consistent with Virginia state Code changes.
3. Planning Staff is to finalize Sign Ordinance Amendment.
4. Planning Staff is to coordinate the Comprehensive Plan update.
  - a. Preparing 2020 update.
  - b. Begin Housing, Land Use, & Transportation sections.
  - c. Manage all County departments with updated language.
  - d. Work with GIS for updated tables and maps.

## CRATER PLANNING DISTRICT COMMISSION

### LOCAL STAFF EFFORTS

**July through December, 2018**

- The Crater Commission agreed to participate with the Richmond Regional PDC to update the **Richmond-Crater Multi-Regional Hazard Mitigation Plan** on behalf of local government members. The Federal Emergency Management Agency (FEMA) requires that a current Hazard Mitigation Plan be in place for every community (including towns) in the U. S. In Virginia, plans are developed on a regional basis and must be updated every five years. The Plan is required in order to allow our localities to be eligible for hazard mitigation funding when needed. The Plan was approved by FEMA and local governments completed the adoption process of the Plan during the reporting period.
- The Crater Commission agreed to assist the Virginia Department of Environmental Quality in the development of the **Chesapeake Bay Watershed Implementation Plan- Phase III** as the Commonwealth continues efforts to restore the Chesapeake Bay. The Commission worked with its Chesapeake Bay local government members, as well as many other partners such as Soil and Water Conservation Districts, to provide input and recommendations for meeting Local Area Planning Goals (LAPGs) which will help reduce Nitrogen, Phosphorus and polluted runoff as well as increase underwater grasses, water clarity and living resources by 2025.

The Crater PDC held several meetings during the reporting period with its participating local governments and other partner entities to develop best management practices (BMPs), implementation strategies, as well as identifying proposed programmatic action recommendations to address gaps developed during the review process. The Crater PDC completed this initiative in mid-December.

- **In its role as the “convener” for major discussions** among our communities concerning the military installations located within the region, the Crater Commission continues to be very active in the conversations concerning their futures. The Crater PDC and PART are working with Fort Lee to help evaluate the concept of forming a “Museum Enclave” which will allow tourists and other visitors to the museums direct access without the requirement of going through a security checkpoint. Such access would be a big enhancement for the tourism program managed by PART.

The Crater Commission continues to work with the transition Team that is in charge of establishing the **Foreign Affairs Security Training Center at Fort Pickett**.

This \$440 million Center will train 8,000 to 10,000 U. S. State Department security personnel annually. The first wave of employees will be transferred to Fort Pickett starting in early 2019.

**LOCAL STAFF EFFORTS**  
**July through December, 2018**  
**Page Three**

- During the reporting period the State **GO Virginia Board** approved three projects for funding located in Region 4 (comprises all of the local governments in the Crater and Richmond Regional Planning Districts). The \$2.2 million in funding for the Crater District's Mid-Atlantic Advanced Manufacturing Center site development located in Greenville County was the marquee funded project. There are additional projects currently under review for funding that would have positive economic impacts upon the Crater region. The GO Virginia Region 4 website is [growcapitaljobs.org](http://growcapitaljobs.org).
- The "**Friends of the Lower Appomattox River**" (**FOLAR**) works to enhance access to the Appomattox River from Lake Chesdin to the confluence of the Appomattox and James Rivers in Hopewell. In the past decade, FOLAR has raised more than \$2 million for use in building facilities which improve the quality of life of the region's residents and promote tourism to the region. FOLAR is a great example that regional collaboration can work if you have leadership and support by individuals who have a passion for a cause.

FOLAR completed the development of the Appomattox River Trail Plan (ART), as well as a wayfinding/signage effort, which provides the blueprint for completion of the trail system along the Appomattox River. FOLAR is now turning to the implementation of projects that are recommended in the ART Plan.

- FOLAR received a \$250,000 grant from The Cameron Foundation as well as a \$100,000 challenge grant from the Mary Morton Parson Foundation to help complete the Appomattox River Trail.

FOLAR continues to hold a variety of events to celebrate the Appomattox River such as:

4<sup>th</sup> Annual FOLAR RiverFest with over 20 partner organizations and vendors provide 1,000+ children and adults with outdoor learning and activities.

11<sup>th</sup> Annual Paddle-or-Battle 10-mile kayak race achieves record number of registrants.

5<sup>th</sup> Canoemobile with the National Park Conservation Association and Wilderness Inquiry to provide environmental field trips to 200+ students.

Recently FOLAR created through a partnership with the Crater and Richmond Regional Planning District Commissions a Regional Trails Program Director to help lead trail development.

See FOLAR's website for details regarding all of the 2019 fun events – [www.folar-va.org](http://www.folar-va.org).

- The Commission staff has been working with VDOT on a new initiative concerning selected arterial roadways in Virginia (five test projects). In the Crater region, VDOT is focusing on **U. S. Route 58 from Suffolk to Emporia/Greenville (I-95)**. The purpose of this effort is to ensure safety, preserve and improve capacity and accommodate economic development, as

## LOCAL STAFF EFFORTS

July through December, 2018

Page Five

- The Crater Commission continues to support various trail feasibility studies that are underway in the region- Petersburg National Battlefield proposed trails system, Sports Backers Bike/Walk Planning and the Virginia Capital Trail connection.
- The **Crater Procurement Technical Assistance Center** sponsored and supported 22 educational seminars in local, state and federal government contracting during the period of July 1, 2018 through December 31, 2018. These seminars provided outreach to a total of 1726 existing and potential new clients. The Crater Center, along with the ODU affiliate office, counseled 146 new clients and 150 existing clients for a total of 1120 counseling hours. The PTAC maintains its construction / construction related database. Currently 841 clients receive the daily emails providing information on prime and subcontracting opportunities for local, state and federal construction projects. Many prime contractors continue to announce subcontracting opportunities to regional small businesses through the use of daily emails.
- During the reporting period, 365 prime Federal contracts were awarded to Crater PTAC clients totaling \$61,752,176.56. Nineteen subcontracts totaling \$3,278,649.88 were also awarded during this time period. Additionally, 1396 contracts/orders were awarded to Crater PTAC clients by state and local agencies totaling \$14,288,522.20. This represented a total of \$79,319,348.64 and equates to approximately 1586 jobs created or retained.
- Because of the reputation the Crater program has established with DCMA and DLA as being an exemplary program, Crater PTAC's Director of Procurement Assistance, Joanne Tompkins, has been requested by DLA recently to train two new program managers for PTAC programs in southwest Virginia and West Virginia.
- For additional information on the Crater Procurement Technical Assistance Center, please visit the website at [www.craterptac.org](http://www.craterptac.org).
- **2019 General Assembly** – Martha Burton will be reporting regularly on issues that are of interest to local governments during the General Assembly session. If you would like to receive her reports, or you need information about particular legislation, contact her at (804) 861-1666 or [mburton@craterpdc.org](mailto:mburton@craterpdc.org).