

Douglas Miles, AICP, CZA  
Planning Manager / Zoning Administrator

Planning Office: 804.722.8678  
[dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov)



**PLANNING COMMISSION**

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

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

C: Percy C. Ashcraft, County Administrator  
Jeff Stoke, Deputy County Administrator  
Rod Compton, Real Estate Assessor  
Horace Wade, III, Planner

From: Douglas Miles, Planning Manager

Date: May 15, 2019

Subject: May 23rd Planning Commission Meeting

A Work Session will be held on Monday, May 20th at 6:30 pm in the Planning Conference Room. At 7:00 pm the Land Use and Housing Subcommittee members will remain within the Planning Conference Room and the Transportation Subcommittee members will go into the Inspections Conference Room. Your Regular Meeting is scheduled on Thursday, May 23, 2019 at 6:30 pm with two Public Hearings. Please contact me at 804.722.8678 or via e-mail with any questions prior to the Work Session and the Subcommittee meetings on Monday.



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#### PLANNING COMMISSION

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### **PLANNING COMMISSION REGULAR MEETING**

**Thursday, May 23, 2019  
6:30 pm in the 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 – April 25, 2019
- VI. Citizen Comments Period
- VII. New Business – Public Hearings

**SPECIAL EXCEPTION SE-19-02** Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial uses.

**PLANNED UNIT DEVELOPMENT – PUD-19-01** Request of CI Associates LP pursuant to Zoning Ordinance Section 90-1039 Planned Unit Developments, to permit an additional restaurant related land use (food truck and/or trailer) as a PUD amendment request of Case PUD-13-01 and the request is located at 5380 Oaklawn Boulevard and is identified as Tax Map 120(0A)00-003-D. The Comprehensive Plan calls for commercial uses.

VIII. Planning Manager's 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

IX. Adjournment

The next regularly scheduled meeting will be **Thursday, June 27, 2019**





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

**Regular Meeting**  
**April 25, 2019**

**I. CALL TO ORDER**

Chairman Simmons called to order the April 25, 2019 Planning Commission meeting 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 Joseph E. Simmons - Present  
Mr. James A. Easter - Present  
Mrs. Imogene S. Elder – Present  
Mr. R. Stephen Brockwell - Present  
Mr. V. Clarence Joyner, Jr. - Present  
Vice-Chairman Alex W. Bresko, Jr. - Present  
Mr. Floyd M. Brown - Present

Also present was: Douglas Miles, Planning Manager

**III. INVOCATION**

Vice-Chairman Bresko provided the Planning Commission's Invocation.

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

Chairman Simmons led in the Pledge of Allegiance to the United States flag.

**V. APPROVAL OF MINUTES: March 28, 2019**

Chairman Simmons asked for the Approval of the minutes for the March 28, 2019 Planning Commission's meeting. A motion was made by Vice-Chairman Bresko and it was seconded by Mrs. Elder and the minutes were adopted, as written.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Easter, Joyner, Simmons  
Opposed: (0) Absent: (0) Abstain: (1) Brockwell

**VI. CITIZENS COMMENTS PERIOD**

At 6:35 pm Chairman Simmons 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 to speak therefore Chairman Simmons closed the Citizen Comments Period at 6:36 pm.

**VII. NEW BUSINESS**

None

**VIII. COMMUNICATIONS:**

Mr. Miles provided the following communications to the Planning Commission:

Actions of the Board of Zoning Appeals:

The BZA met on April 17th and approved the Anderson VZW tower height Variance by a 5-0 vote and approved the Ruffin lot width Variance request also by a 5-0 vote.

Actions of the Board of Supervisors:

The Jefferson Pointe Apartments utility easement was dedicated and accepted in order to allow for the completion of the new clubhouse and apartment units by the developer

General Comments to the Planning Commission:

The Verizon Wireless – Hardware Drive communications tower located in Southpoint Business Park was filed for the May 23rd Commission meeting.

The Land Use, Housing and Transportation subcommittee meetings went well and we will have some additional residents serving next month on the subcommittees.

**IX. ADJOURNMENT**

A Motion was made by Mr. Brown, seconded by Mr. Brockwell to adjourn the meeting at 6:45 p.m. until Thursday, May 23, 2019 at 6:30 p.m. Roll was called on the motion.

Roll Call vote on the Motion:

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



**PRINCE GEORGE COUNTY, VIRGINIA  
SPECIAL EXCEPTION SUMMARY REPORT**

**CASE NUMBER:** SE-19-02

**APPLICANT:** Petersburg Cellular Partnership (Verizon Wireless)

**PROPERTY LOCATION:** South of Hardware Drive and West of Wells Station Road

**TAX MAP:** 340(03)00-001-B; located in 100' x 100' tower lease area

**REQUESTED ACTION:** Special Exception to permit a Tower

**PROPOSED USE:** Tower per Zoning Section 90-393 (23) and 90-443 (2)

**TOWER DATA:** 199' Tower to be built about 828' from Hardware Drive

**EXISTING ZONING:** M-1, Limited Industrial Zoning District

**EXISTING USE:** Vacant

**SURROUNDING ZONING:**

**North:** M-1, Limited Industrial; Light industrial buildings  
**South, East and West:** M-2, General Industrial; Vacant industrial property

**UTILITIES:** Not applicable for an unmanned tower structure use

**REAL ESTATE TAXES:** No County real estate taxes owed by property owner

**MEETING INFORMATION:**

**Tower Balloon Test:** April 17, 2019 at 8:00 am

**Community Meeting:** April 24, 2019 at 6:00 pm

**Planning Commission:** May 23, 2019 at 6:30 pm

**Board of Supervisors:** June 11, 2019 at 7:30 pm

**RECOMMENDATION:**

Staff supports the proposed tower request along with the recommended conditions

1. Special Exception Application and Narrative Statement
2. Map of the Subject Property and the Area
3. Staff Report and Recommended Conditions



## **PLANNING COMMISSION STAFF REPORT**

### **SPECIAL EXCEPTION CASE SE-19-02**

### **PETERSBURG CELLULAR PARTNERSHIP**

**PUBLIC HEARING: MAY 23, 2019**

#### **Request:**

Petersburg Cellular Partnership (Verizon Wireless) is requesting a Special Exception to permit the construction, operation, and maintenance of a monopole communications tower up to one hundred ninety-nine (199) feet within the M-1, Limited Industrial District.

#### **Project Summary:**

Verizon Wireless is proposing to construct a 195' monopole communications tower that includes a 4' lighting rod for an overall tower height of 199' AGL. The monopole tower will be enclosed within a secure 50' x 50' fenced compound area containing the associated radio equipment, electric and fiber optic connections and an emergency backup power generator. Access to the facility will be provided by improving an existing 12' gravel access road from Hardware Drive.

#### **Tower Site Selection Summary:**

Verizon Wireless has provided the site selection process information that was conducted for the site:

Verizon Wireless has identified a need to build an additional site for its network in order to improve wireless voice and data services in the Southpoint Business Park and in other areas surrounding the Property, along Wells Station Road and along other local roads in the vicinity. The need to improve network service is the result of a lack of existing Verizon Wireless facilities within the immediate area.

This new Facility will enhance Verizon Wireless' existing network and enable Verizon Wireless to provide state-of-the-art wireless service, including 4G LTE service to the businesses and residents in the surrounding area. In designing and locating this Facility, Verizon Wireless took into consideration both Verizon Wireless' network service objectives and the County Tower Siting Policy for new towers.

Verizon Wireless (VZW) is thereby proposing a new 199' monopole communications tower and the proposed height will not only allow VZW to achieve its coverage objective but it will allow at least three other positions for other wireless carriers to collocate onto the proposed tower. The tower equipment compound at the base of the structure will be designed to accommodate three (3) providers to have ground mounted equipment and it will be properly screened from view from the public right-of-way.

#### **Comprehensive Plan:**

The Comprehensive Plan states that this area is suitable for industrial uses. The construction and operation of the proposed tower will provide additional data and voice capacity and coverage for the surrounding county residents and business owners, public safety officers, and the general travelling public in Prince George County within Southpoint Business Park and the surrounding interstate roads.

### **Planning Review and Analysis:**

The applicant has completed all aspects of Prince George County's Tower Siting Policy since their initial pre-application meeting with Planning and VDOT Staff where the proposed site was discussed for the new tower. Three (3) communication towers and an existing water tank within a three (3) mile radius were explored as a part of the VZW search ring but none of them provided adequate coverage.

The proposed communications tower will be compatible with the surrounding properties if the staff recommended conditions are implemented as shown in the Staff Report. The applicant proposes to have a 50' x 50' fenced compound area for the tower and served by a 12' gravel access road out to Hardware Drive with an approved VDOT site entrance. The tower site is located on an undeveloped, industrial parcel and it is approximately 828 feet from Hardware Drive and it is also centrally located between light industrial park buildings and far from any single-family residential dwelling land uses.

**Virginia Department of Transportation** reviewed the Special Exception request and they do not have any concerns relative to the proposed, low volume of traffic that could be generated on site.

### **Recommended Conditions:**

1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing electromagnetic radiation ("NIER") emitted from communication towers, like the applicant's tower, does not result in ground level exposure at any point outside such facility that exceeds the maximum permissible NIER exposure as set by the Federal Communication Commission ("FCC"). In addition, when equipment on the tower is altered in such a way to increase the amount of radiation emitted from the facility, the applicant or its designee shall submit a statement from a registered engineer certifying that the ground level exposure does not exceed the maximum permissible NIER exposure as set by the FCC.
3. The tower shall have a non-reflective galvanized finish that is gray or another color that is acceptable to Prince George County Planning. The tower shall not contain any advertising or any signage other than small warning or safety signs on the tower compound fencing. The tower shall be designed and constructed as a monopole structure.

4. The base of the tower shall be enclosed by a minimum six (6) foot high fence and be designed to preclude trespassing. The base of the tower shall be landscaped using one (1) small evergreen tree or shrub planted for each ten (10) linear feet in two offset rows with the result being a small evergreen tree or shrub being planted for each five (5) linear feet. Each small evergreen tree or shrub shall have a height of at least six (6) feet at the time of planting and an ultimate height of fifteen (15) feet or greater within five (5) years or less.
5. No communications equipment or tower structure shall be installed which will in any way interfere with the County's Emergency Communication System. The applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from Prince George County should any equipment associated with this facility or the tower structure itself be found to have such an impact.
6. The applicant, within one hundred eighty (180) days after the tower ceases to be used for communications purposes for a period of twelve (12) consecutive months, shall dismantle and then remove the tower and all associated equipment from the property, except the footers.
7. This permit may be revoked by the Prince George County Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or Local regulations.



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

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

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

### **MEMORANDUM**

To: Angela Blount, Environmental Program Coordinator  
Dean Simmons, Building Official / Fire Official  
Chief Keith Early, Prince George Police Department  
Paul Hinson, VDOT – Petersburg Residency

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

Date: May 1, 2019

Subject: **Petersburg Cellular Partnership – Verizon Wireless Tower – Hardware Dr.**

Please find the Verizon Wireless Special Exception Application and their textual statement requesting a 199' monopole communications tower to be constructed south of Hardware Drive and west of Wells Station Road and located on Tax Map 120(03)00-001-B and zoned as M-1.

Verizon Wireless conducted a Balloon Test on April 17th on Hardware Drive and they also conducted a Community Meeting on Wednesday, April 24th and they received very positive comments from the surrounding community members and a private land developer as well.

Please review the attached information and reply back with comments and I have also provided the Verizon Wireless – Anderson Tower staff report located on Route 10 to assist you with any comments to be provided **on or before Friday, May 10th** for the final case staff report.



# APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

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 #:

SE-19-02

DATE SUBMITTED:

4/25/19

ZONING ORDINANCE

SECTION:

90-443(2)  
90-393(23)  
Tower

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Hollingsworth, G.P.

ADDRESS:

Two Centre Plaza

CITY: Clinton

STATE: TN

ZIP CODE: 37716

PHONE NUMBER:  
804-901-7433

E-MAIL ADDRESS:  
stuart.squier@gdnsites.com

TAX MAP OF SUBJECT PARCEL:  
340(03)00-001-B

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 1500 PAGE 3467 Date 11/23/15 DEED RESTRICTIONS: Various

ACREAGE:  
32.148ac

PARTIAL PARCEL:  
☒ YES ☐ NO

SUBDIVISION:  
Southpoint Business Park

PRESENT USE:  
Vacant

## ZONING CLASSIFICATION

LAND USE CLASSIFICATION:  
Industrial

PRESENT ZONING:  
M-1 Limited Industrial / M-2 General Industrial

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

Petersburg Cellular Partnership d/b/a Verizon Wireless (as to leasehold interest)

NAME:  
Stuart P. Squier, AICP

ADDRESS:  
3126 W. Cary St. #604

CITY: Richmond

STATE: VA

ZIP CODE: 23221

PHONE NUMBER:  
804-901-7433

E-MAIL:  
stuart.squier@gdnsites.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

Verizon Wireless is proposing to construct a 195' monopole communications tower, including a 4' lighting rod for an overall height of 199' AGL. The monopole will be enclosed within a secured 50'x50' fenced compound area containing associated radio equipment, electric and fiber optic connections, and an emergency backup power generator. Access to the facility will be provided by improving an existing 12' gravel drive from Hardware Drive. Please see attached narrative for additional detail.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: \_\_\_\_\_

DATE: 4/24/2019

MAILING ADDRESS: 3126 W. Cary St. #604

CITY/STATE/ZIP: Richmond, VA 23221

PHONE NUMBER: 804-901-7433

E-MAIL ADDRESS: stuart.squier@gdnsites.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: Julian Pedini

MAILING ADDRESS: 2100 E. Cary St.

CITY/STATE/ZIP: Richmond, VA 23223

PHONE NUMBER: 804-771-9531

E-MAIL ADDRESS: jpardini@hirschlerlaw.com

STATE OF VIRGINIA

COUNTY OF: ~~PRINCE GEORGE~~ Richmond

Subscribed and sworn before me this 24 day of April, 20 19.

[Signature]

Notary Public

My Commission expires: June 30, 20 19



AFFIDAVIT

## SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That **HOLLINGSWORTH, G.P.**, a Tennessee general partnership (the "Owner") at Two Centre Plaza, Clinton, TN 37716,

as owner of the property described as:

2. Prince George County, VA Tax Map PIN: 340(03)00-001-B

and authorized to take such action, does hereby make, constitute and appoint:

3. (Name) Stuart P. Squier, AICP, GDNsites (Verizon Wireless agent)  
(Telephone) (804) 901-7433  
(Address) 3126 West Cary Street, #604, Richmond, VA 23221
- (Name) Julian A. Pedini, Esq. and/or Jeffrey P. Geiger, Esq., Hirschler Fleischer  
(Telephone) 804.771.9531  
(Address) 2100 East Cary Street, Richmond, VA 23223

any of whom may act as Owner's true and lawful attorney-in-fact for and in Owner's name, place and stead with full power and authority Owner would have if acting personally to seek rezoning, conditional use, special use permit, variance, special exception and/or change of proffers with respect to only the portion of Owner's above described property as shown on the attached **Exhibit A**, and to set forth and offer such legally acceptable, voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary related to only the portion of the property shown on the attached **Exhibit A** except as follows: None.

Owner: **HOLLINGSWORTH, G.P.**,  
a Tennessee general partnership

By: [Signature]  
Joseph A. Hollingsworth, Jr.  
Managing General Partner

STATE OF Tennessee  
CITY/COUNTY OF Anderson, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of March, 2019, by Joseph A. Hollingsworth, Jr., Managing General Partner of **HOLLINGSWORTH, G.P.**, a Tennessee general partnership, on behalf of the partnership.

My Commission expires: 6/27/21  
Notary Registration number: N/A

[Signature]  
Notary Public



## SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That **PETERSBURG CELLULAR PARTNERSHIP** d/b/a Verizon Wireless (the "Applicant") at 1831 Rady Court, Richmond, VA 23222,  
as applicant of a Special Exception and/or other zoning applications or variances in the County of Prince George, Virginia for the property described as:

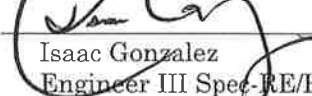
2. Prince George County, VA Tax Map PIN: 340(03)00-001-B

and authorized to take such action, does hereby make, constitute and appoint:

3. (Name) Stuart P. Squier, AICP, GDNsites (Verizon Wireless agent)  
(Telephone) (804) 901-7433  
(Address) 3126 West Cary Street, #604, Richmond, VA 23221  
  
(Name) Julian A. Pedini, Esq. and/or Jeffrey P. Geiger, Esq., Hirschler Fleischer  
(Telephone) 804.771.9531  
(Address) 2100 East Cary Street, Richmond, VA 23223

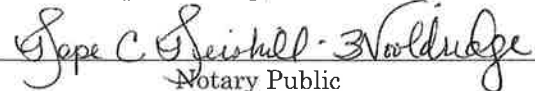
any of whom may act as Applicant's true and lawful attorney-in-fact for and in Applicant's name, place and stead with full power and authority Applicant would have if acting personally to seek rezoning, conditional use, special use permit, variance, special exception and/or change of proffers with respect to the above described property, and to set forth and offer such legally acceptable, voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows: None.

Applicant: **PETERSBURG CELLULAR PARTNERSHIP**  
d/b/a Verizon Wireless

By:   
Isaac Gonzalez  
Engineer III Spec-RE/Regulatory

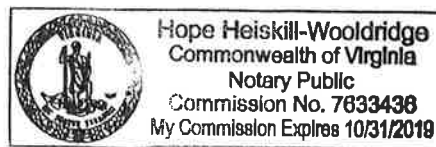
COMMONWEALTH OF VIRGINIA  
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2019, by Isaac Gonzalez, Engineer III Spec-RE/Regulatory of **PETERSBURG CELLULAR PARTNERSHIP** d/b/a Verizon Wireless, on behalf of the partnership.

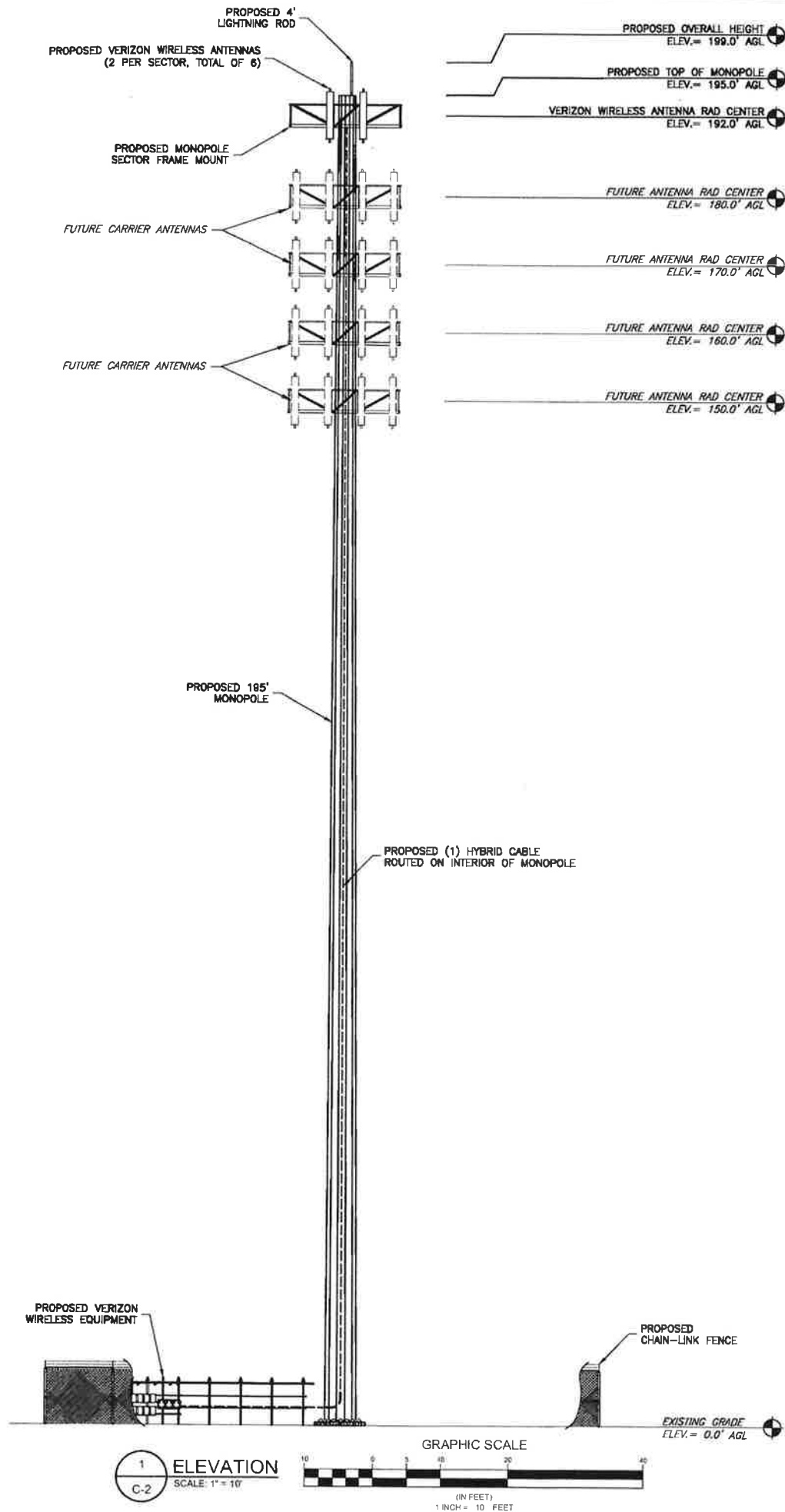
  
Notary Public

My Commission expires: 10/31/2019  
Notary Registration number: 7633436

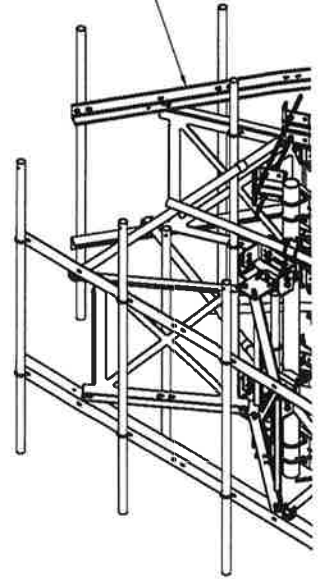
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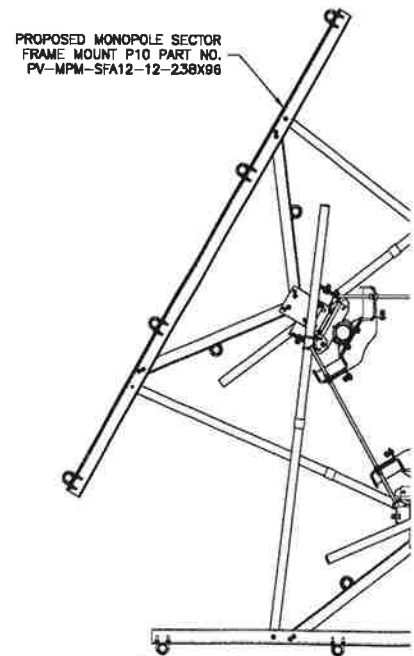


PROPOSED MONOPOLE SECTOR  
FRAME MOUNT P10 PART NO.  
PV-MPM-SFA12-12-238X98



2 ISOMETR  
C-2  
SCALE: NTS

- NOTE:
1. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED IN THE TIEBACK ANGLE RANGE DETAIL.
  2. PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15"Ø-50"Ø.



3 PLAN VIE  
C-2  
SCALE: NTS

TRUE NORTH



## LEASING PLAN

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
4435 WATERFRONT DRIVE, SUITE 100  
GLEN ALLEN, VA 23060

ROLLS ROYCE  
VERIZON NEW BUILD  
6013 HARDWARE DR  
DISPUTANTA, VA 23842  
PRINCE GEORGE COUNTY

### SUBMITTALS

REV	DATE	BY
0	12/21/18	JE

### SITE INFORMATION

SITE VISIT BY: JD  
DATE: 12/20/18

SHEET 2



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

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

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

**May 10, 2019**

### **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, May 23, 2019 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:

**SPECIAL EXCEPTION SE-19-02** Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and it is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial uses.

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 attached a copy of the general location of the request site for your use.

Sincerely,

***Douglas Miles***

Douglas Miles, AICP, CZA  
Planning Manager / Zoning Administrator

Attachment



Consultants to Verizon Wireless  
3126 West Cary Street PMB #604  
Richmond, Virginia 23221

April 8, 2019

**Reference:** Verizon Wireless' proposed "Rolls Royce" communications tower  
6013 Hardware Drive, Disputanta, VA 23842 - Tax Map number: 340(03)00-001-B

**Subject:** Notice of balloon test and community meeting

Dear Property Owner or Current Resident:

You are invited to a community awareness meeting regarding a Special Exception Permit request for a new communications tower. Verizon Wireless' representatives, Julian Pedini of Hirschler and Stuart Squier of GDN Sites, will present plans for a proposed new wireless communications facility on property with the address of 6013 Hardware Drive, Disputanta, VA, referenced above. You are invited to attend the meeting to review the plans and ask any questions you may have about the project. The meeting details are as follows:

**Date:** Wednesday, April 24<sup>th</sup>  
**Time:** 6pm-7pm  
**Location:** Prince George County Government Building  
Kines Break Room (Community Room) - 2<sup>nd</sup> Floor  
6602 Courts Drive  
Prince George, VA 23875

Verizon will also be conducting a **balloon test at the project site on April 15<sup>th</sup>, from 8am until 10am**. A red balloon four feet in diameter will be flown at the height of the proposed facility to simulate the visual impact on the surrounding area. You are invited to observe the balloon and provide comments at the community meeting.

If you have any questions about the project, please call Julian Pedini at 804-771-9531.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart P. Squier".

Stuart P. Squier, AICP  
Zoning Manager  
GDNsites for Verizon Wireless  
Phone: 804-901-7433  
[Stuart.squier@gdnsites.com](mailto:Stuart.squier@gdnsites.com)

cc: Douglas C. Miles

## TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### Informational Results

##### PASS SLOPE(25:1): NO FAA REQ-HELIPORT 6213.65 MTRS (6.21370 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
HELI	C	37-14-31.00N	077-20-35.00W	FORT LEE NR 1/HQS/	PRINCE GEORGE FORT LEE, VA	30.5	121.90000000000001

##### PASS SLOPE(25:1): NO FAA REQ-HELIPORT 6742.78 MTRS (6.74279 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
HELI	B	37-15-17.00N	077-19-38.00W	FORT LEE AHP 3(QRTMST CEN)	PRINCE GEORGE FORT LEE, VA	30.5	12.199999999999999

#### Your Specifications

##### NAD83 Coordinates

Latitude	37-11-57.9 north
Longitude	077-17-43.5 west

##### Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	41.1

##### Structure Type

MTOWER - Monopole

#### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

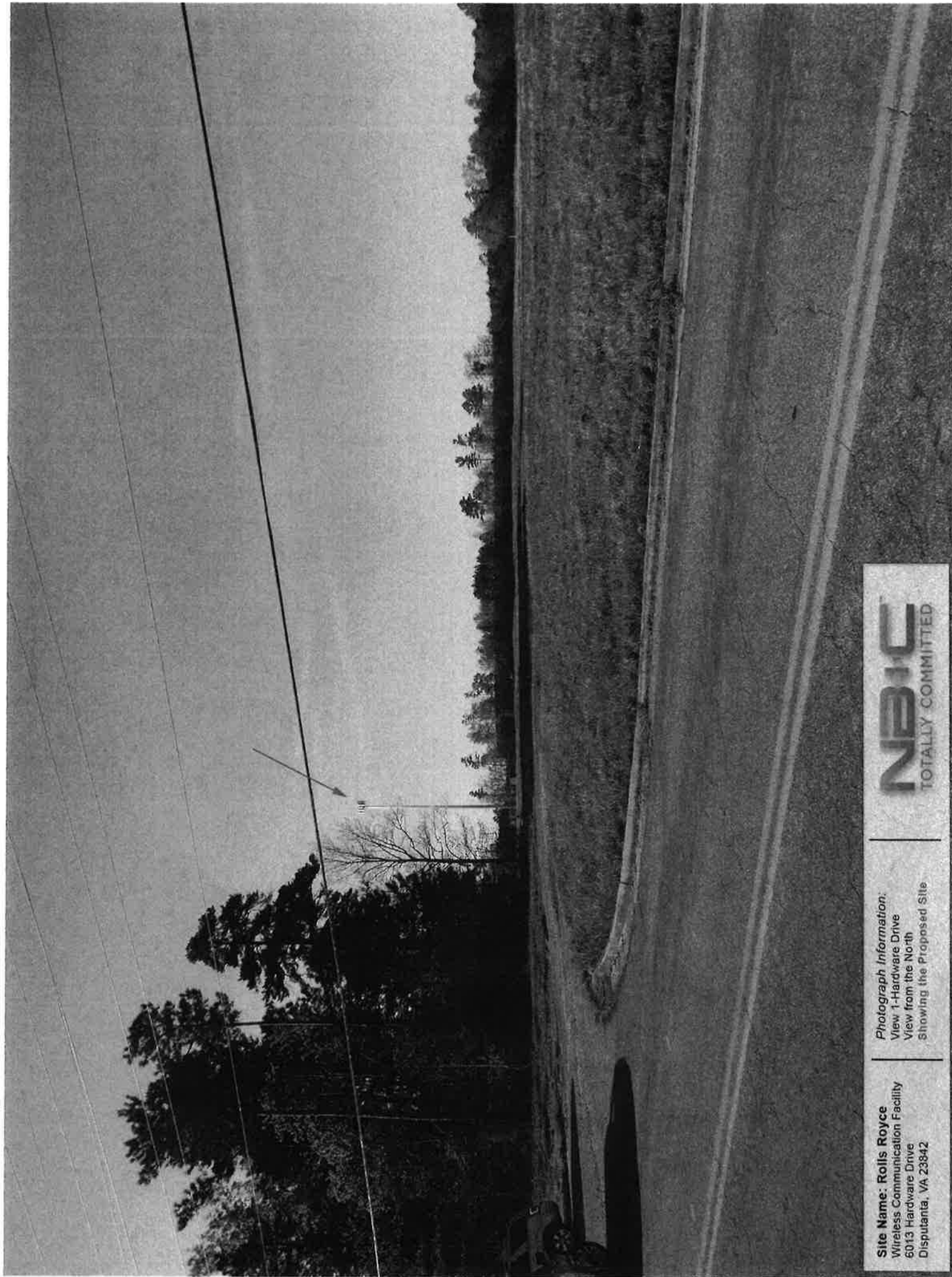
CLOSE WINDOW



**Rolfs Royce**  
Location Map

● not visible  
● visible

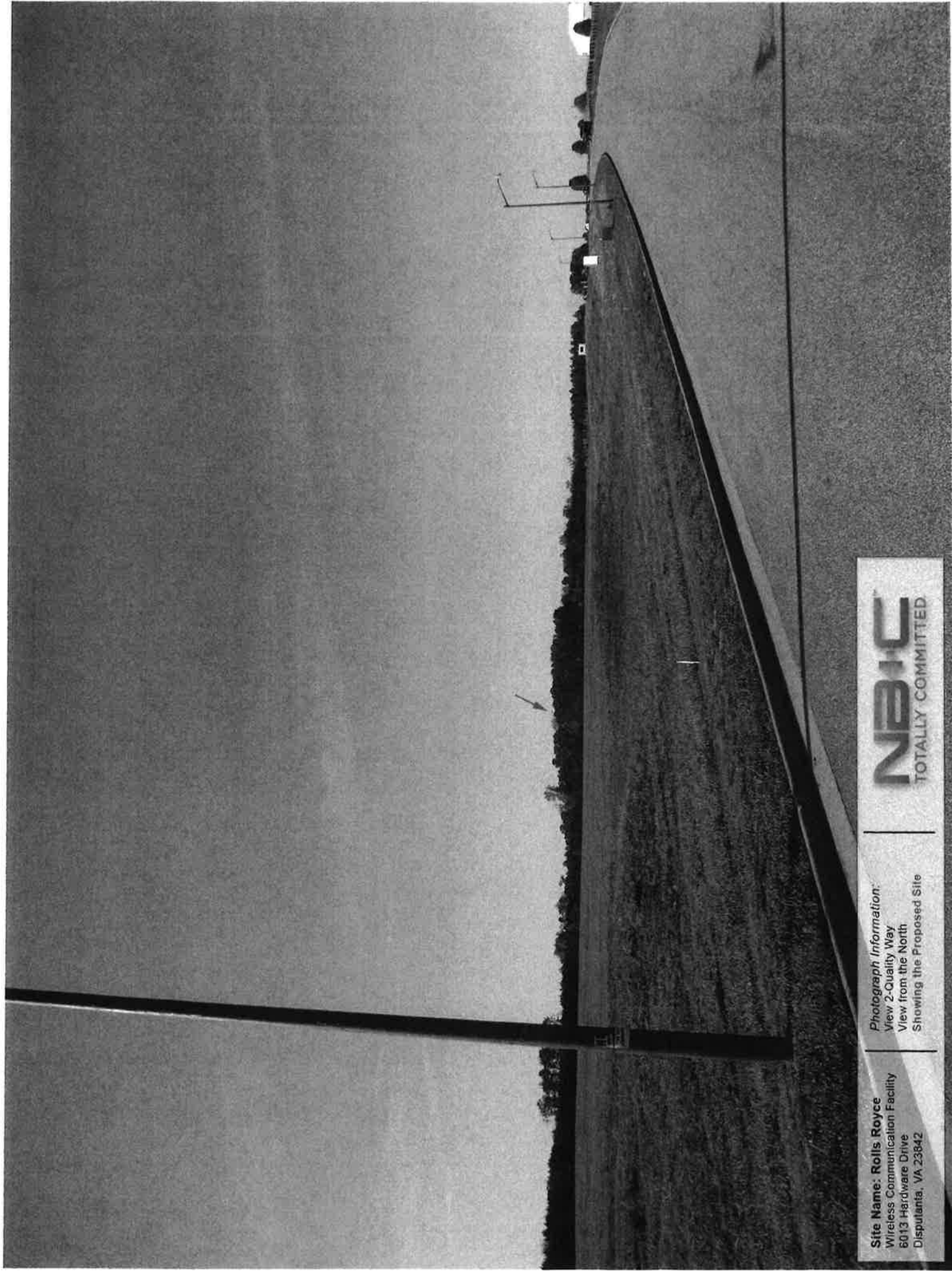




Photograph Information:  
View 1-Hardware Drive  
View from the North  
Showing the Proposed Site

Site Name: Rolls Royce  
Wireless Communication Facility  
6013 Hardware Drive  
Disputanta, VA 23842

**NBI-U**  
TOTALLY COMMITTED

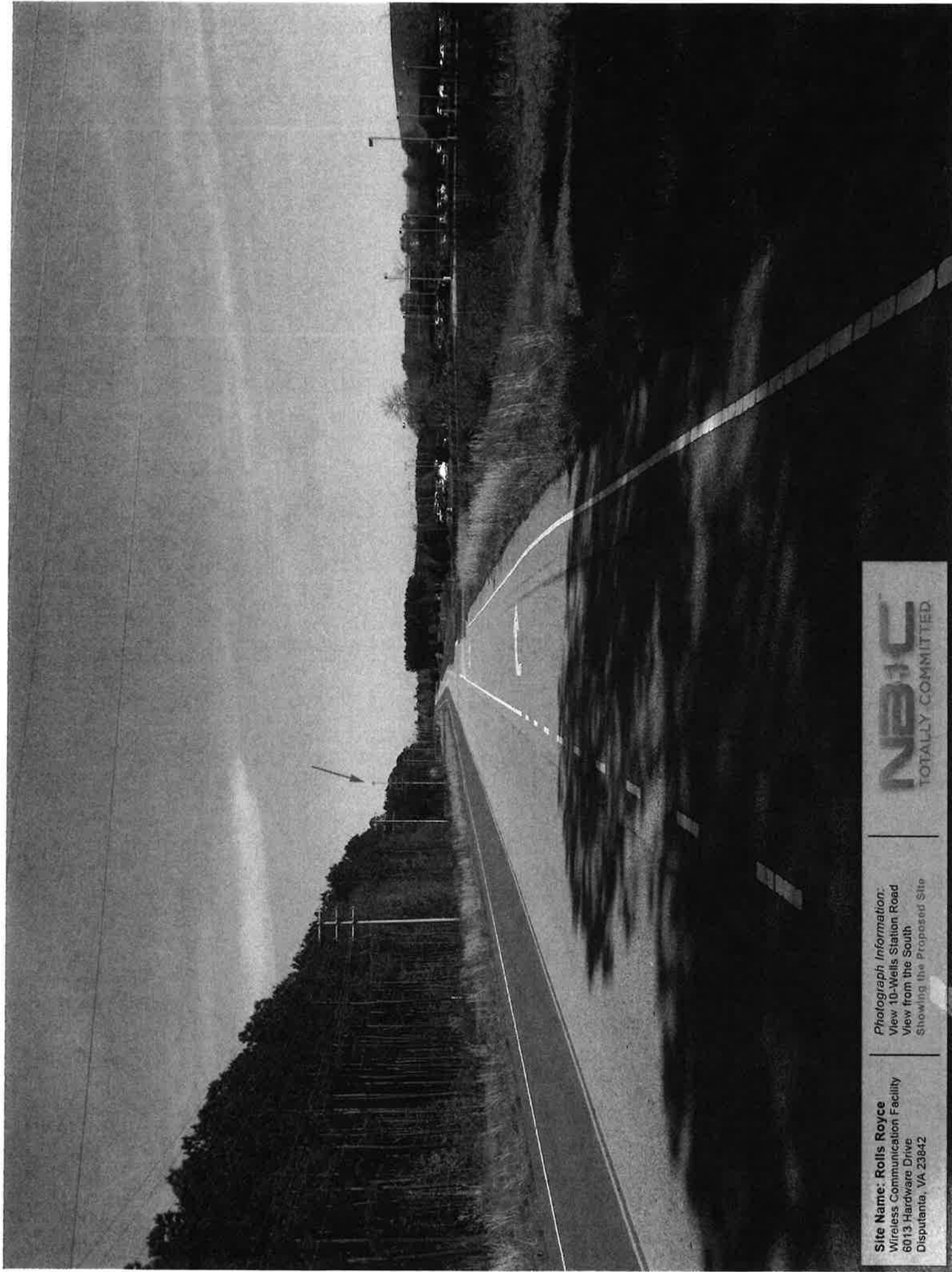


**NBCU**  
TOTALLY COMMITTED

*Photograph Information:*  
View 2-Quality Way  
View from the North  
Showing the Proposed Site

**Site Name: Rolls Royce**  
Wireless Communication Facility  
6013 Hardware Drive  
Disputanta, VA 23842

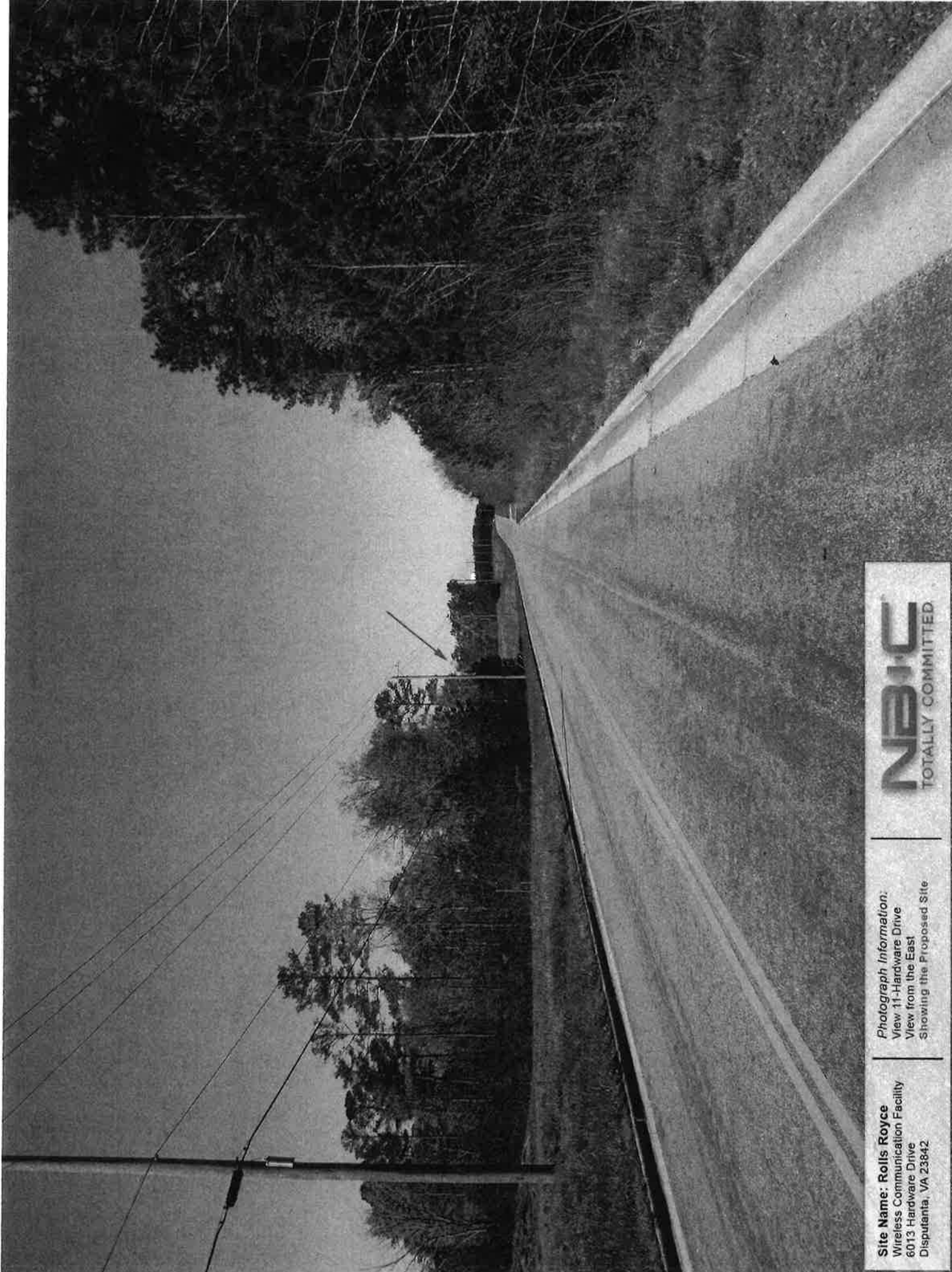




Photograph Information:  
View 10-Wells Station Road  
View from the South  
Showing the Proposed Site

Site Name: Rolls Royce  
Wireless Communication Facility  
6013 Hardware Drive  
Disputanta, VA 23842

**NBCU**  
TOTALLY COMMITTED



**NOI**  
TOTALLY COMMITTED

**Photograph Information:**  
View 11-Hardware Drive  
View from the East  
Showing the Proposed Site

**Site Name: Rolls Royce**  
Wireless Communication Facility  
6013 Hardware Drive  
Disputanta, VA 23842

**APPLICANT'S NARRATIVE**  
**VERIZON WIRELESS - PROPOSED COMMUNICATION TOWER FACILITY**  
**SITE NAME: ROLLS ROYCE**  
**APRIL 2019**

**Project Description:**

Petersburg Cellular Partnership d/b/a Verizon Wireless ("**Verizon Wireless**") respectfully requests approval of a Special Exception to allow the construction of a new wireless telecommunications facility (the "**Facility**") as more particularly described herein and in the accompanying application materials. Verizon Wireless is licensed by the Federal Communications Commission ("**FCC**") to provide state-of-the-art wireless communication services within Prince George County, Virginia. The Facility will include a new communications monopole (the "**Tower**") and ground equipment within a 50' x 50' fenced compound located on a 100' x 100' lease area on a vacant portion of land owned by Hollingsworth, G.P., a Tennessee general partnership, and identified on Prince George County's Tax Map 34 as parcel 340(03)00-001-B (the "**Property**"). The Tower will be 195 feet tall with a 4-foot lightning rod at the top for an overall height of 199 feet above ground level. The equipment compound will contain the Tower, associated radio equipment, utility connections, an emergency backup power generator and other related improvements.

Verizon Wireless has identified a need to build an additional site for its network in order to improve wireless voice and data services in SouthPoint Business Park, and in other areas surrounding the Property, along Wells Station Road and along other local roads in the vicinity. The need to improve network service is the result of a lack of existing Verizon Wireless facilities in the area. Construction of the proposed Facility will directly improve this community's ability to do business, communicate with family and friends, reach emergency services and otherwise enjoy the personal conveniences associated with reliable, high-speed data availability.

This new Facility will enhance Verizon Wireless' existing network and enable Verizon Wireless to provide state-of-the-art wireless service, including 4G LTE, to the businesses, residents and travelers in the surrounding area. In designing and locating this Facility, Verizon Wireless took into consideration both Verizon Wireless's network service objectives and the Prince George County, Virginia Tower and Antenna Siting Policy Guidelines (the "**Siting Policy**").

With the addition of this Facility and the state-of-the-art wireless services it will provide, businesses in this area will be able to benefit from the evolution that has taken place in the wireless industry with the introduction of such modern devices as the latest iPhone, Android phones and other smartphones. Many wireless customers now possess powerful mini-computers in their hands that allow them to work, shop and communicate via high speed, high quality wireless networks. Such smartphones and the wireless networks they operate on have become an integral part of our lives and our economy, and the necessary infrastructure to enable them to operate has become an accepted part of our communities.

### **The Property and Location of the Communication Facility:**

The Property is located in an Enterprise Zone within the Prince George Planning Area and the Rives Magisterial District (District 1), on the south side of Hardware Drive, just west of its intersection with Wells Station Road. The Property is one of several parcels owned by Hollingsworth, G.P. and is currently undeveloped and mostly open space with trees along the western, eastern and southern property lines. In order to accommodate the property owner's future development plans for the industrial park, the Facility will be constructed near the southeast corner of the Property as shown on the concept plan included with this application (the "Plan"). The Tower will be located approximately 828' from the front property line on Hardware Drive, 150' from the rear property line, 100' from the eastern side property line and 952' from the west property line. Access to the Facility will be provided by way of an existing private access drive, to be improved as needed, from the existing entrance at Hardware Drive generally south to the fenced compound. The location of the site and access drive is shown on the Plan.

The Property is split zoned M-1 Limited Industrial and M-2 General Industrial. With the exception of a small portion of the access drive, the Facility will be located in the M-1 district. The adjacent properties are similarly zoned within the M-1 and M-2 Industrial districts. Due to the industrial nature of the area surrounding the Property, there are no residential dwellings nearby.

### **Impact on Adjacent Properties and Surrounding Area**

The proposed Facility will provide improved Verizon high speed wireless data service in an area that does not currently have optimal service and in which significant industrial development is expected to increase the local demand for such services.

While largely screened from view by existing mature vegetation, the Tower will be visible from some locations on nearby roadways. The expected visual impact of the Tower is documented by the photo simulations included with this application package, which show views from the north, south, east and west. No Tower lighting is proposed.

The Facility will be unmanned and, once constructed, will typically only be visited by a technician for routine maintenance approximately once per month, so it will not cause a significant increase in traffic to the area.

All radio equipment and antennas to be used on the Tower will meet all applicable radio frequency emissions guidelines as required by the FCC. The Facility will create no sounds or smells that would be objectionable in the surrounding industrial area and will have no significant adverse effect on air quality in the area. The sound emitted from the ground equipment will be comparable to residential HVAC equipment. Therefore, the impact on surrounding properties resulting from this passive use will be minimal.

Any increase in impervious surface area that will impact the flow of storm water runoff on the Property due to the construction of the Facility will be addressed by the stormwater management plan and/or erosion and sediment control plan as established during the County's plan of development process after Special Exception approval for the

proposed use is granted. No chemicals or harmful substances will be unlawfully released in the operation of the Facility, and the Facility is not expected to have any adverse impact on ground water in the area.

### **Network Objectives:**

Verizon Wireless provides its state-of-the-art wireless services around this area of the County using several existing facilities, however, Verizon Wireless' radio frequency ("RF") engineers have determined that service improvements are needed between these existing facilities due to the extent of their physical separation.

When addressing network issues, Verizon Wireless' goal is to find solutions that utilize existing structures, when possible, thereby requiring as few new communication towers as possible. Verizon did analyze the possibility of collocating on the 140' water tank on Quality Drive. However, due to its height and the presence of existing antennas on the top of the tank, available locations on this structure were not high enough above ground to provide the desired improvement in service. Additionally, RF engineers determined a site at the water tank location would cause interference with another existing Verizon Wireless facility. Unfortunately, there are no other existing towers or other tall structures in the area that would be sufficient collocation locations to allow Verizon Wireless to address the geographic challenges and achieve the desired improvement in network service for residents, businesses and travelers in this area.

The addition of this Facility on the Property south of Hardware Drive will achieve the improvement in services currently sought by Verizon Wireless and will bring enhanced 4G LTE service to businesses and travelers in the area.

### **Compliance with the Prince George County Zoning Ordinance (the "Ordinance")**

Pursuant to § 90-443(2), and by reference § 90-393(23) towers (other than normal distribution facilities) are permitted in the M-1 Limited Industrial District by special exception. Although the Tower is not deemed a Building (as that term is defined in the Ordinance), the location of the Tower 828' from Hardware Drive complies with the Building setback regulations established by § 90-446 of the Ordinance, which requires a front setback of at least 10' or at least 35', depending on the width of the adjacent right-of-way. Since the Property is not adjacent to a residential or agricultural district and since the Property is not a corner lot, the side yard requirements of §90-446(a) do not apply to this proposal. In compliance with § 90-861(d), parking for technicians and other Verizon Wireless personnel and contractors will be located near the fenced compound, within Verizon Wireless' 20'-wide access easement and outside of any required yard. § 90-862.1 of the Ordinance requires a single-lane driveway to have a minimum width of 10'. The proposed 12'-wide driveway meets this requirement. § 90-448 of the Ordinance limits the height of Buildings in the M-1 District to sixty feet (60'), but states that "communication towers or their accessory facilities not normally occupied by workers are excluded from this limitation." Therefore the 199' proposed overall height of the Tower is in compliance with the Ordinance. The lot coverage limit applicable to buildings in M-1, as established by § 90-449 of the Ordinance, is up to 70%. However, the Facility is not proposed to include a Building, so the lot coverage limit does not apply



to the Facility. Nevertheless, the Verizon Wireless lease area of only 10,000 s.f., is less than 1% of the size of the undeveloped 32.148 acre Property. Accessory structures within the Facility will be located within Verizon Wireless' leased area and will not be located closer than 5' to any property line, as required by §90-450(a) of the Ordinance.

#### **Consistency with Prince George County 2014 Comprehensive Plan**

The Property is identified as an Industrial area on the Prince George County Future Land Use Map and is within the Prince George Planning District, the County's designated growth area, in which most of the County's development has occurred. Consistent with this trend, the proposed Facility will not only support and improve the quality of life for the existing industrial land uses nearby, but will also promote the future development of the planned industrial park by providing critical modern wireless communication infrastructure within the park in anticipation of such development, with only a minimal impact to the existing open space due to the limited size of Verizon Wireless' lease area. The Facility will not adversely impact the County's Agricultural areas or forest land. The small footprint of the Facility and the utility-like use will not conflict with the Industrial land use designation. The Facility will be unmanned and will not require County water or sewer services.

The installation of the Facility on the Property is consistent with the County's Comprehensive Plan. Objective #4 of Goal #1 of the section of the Comprehensive Plan addressing Community Facilities and Services is to provide the facilities and services required to meet the public safety, library and school needs of County citizens. This proposed site will improve wireless broadband and cellular phone coverage in the west/central portion of the County for Verizon Wireless customers and the customers of other wireless providers that may collocate on the Tower in the future. The Facility will provide improved access to E-911 services and mobile access to the internet, which will expand the reach of libraries and schools as citizens travel through this part of the County. Objective #1 of Goal #1 of the section of the Comprehensive Plan addressing Economic Development is to develop a strong and diversified tax base through guided office, commercial retail and industrial development in order to enhance the economic base and employment opportunities in Prince George County. As explained above, construction of the Facility will be in keeping with the designations on the future land use and zoning maps, consistent with Strategy 1 of that section, and improved Verizon Wireless service will contribute to the nearby industrial development sites being "ready to go," consistent with Strategy 2 of that section. Accordingly, the proposed Facility will promote a strong industrial base without impacting residential areas, prime agricultural land or public facilities, consistent with both Strategies of Objective #1 of Goal #1 of the section of the Comprehensive Plan addressing Land Use.

Reliable, state-of-the-art wireless service is essential for economic development, education, government, public safety and the convenience and welfare of residents generally.

## Consistency with the Siting Policy

Verizon Wireless will address the relevant requirements of the Siting Policy as provided below:

### (A) Guidelines

*As explained above, no other reasonable collocation alternatives exist for locating the antennas needed to achieve the desired network improvements. The proposed monopole design and location in the back corner of an industrially-zoned parcel near existing tree lines were chosen to minimize the visual impact of the Facility to the County.*

### (B) Definitions and Applicability

*No response needed.*

### (C) Application requirements

1. All potential applicants for towers shall meet with county planning staff at least thirty (30) days prior to submitting an application for a proposed tower use. The applicant shall present information to the staff on the system objectives, proposed coverage areas, and alternative sites considered and rejected during this meeting. The county planning staff shall provide the potential applicant information on all Prince George County policies and standards for towers and shall discuss with the applicant possible alternatives to tower construction during this meeting.

*The applicant met with Planning Manager and Zoning Administrator, Douglas Miles and representatives from VDOT on Thursday, March 14<sup>th</sup> to discuss the project and application. The applicant intends to submit the Special Exception Application on or about Thursday, April 25<sup>th</sup>, which exceeds the 30-day timeframe mentioned in the Siting Policy.*

2. In addition, all applicants for towers shall provide the following information:

a. The location of all other proposed tower sites considered and rejected, and the specific technical, legal or other reasons for the rejection of those tower sites.

*The applicant considered multiple other locations in the surrounding industrial park, including property owned by Prince George County. These were rejected due to future development plans of the property owners. The proposed location was the only one suitable to the property owner that would not interfere with future development.*

b. The location of all other possible co-location sites considered and rejected, and the specific technical, legal or other reasons for the rejection of those tower sites.

*The applicant considered collocating on an existing water tank approximately 2,000' to the west. After analyzing the available space on the structure, Verizon Wireless' RF engineers determined it did not provide sufficient height to deliver the desired improvement in service to the area. Additionally a possible site collocated on the water tank was determined to interfere with another Verizon facility to the north. There are no other structures in the search area that are tall enough to allow collocation of antennas and which would meet the service improvement criteria.*

- c. Photographic simulations showing the relationship of the proposed tower and associated antenna to the surroundings. Photographic simulations shall also be prepared showing the relationship of any new or modified road, access or utility corridors constructed or modified to serve the proposed tower site.

*The applicant has developed photo simulations, which are included in this submittal package. Please refer to the enclosed photos of the existing site and the simulations of the proposed Tower.*

- d. Information on how the proposed tower site relates to the applicant's existing tower communication system, including the number of other sites within the county or the surrounding area and the location of the antennas at each site.

*The proposed Tower site will improve wireless service in an area of Prince George County in which Verizon Wireless has determined service improvements to be necessary. The Facility will serve the businesses in the surrounding industrial park, as well as travelers on nearby roads.*

*Verizon Wireless operates the following facilities in the surrounding area of Prince George County:*

<u>Route 460 &amp; I-295:</u>	<i>Interchange, approximately 2 miles west-southwest</i>
<u>New Bohemia:</u>	<i>6500 Enterprise Drive, approximately 3 miles south</i>
<u>Prince George:</u>	<i>8200 Mount Hope Road, approximately 4 miles east</i>
<u>Fort Lee South:</u>	<i>2021 Byrd Ave, approximately 3.9 miles northwest</i>

- e. All tower applicants shall be required, at their expense, to conduct an on-site "balloon" or comparable test prior to the required public hearings on the Special Exception request. The purpose of this test shall be to demonstrate the potential visual impact of the proposed tower. The dates and periods of these tests shall be established with the applicant at the pre-application consultation meeting.

*The applicant conducted the balloon test on Wednesday, April 17<sup>th</sup> from 8am until 10am. Notice of the balloon test was sent to adjacent property owners for Monday, April 15<sup>th</sup>, however the test was rescheduled to the 17<sup>th</sup> due to high winds. The weather on the day of the test was clear, calm, and in the 60's in degrees Fahrenheit. The area of greatest visibility of the balloon was observed to*



*be Wells Station Road. The balloon had low visibility from outside the business park. Please see the enclosed Location Map for areas where the balloon was observed.*

- f. Written verification that all required submittals to the Federal Aviation Administration (FAA) have been submitted on the proposed tower site.

*Verizon Wireless will comply with all applicable FAA regulations, including submittal requirements.*

3. The applicant shall be responsible for all fees associated with the filing of the application including the reasonable cost of any independent analysis deemed necessary by the county to verify the need for the new tower.

*At the pre-application meeting, Mr. Miles confirmed that an independent analysis will not be required by the County. As and for the Special Exception application fee, Verizon Wireless is submitting a check in the amount of \$700.00 together with this submittal package.*

(D) General standards

1. The maximum height of any proposed tower and associated antennas shall be made as a condition of the Special Exception request. It is recommended that the tower and/or antennas not exceed one hundred ninety-nine (199) feet in height.

*The proposed Tower will be 195' tall, topped with a 4' lightning rod, for an overall height of 199'. This height conforms to the standards of the Siting Policy.*

2. The setback for any proposed tower shall conform to the height requirements for principal structures for the proposed zoning district. However, in no case shall the minimum setback from the base of the tower to any residential structure on an adjoining lot be less than forty (40) percent of the height of the tower, measured from the closest structural member of the tower, excluding guy lines.

*As explained in more detail above, the proposed setback and height comply with the regulations in the Ordinance for the M-1 District. The Tower is proposed to be located at the rear corner of the Property, setback 828' from the right of way. There are no residential structures on any adjoining lot. Therefore, the proposed Tower location conforms to the setback requirements of the Siting Policy.*

3. Towers shall not be illuminated with any type of lighting apparatus, unless such lighting is a requirement of either the FAA or FCC. When lighting is proposed to conform to federal requirements, the county shall contact the federal agency to verify the necessity of lighting and to determine the minimal amount and type of lighting necessary to comply with the federal guidelines. Low level security lighting may be installed on buildings and structures associated with a tower.

*No tower lighting is proposed.*

4. Any tower approved shall be structurally designed to carry sufficient loading and the site approved shall be sized to accommodate the additional antenna equipment necessary for at least three (3) providers of communications services in order to minimize the proliferation of new towers in the vicinity of the requested site. In addition, by applying and being granted the Special Exception request, the applicant and the owner of the land shall agree to make the tower and tower site available for additional leases within the structural capacity of the tower and at reasonable costs adequate to recover the capital, operating and maintenance costs of the tower location required for the additional capacity.

*The applicant affirms the Tower shall be designed to carry sufficient loading for at least three (3) additional providers of communication services having typical loading requirements. The Facility will be made available for leasing by other carriers to the extent that sufficient structural capacity and space are available, subject to Verizon Wireless' collocation policy.*

5. A monopole tower design is recommended. The Board may approve an alternative tower design if it finds that an alternative type of structure has less of a visual impact on the surrounding community and Prince George County and/or based upon accepted technical and engineering data a monopole design is not technically feasible. Cost shall not be a criterion for determining tower design.

*Verizon Wireless proposes a monopole tower design. Please see the enclosed Tower Elevation sheet of the Plan for more detail. A full tower and foundation design, approved by a licensed professional engineer, will be developed after approval of this Special Exception request.*

6. By applying for and being granted the Special Exception request, the applicant and the owner of the land agree to dismantle and remove the tower and associated facilities from the site within ninety (90) days of the tower no longer being used for wireless communications. Dismantling and removal from the tower shall only be required after notice by the County. If the antennas on any approved tower are relocated to a lower elevation, the tower shall be shortened to the height of the highest antenna.

*Verizon Wireless will remove the Tower, after receipt of such notice from the County, should the Tower become vacant and no longer used for wireless communications.*

7. All tower structures and associated hardware, antennas, and facilities shall be a flat matted finish so as to reduce visibility and light reflection unless otherwise required by the FCC or FAA.

*The proposed Tower will have a galvanized steel or comparable matte finish which will reduce visibility and light reflection, unless otherwise required by the FCC or the FAA.*

8. No business signs shall be allowed on the property identifying the name of, or services offered by, any business associated with the tower.

*Verizon Wireless will not place any business signs or advertisements on the Tower, except as may be required by law or applicable regulations.*

(E) General review policies

All Special Exception requests for new towers, including the replacement or modification of existing towers shall be reviewed by the County planning staff, the Commission and the Board on the basis of the following criteria:

1. The extent to which the tower proposal conforms to the general Special Exception criteria contained in the zoning ordinance, and the intent, the application requirements, and general standards for towers found within this policy.

*Please see above for details regarding compliance with the Ordinance and the Siting Policy.*

2. The demonstrated willingness of the applicant to evaluate possible co-location opportunities within the proposed communication service area for coverage.

*Please see above for details regarding collocation opportunities evaluated. During the pre-application meeting, no additional collocation candidates were identified as warranting evaluation.*

3. Tower locations already served by existing roads and utilities are preferred due to the potential detrimental environmental and visual impacts resulting from the construction of new road and utility corridors.

*The proposed Facility is served by the existing road, Hardware Drive, and by an existing unimproved private access drive. Required utilities are available in the vicinity of the project and will be extended to the Facility via Verizon Wireless' 10'-wide utility easement.*

4. Within the needed service area, the availability of other existing structures that are, based upon independent analysis, of suitable height, design, and location for the needed antenna.

*Please see above for details regarding the lack of existing suitable structures for collocation in the area.*

5. The visibility of the tower from the surrounding community and neighborhood, compatibility of the tower as determined by the submitted computer simulations and balloon test or a comparable test.

*Please see the photo simulations, which have been prepared based on the balloon test and are included with this submittal package.*

6. The degree to which the proposed tower location, the site design and facilities, including fencing, and other ground mounted equipment and new or modified road, access or utility corridors are all located, designed and will be constructed to be compatible with the surrounding neighborhood that the tower proposes to serve with proper coverage.

*For the reasons more particularly set forth above, the location and design of the proposed Facility are compatible with the surrounding industrial business park.*

### **Conclusion:**

The proposed Facility is in compliance with the Ordinance, meets the criteria for approval of a Special Exception and does is consistent with the goals and objectives of Prince George County's Comprehensive Plan and the Siting Policy. This Special Exception is requested to allow the development of a communication facility that will improve wireless coverage in the area of Prince George County around Hardware Road and Wells Station Road. The proposed monopole will not be lighted and will create only minimal visual impact. The addition of the Facility will enhance the use and enjoyment of the properties and businesses in the area and will enhance the reputation of the area with the availability of a high speed, high quality wireless network. The enhancement of 4G LTE and other wireless services will allow businesses and travelers to use and enjoy existing and future wireless devices. For the foregoing reasons, Verizon Wireless respectfully requests approval of the requested Special Exception.



**PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT SUMMARY REPORT**

<b>CASE NUMBER:</b>	PUD-19-01
<b>APPLICANT:</b>	CI Associates LP (Proud Mama's Kitchen)
<b>LOCATION:</b>	Intersection of Oaklawn and Crossings Boulevards
<b>PROPOSED TAX MAP:</b>	120(0A)00-003-D (Baymont Inn and Restaurant)
<b>2013 CASE TAX MAPS:</b>	120(0A)00-003-D and 120(0A)00-003-P (Vacant)
<b>REQUESTED ACTION:</b>	Planned Unit Development Amendment
<b>EXISTING ZONING:</b>	PUD, Planned Unit Development
<b>PROPOSED ZONING:</b>	PUD, Planned Unit Development
<b>EXISTING USES:</b>	Extended Stay Hotel, Restaurant and Apartments
<b>SURROUNDING ZONING:</b>	
<b>North, South &amp; East:</b>	B-1 General Business (Crossings Development)
<b>West:</b>	M-1 Light Industrial District (U-Haul Mini Storage)
<b>UTILITIES:</b>	Virginia American Water and County Sewer
<b>REAL ESTATE TAXES:</b>	No delinquent taxes are owed to the County
<b>MEETING INFORMATION:</b>	
<b>Community Meeting:</b>	No Community Meeting was held
<b>Planning Commission:</b>	Thursday, May 23, 2019 at 6:30 pm
<b>Board of Supervisors:</b>	Tuesday, June 11, 2019 at 7:30 pm

Staff recommends Approval of this Planned Unit Development Amendment as proffered in the Applicant's Letter dated March 23, 2019 to permit one food truck or trailer on 120(0A)00-003-D.

**ATTACHMENTS:**

1. Rezoning / PUD Application and PUD Amendment Letter 3-23-19
2. PUD Staff Report and a GIS Map of the Surrounding Properties
3. PUD Approved Board of Supervisors Conditions from 8-13-13

**PRINCE GEORGE COUNTY, VIRGINIA**  
**PLANNING COMMISSION STAFF REPORT**  
**PLANNED UNIT DEVELOPMENT – PUD-19-01**  
**CI ASSOCIATES L P (Proud Mama's Kitchen)**

**PUBLIC HEARING: May 23, 2019**

**Request Summary:**

The applicant rezoned this property on August 13, 2013 from B-1, General Business to PUD, Planned Unit Development, in order to re-develop a two (2) story hotel use into a multi-family residential apartment building use. Additional office and commercial uses could be developed on the rear portion of the property in the future in a similar fashion to the existing B-1, General Business zoning uses that are currently permitted by right and do exist within The Crossings.

The applicant is requesting to park a food truck or trailer on the premises in further support of their new restaurant use located inside of the hotel building known as Proud Mama's Kitchen. They propose to park their food truck or trailer where the current concrete pad is located on the front of the property. As they are in the process now of relocating the dumpster pad enclosure area to the rear portion of their hotel property for both better site design and traffic flow on site.

**Comprehensive Plan:**

The Comprehensive Plan identifies this area for commercial uses. The redevelopment of the 128 hotel rooms into 64 one-bedroom apartments have provided new affordable housing units in this area of Prince George County by addressing an identified need in the Comprehensive Plan as short-term apartments. The proposed PUD Amendment to permit a food truck or trailer would support the commercial restaurant use on the subject property and it is consistent with the 2018 Comprehensive Plan.

**Planned Unit Development Amendment:**

The applicant has provided the following information relative to their proposed food trailer use:

*At present, we are investing in the creation of a Family Style restaurant with a business model of Home Cooked Food. The proposed zoning amendment is an attempt to create an effective business plan to allow for the best chance of having a successful Restaurant, where many have failed before. We want to have a mobile food trailer to use on the site and to use for mobile purposes as well. The food trailer will act as a Kiosk when placed on the site and will be used only in concert with the newly developed Restaurant located inside the Baymont building.*

*We want the Restaurant to have permission to use the Trailer when it is on the site. This will allow us to effectively market our new Restaurant as well as give us flexibility to use the Trailer for mobile functions as well. The Trailer will not be used as an independent food business. The Trailer will be used solely as an extension of the Restaurant on the site. This is very important to our larger overall Hotel Business Plan currently operating as Baymont Inn & Suites. Change and innovation are needed or our market share will continue to decline impacting our continued success and ability to reinvest in our infrastructure. We do not want to become a burden to Prince George County.*

*We are willing to invest capital into our property which will ensure our continued success as well as add to the economic vitality of Prince George County. We feel this request will allow us the best chance to have a successful Restaurant, and larger overall business model, allowing us to stay competitive and remain successful. We have invested considerably over the past decade in our business in Prince George*

*County. We appreciate how Prince George has consistently worked with us to help keep our business viable in this very competitive and everchanging market. We believe this request will be a positive impact for our business as well as Prince George County – H. Daniel Salomonsky, Managing Member, CI Associates LP*

### **Health Department:**

The Petersburg Health Department (VDH) has reviewed the request and stated they have no objections to the proposed Planned Unit Development amendment request on the site. As VDH has been actively inspecting the Restaurant use and the proposed food truck or food trailer would be inspected and licensed to be utilized on the site if this PUD amendment is approved.

### **Transportation:**

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objections to the proposed Planned Unit Development amendment request on the site.

### **Planning Analysis:**

Case PUD-13-01, was approved by the Board of Supervisors on August 13, 2013, and it stated:

- 2) To keep the current Restaurant as a Restaurant / Night Club / Banquet / and Catering facility. The restaurant area will always be designated for Commercial Use currently allowed under PUD zoning.

The applicant is requesting to add to Condition 2 to state: **One Food Truck or Trailer to be permitted on the site of 120(OA)00-003-D.** Currently, it is not permitted under the PUD nor was it considered back in 2013 to accompany the existing Restaurant as another commercial use. Under B-1 zoning, Prepared Food and Beverage Vendors are not permitted in the Zoning Ordinance and this Planned Unit Development Amendment only affects this subject property.

Mobile Food Unit means a food establishment that is designed to be readily moveable. Note: This definition would include either a Food Truck or Food Trailer to be parked on the premises.

On July 22, 2014, the Prince George County Board of Supervisors approved a Temporary Vendors Zoning Ordinance Amendment that included Prepared Food and Beverage Vendors, Virginia Legal Firework Sales and Temporary Christmas Tree Sales and Holiday Items with certain restrictions. Currently, Prepared Food and Beverage Vendors as freestanding vendors without an on-site restaurant are only permitted within the M-1 and M-2 zoning districts or at Special Events in the County such as at Harbor Blast concerts and at Richard Bland events.

The applicant, as proffered in their letter dated March 23, 2019, would not be permitted to operate the food truck or trailer as an independent or freestanding vendor on the premises unless the on-site and approved Restaurant use in the 2013 PUD Case was in operation. The applicant would have the option of using the food truck or trailer in a mobile capacity to serve food off-premises. The applicant has indicated to State and County Staff members that the food truck or trailer would be utilized to serve pre-packaged food and beverages to on-site hotel guests, apartment residents and to customers who may visit the site along Oaklawn Boulevard.

### **Staff Recommendation:**

Staff recommends Approval of this Planned Unit Development Amendment as proffered in the Applicant's Letter dated March 23, 2019 to permit one food truck or trailer on 120(OA)00-003-D.





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

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

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

### **MEMORANDUM**

To: Dean Simmons, Building Official / Fire Official  
Melva Foster – Petersburg Health Department  
Paul Hinson, VDOT – Petersburg Residency

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

Date: May 1, 2019

Subject: **Proud Mama's Kitchen Food Trailer – PUD Amendment Case Request**

Please find the Planned Unit Development Amendment request for a food trailer to be parked on the premises of the Baymont Inn & Suites as a part of their new restaurant use. Currently, food trucks and trailers are not permitted in the existing 2013 PUD nor are they permitted in the B-1 Zoning District. The applicant is seeking to amend the 2013 PUD case to permit the food trailer.

The Development Review Team met with Daniel Salomonsky, applicant on Thursday, March 7th to discuss the different options that were made available to him and he has chosen to Amend his PUD case. He also has chosen not to conduct a Community meeting with area business owners to describe the proposed PUD amendment to the other restaurant owners near his restaurant use.

Please review the attached information and reply back with comments and I have also provided the 2013 PUD Staff Report to assist you with any review comments to be provided **on or before Friday, May 10th** for the final case staff report or please indicate that you have no comments.



# REZONING APPLICATION

Department of Community Development and Code Compliance  
6602 Courts Drive / P.O. Box 68  
Prince George, VA 23875-0068  
Planning Division (804) 722-8678  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

PUD-19-01

DATE SUBMITTED:

RECEIVED  
MAR 28 2019

(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

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

CF Associates, LP

ADDRESS:

5380 Oaklawn Blvd

TAX MAP OF SUBJECT PARCEL:

120(OA)00-003-D

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

DISTRICT:

E-MAIL ADDRESS:

DANSALO13@gmail.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ Date \_\_\_\_\_ DEED RESTRICTIONS:

CURRENT LAND USE:

PUD, Planned Unit Dev.

ACREAGE:

4.145

COMPREHENSIVE PLAN DESIGNATION:

COMMERCIAL USES

ZONING CLASSIFICATION

PUD

PRESENT ZONING:

PUD

PROPOSED ZONING:

PUD

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

Amend Zoning to Allow for a food trailer

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

OWNER AGENT/REP

NAME:

Daniel Salomonsky

PHONE NUMBER:

804-920-3839

ADDRESS:

5380 Oaklawn Blvd

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

E-MAIL ADDRESS:

PROJECT DESCRIPTION

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

See Attached letter

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: H. Daniel Salomonsky  
SIGNED: [Signature] DATE: 3/28/19  
MAILING ADDRESS: 300 Wood Rd  
CITY/STATE/ZIP: Henrico, VA 23229  
PHONE NUMBER: 804 920 3839  
E-MAIL ADDRESS: dan.salo13@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: Same as above  
MAILING ADDRESS: \_\_\_\_\_  
CITY/STATE/ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

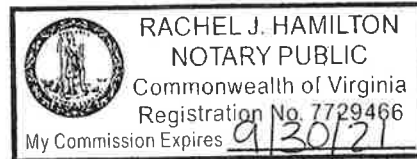
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STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

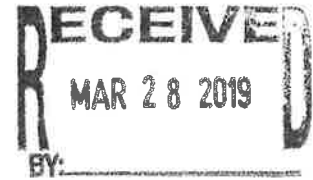
Subscribed and sworn before me this 28 day of March, 2019.

Rachel Hamilton  
Notary Public  
My Commission expires: 9/30, 2021



AFFIDAVIT

C. I. Associates, LP  
5380 Oaklawn Blvd  
Prince George, VA 23875



March 23, 2019

Mr. Doug Miles, Planning Manager & Zoning Administrator  
P.O. Box 68  
6602 Courts Drive  
Prince George, VA 23875

Ref: Amendment request to PUD-13-01 Approved 8/13/2013  
Tax Map 120(0A)00-003-D, ~~120(0A)00-003-P~~

Dear Mr. Miles,

As per our Rezoning Application for the above referenced tax maps, we wish to add an additional use to our current PUD zoning. We had previously converted the use of this land to a Multi-Use complex under PUD zoning regulations per PUD-13-01.

The purpose of this current application is to request our current site(s) Zoning be amended to allow for the use of:


- 1) One Food Truck on the site ~~X~~ of 120(0A)00-003-D ~~120(0A)00-003-P~~ Please review the Site Map(s).

We have invested considerably over the past decade in our business in Prince George County. We appreciate how Prince George has consistently worked with us to help keep our business viable in this very competitive and ever-changing market. We believe this request will be a positive impact for our business as well as Prince George County.

At present, we are investing in the creation of a Family Style restaurant with a business model of Home Cooked Food. The proposed zoning amendment is an attempt to create an effective business plan to allow for the best chance of having a successful Restaurant, where many have failed before. We want to have a mobile food trailer to use on the site and to use for mobile purposes as well. The food trailer will act as a Kiosk when placed on the Site(s) and will be used only in concert with the newly developed Restaurant located inside the Baymont building. We want the Restaurant to have permission to use the Trailer when it is on the site. This will allow us to effectively market our new Restaurant as well as give us flexibility to use the Trailer for mobile functions as well. The Trailer will not be used for any independent food business. The Trailer will be used solely as an extension of the Restaurant on the site. This is very important to our larger overall Hotel Business Plan currently operating as Baymont Inn & Suites. Change and innovation are needed or our market share will continue to decline impacting our continued success and ability to re-invest in our infrastructure. We do not want to become a failed business and we do not want to become a burden to Prince George County. We are willing to invest capital into our property which will ensure our continued success as well as add to the economic vitality of Prince George County. We feel this request will allow us the best chance to have a successful Restaurant, and larger overall business model, allowing us to stay competitive and remain successful.

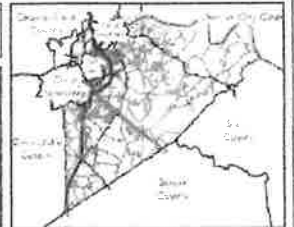
Thank you for your time and consideration. I look forward to discussing this with you and The Board of Supervisors as we go through the Zoning Amendment request process.

Respectfully yours,

  
H. Daniel Salomonsky  
Managing Member  
CI Associates, LP

*dansalo13@gmail.com*  
*804 920 3839*

# Baymont-PMK Locations



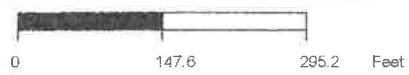
**Legend**

- Schools
- Firestations
- Political Boundaries
- Taxparcels
- Access Easements
- Swamps

**Notes**



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.  
Copyright, 2014 County of Prince George, VA



Map Scale 1: 1,771  
2/7/2019





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

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

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

**May 10, 2019**

### **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, May 23, 2019, beginning at 6:30 pm**, in the Board Room, 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:

**PLANNED UNIT DEVELOPMENT – PUD-19-01** Request of CI Associates LP pursuant to Zoning Ordinance Section 90-1039 Planned Unit Developments, to permit an additional restaurant related land use (food truck and/or trailer) as a PUD amendment request of Case PUD-13-01 and is located at 5380 Oaklawn Boulevard, and is identified as Tax Map 120(0A)00-003-D. The Comprehensive Plan calls for commercial uses.

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

Sincerely,

*Douglas Miles*

Douglas Miles, AICP, CZA  
Planning Manager / Zoning Administrator

Attachment



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

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

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

**April 19, 2019**

Fort Lee Garrison Commander  
3312 A Avenue – Building 12010  
Fort Lee, Virginia 23801

### **PLANNING COMMISSION – PUBLIC HEARING NOTICE**

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Sincerely,

*Douglas Miles*

Douglas Miles, AICP, CZA  
Planning Manager / Zoning Administrator

Attachment

Board of Supervisors  
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 13th day of August, 2013:

---

<u>Present:</u>	<u>Vote:</u>
William A. Robertson, Jr., Chairman	Aye
William F. Gandel, Vice-Chairman	Aye
Alan C. Carmichael	Aye
Henry D. Parker, Jr.	Aye
Jerry J. Skalsky,	Aye

---

P-1

On motion of Mr. Gandel, seconded by Mr. Carmichael which carried unanimously, the following Ordinance was adopted:

PLANNED UNIT DEVELOPMENT– PUD-13-01 Request of CI Associates L P and Anita B. Salomonsky pursuant to §90-1039 Planned Unit Developments, to permit multi-family residential, convenience retail business, neighborhood business, community business and office type uses; by rezoning from B-1, General Business to PUD, Planned Unit Development, with certain PUD exception requests, located at 5380 Oaklawn Boulevard, and is identified by Tax Maps 120(0A)00-003-D and P.

An Exception to the requirement that there be no less than twenty five (25) acres of contiguous land shall be granted along with this PUD request. As the subject property contains approximately 5.5 acres of contiguous land.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Planned Unit Development Application Identified as PUD-13-01 is granted as an amendment to the official zoning map with the following proffered conditions:

Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, Anita B. Salomonsky and CI Associates LP does hereby voluntarily proffer, as the applicants and which is the subject of this planned unit development request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the CI Associates LP on Tax Maps 120(0A)00-003-D and P:



- 1) Tax Map 120(0A)00-003-D will be converted into 64 one bedroom apartments. These apartments are to be designed for use by military personnel, teachers and instructors for Fort Lee, and long term businessmen (Rolls Royce Plant as an example). The Prince George market has a need for long term, temporary quarters, which often exceeds the “transient” time frame currently allowed. We are not looking to create an apartment project conducive for “families”. We are specifically designing the apartments as one bedroom units.
- 2) To keep the current Restaurant as a Restaurant/Night Club/Banquet/and Catering facility. The restaurant area will always be designated for Commercial Use currently allowed under PUD zoning.
- 3) Tax Map 120(0A)00-003-P will be used for future expansion for use as additional hotel rooms, medical office facilities, one bedroom apartments, or small retail uses as listed below:

Retail Stores & Shops, Bakeries, Dry Cleaners, Laundries, Wear and Apparel Stores, Drug Stores, Barber & Beauty Shops, Office Buildings, Churches, Restaurants, Community Centers and Financial Institutions.

- 4) The site layout will remain the same with no significant structural changes. Signs will change to accommodate the new apartment name and other commercial uses.
- 5) The lobby of the main hotel will be used as the main management center for the entire complex.
- 6) The room units will only be one bedroom designs as demonstrated with attached “Floor Plan Options A-D” as prepared by SWA Architects, Inc. as dated April 23, 2013. Note: These drawings may deviate slightly from actual construction.
- 7) Parking will be ample as the hotel will be reduced by 64 rooms. The overall impact will be reduced by the new uses.
- 8) The mixed use design will allow C. I. Associates, LP to increase the quality of our facilities while meeting the new complex demands of the Prince George County marketplace.
- 9) Below is an analysis of how our “change of use” may impact Prince George and how this should be taken into consideration when calculating any applicable proffers.

Currently, Prince George's total Proffer calculation is \$10,974 per housing unit.

Schools	\$8,166
Parks	\$241
General Gov't	\$1,128
Fire & EMS	\$920
Public Safety	\$308
Libraries	\$211
Total	\$10,974

We are proposing a reduced proffer, per unit, based on the analysis below:.

#### Schools (\$0):

The proposed change from 128 hotel rooms to 64 one bedroom apartments will have no impact on the Prince George School system. Market analysis shows one bedroom furnished apartments are not used as "permanent" residences where children are involved. The one bedroom units proposed are specifically designed not to benefit multi person let alone family use. These one bedroom designs are not for "family" living. The market we are focused on is not permanent residents but "temporary" residents which are require lodging in excess of typical "transient" periods. This long term transient or short term "resident" is the new predominate "client" in the Prince George market place. The market we will service is military personnel, teachers, and instructors for Ft Lee, and long term businessmen (Rolls Royce Plant as example). The proposed changes to one bedroom units, is specifically designed away from the "family" market. Family residences are only applicable with a minimum of two bedrooms dwellings. We propose a restriction to our development to only allow for a maximum of one bedroom designs. One bedroom furnished units will result in no additional impact on Prince George County schools. Therefore we are not proposing any proffers for this category.

#### Parks (\$0):

The proposed change from 128 hotel rooms to 64 one bedroom apartments will have no adverse impact on Prince George County Parks. Persons using the County Parks system can be transient residents as well as permanent residents. We will be going from 128 living units to 64 units. The change to fewer living units will lessen the impact of our project on the Prince George Parks. Therefore we are not proposing any proffers for this category.

#### General Government (\$564)

Again, the proposed changes for our project have to do with meeting market demands for a temporary long term stay market segment. The design of our rooms, one bedroom with furniture, does not attract long term residences in the normal sense of the word. Proffers of this type are for long term residences planning to reside permanently in a certain location for years on end. One bedroom furnished apartments cater to an "in-between" market which is not transient or permanent. The overall impact of our "change" in design

will lower the demands on overall Prince George County government because we are decreasing the number of units currently constructed. However, we acknowledge being in an “apartment” classification will allow the use of certain Government services. Therefore we propose a reduced proffer for this category.

#### Fire & EMS (\$0)

The current project has already paid its’ dues in terms of Fire & EMS. The current hotel has been in Prince George for over 25 years. Currently, we have paid \$15,000 towards fire services with another \$20,000 scheduled to be paid over the next 4 years. The change in our development plan will decrease the impact already experienced by Fire & EMS. This should negate the need for any additional proffers for this category. Therefore we are not proposing any proffers for this category.

#### Public Safety (\$0)

Public safety will not be impacted by the current change in zoning request. The site we are using and propose to use is almost completely built-up. The reduction in the number of rental units from the current 128 to 64 will reduce, by half, any impact on Public Safety. It is important to comment the current site is already a highly concentrated commercial use. There is effectively no increase on the impact to Prince George by the changes we propose. Therefore we are not proposing any proffers for this category.

#### Libraries (\$50)

The proposed changes will have minimal impact on Prince George Counties Libraries. Local libraries are currently used in areas where there are no internet services or for residences without computers. Residences of our proposed project will have free access to the internet and access to a computer station. Also, the type of clients we will be catering to are prevalent with portable computers, notebooks, etc.. This virtually eliminates any demand there may be for a library. We believe the impact will be minimal as the temporary residences we are designed for will have access to the internet and the means by which to access it. Therefore we propose a reduced proffer for this category.

Concluding, we respectfully request a proffer amount of \$614, per apartment unit created, as a result of our proposed zoning change. We believe there will be minimal to no impact on Prince George County as a result of the Change in Zoning request. The changes we propose will not adversely impact Prince George County, and in fact these changes will benefit Prince George in a variety of economic factors. The proposed changes are an attempt to “save” a failing development (Hotel), for which without change, may eventually become a burden on The County. We are willing to invest significant capital into our property to allow it to continue to add to the economic vitality of Prince George County. It is important to note we are located in a fully developed market which has already maximized its’ financial (proffer burden) impact on The County.

---

Adopted on August 13, 2013 and becoming effective immediately.



## May 14 Meeting Recap

# BOS Approves FY '20 Budget

The Board of Supervisors at its May 14 meeting gave its approval to the FY '20 Budget.

By unanimous vote, the BOS gave the nod to the spending plan that will guide County Government through June 30, 2020. The plan goes into effect July 1.

The total Budget approved was \$123,068,958. It includes no increases in property taxes water fees, or wastewater fees. It does include a salary adjustment for County employees.

The Budget also includes General Fund expenditures of \$57,761,488. That includes a contribution to the Public School Division of \$16,994,065, a contribution to Riverside Regional Jail of \$676,886, and a contribution to the Comprehensive Services Act of \$690,000.

Other matters to come before the BOS at its worksession & meeting:

- Approved on the Consensus Agenda and presented a commendation to the Burrowsville Volunteer Fire Department for its 50 Years Celebration.
- Approved on the Consensus Agenda a proclamation for National Emergency Medical Services Week.
- Received a VDOT maintenance report.
- Received a Toddler Fair Update from Social Services Director Shel Douglas.
- Tabled the Employee Grievance Procedures Revision to May 28.
- Unanimously approved a resolution to submit to VDOT requesting the naming of the Roundabout at Route 634 and Route 106 for PFC Michael Marvin Carey (Marine).
- Unanimously approved a resolution authorizing the advertisement of a public hearing for a lease of a portion of the Central Wellness Center to the Hopewell/Prince George Fraternal Order of Police Lodge.
- Unanimously approved award of contracts for sewer investigative services.
- Unanimously approved acceptance of the dedication of a utility easement at the Country Club of Petersburg.

- Unanimously authorized the County to enter into a retainer agreement with the law firm of Kaufman and Canoles to file suit to recover County costs of responding to opioid addiction.
- Discussed and approved dates for Route 10 Fire Station Dedication (June 9), Courthouse Basement Dedication (June 21), and Board Retreat (July 23).
- Unanimously appointed Mr. Ken Robinson to the District 19 Community Services Board.
- Tabled four appointments to the Crater Regional Workforce to May 28.
- Held a public hearing and unanimously approved an Ordinance Amendment relating to the duties of the County Administrator.
- Held a public hearing and unanimously approved the Virginia Department of Transportation Six-Year Plan for Prince George County Plan for Secondary Roads Improvement for FY '20.
- Held a public hearing and unanimously approved an Ordinance Amendment requiring the payment of delinquent taxes prior to issuance of business licenses.
- Held a public hearing and unanimously approved an Ordinance Amendment relating to the powers and duties of the Board of Zoning Appeals.