



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.

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Planning Commission

Regular Meeting

Thursday, December 19, 2019

6:30 p.m. County Board Room

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of the Meeting Minutes [2] – November 21, 2019
- VI. Citizen Comment Period
- VII. CIP Presentation [3] – Betsy Drewry, Deputy County Administrator, Finance
- VIII. New Business – Public Hearings

SPECIAL EXCEPTION SE-19-08 [4]

Request of Alexander Olivieri-Rodriguez pursuant to Prince George County Zoning Ordinance Sections 90-53(53), and (55) to permit a Cottage Industry Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating an embroidery and printing business. The request property is located at 6419 Tradewinds Drive and is identified as Tax Map 250(05)00-007-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

SPECIAL EXCEPTION SE-19-09 [5]

Request of Shari and Roger Boisclair pursuant to Prince George County Zoning Ordinance Sections 90-103(52), and (53) to permit a Cottage Industry Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an R-A, Residential-Agricultural District, for the purpose of operating a business producing wood craft products. The request property is located at 18360 Loving Union Road and is identified as Tax Map 600(05)00-004-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

IX. Old Business

ORDINANCE AMENDMENT - OA-19-03

Mobile Food Units

- Comments on Draft Amendment Version 11-5-19
- Updated Draft Ordinance

X. Planner's Communications to the Commission

1. Actions of the Board of Zoning Appeals
2. Actions of the Board of Supervisors
3. General Comments

XI. Adjournment

The next regularly scheduled meeting will be **Thursday, January 23, 2019**



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Planning Commission

Meeting Minutes

November 21, 2019

I. CALL TO ORDER

A regular meeting of the Planning Commission of the County of Prince George, Virginia was called to order at 6:30 p.m. on Thursday, November 21, 2019 in the Boardroom, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Joseph E. Simmons, Chairman.

II. ATTENDANCE

The following members responded to Roll Call:

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

Also present: Horace Wade, Planner; Tim Graves, Planner; Missy Greaves-Smith, Administrative Support Specialist

III. INVOCATION

Chairman Simmons provided the Planning Commission's Invocation.

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

Mr. Easter led the Pledge of Allegiance to the United States Flag.

V. APPROVAL OF THE MEETING MINUTES

Chairman Simmons asked for the Approval of the Minutes for the October 24, 2019 Planning Commission Meeting. A motion was made by Mr. Bresko and it was seconded by Mrs. Elder and the minutes were adopted as presented.
Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

VI. CITIZEN COMMENT PERIOD

At 6:33 p.m. 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, Chairman Simmons closed the Citizen Comments Period at 6:34 p.m.

VII. PUBLIC HEARINGS

SPECIAL EXCEPTION SE-19-07: Request of Farm Life Pets LLC pursuant to § § 90-53(2), (23), and (40) to permit a riding school, riding stable, animal hospital, animal boarding place, veterinary services, and a gift shop within an A-1, General Agricultural District. The request property is located at 12620 Johnson Road and is identified as Tax Map 430(0A)00-066-0. The Comprehensive Plan indicates the property is suitable for residential uses.

Mr. Graves provided a presentation of the applicants request for a Special Exception with the following uses:

1. Riding school, riding stable
2. Animal hospital, animal boarding place, veterinary service
3. Gift shop

Request Details:

The applicant purchased the request property in October 2019 and proposes the following use of the property:

“I plan to open and operate a pet boarding and doggy daycare business to include a gift shop and pet grooming initially with future plans to provide horse stables with boarding and riding school.

Approximately 15 acres of the property is woodland and 12 acres is currently being farmed. The remainder of the property contains the building, exercise yards and driveway.

I would eventually put in a barn and provide fenced-in areas for horse boarding, riding and instruction. I will fence in about 6 acres leaving the rest of the field as hay crop.

The dog kennel will use the existing fenced in areas and the building only initially. I

have future plans to build a standalone building for additional space for doggy daycare and a training facility.”

Mr. Graves stated the building and property had previously been the site of animal boarding activities, with the following Special Exceptions previously approved:

1. Brenda Smith (SE-05-01) approved March 22, 2005, for construction and operation of an animal boarding place (commercial kennel), operated as Cedar Creek Kennels.
2. Greg and Betty Meredith (SE-10-04) approved December 14, 2010, to operate in the existing facility and add dog training to the use.
3. Joseph and Hope Kvasnicka (SE-13-12) approved February 25, 2014, for an animal boarding place for the purpose of animal boarding, grooming and training and an animal hospital and veterinary services and a gift shop that permits the retail sale of animal products.

The use was subsequently abandoned for a period of more than two years.

Comprehensive Plan:

Mr. Graves stated the Comprehensive Plan Future Land Use Map identifies this area, including the request property and surrounding properties, as appropriate for residential uses.

Staff Review Comments:

Mr. Graves presented to the Commissioners the comments from the review team that were noted in the Staff Report.

Planning & Zoning Division:

1. The request property has a zoning classification (A-1) which is similar to that of surrounding properties (A-1, R-A, and R-1).
2. Special Exceptions have previously been granted for the requested uses on this property in 2005, 2010, and 2014, establishing a history of similar uses on the property.
3. The existing kennel building was approved for use as a kennel.
4. The proposed uses appear to be compatible with existing surrounding uses, with the nearest existing dwelling located approximately 500 feet away.

Building Inspections Division:

This is an existing use of property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction. All future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code, and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code.

Environmental Division:

1. I offer no comments or objections at this time for the operation of the proposed business in the existing building on site.
2. The property owner has proposed "Future Plans" for construction of horse stables with boarding. Any additional construction and/or land disturbance may require wetlands delineation, site plan and land disturbance permit application.

Contact: Angela Blount, Environmental Program Coordinator Contact: Dean Simmons, Building

Virginia Department of Transportation (VDOT):

1. Based on the information provided, it is anticipated that the proposed use will require a commercial entrance in accordance with the VDOT Standards and Specifications. There is an existing commercial entrance that serves the site that meets VDOT's standards and specifications.
2. Based on the anticipated trip generation for the proposed use, the site will not warrant the construction of any turn lanes.

VDOT has no objection to the County approving a special use permit for this site based on the information contained in the submitted application and recent staff/applicant meeting.

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Health (VDH):

The repair permit for the dog kennel was issued 10/28/19 (HDID# 19-174-0091). Any further expansion of the business will need to be evaluated by an AOSE/OSE or PE.

Contact: Alice Weathers, Environmental Health Specialist, VDH

Animal Services:

Animal Services is familiar with the location and the previous business that was there and sees no issues with the applicant's request. They recommend that the applicant reach out to one of the Animal Control Officers to ensure that the kennel is up to standard prior to opening.

Contact: Nicholas Wilder, Supervisor, Animal Services Facility

Assessor:

The property was transferred on October 15, 2019 (Inst. # 19-3039) from Joseph Anthony Kvasnicka to Farm Life Pets, LLC, a Virginia limited liability company. Ms. O'Hare is, however, the Registered Agent for Farm Life Pets, LLC, and should sign the application as Registered Agent. (P&Z NOTE: This has been completed as requested.)
Contact: Carol Crawford, Real Estate Operations Coordinator

Economic Development; Police Department; Fire Department:

No comments

The Planning staff sent eleven adjacent property owners notification of the special exception by mail on 11/8/19. A legal advertisement was run in the Progress Index for the request on 11/6/19 and 11/13/19.

Mr. Graves stated that County Staff recommends Approval of the request, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all applicable local, state and federal requirements:

1. This Special Exception request is granted to Farm Life Pets, LLC for Riding school, riding stable; Animal hospital, animal boarding place, veterinary services; and Gift shop on Tax Map 430(0A)00-066-0. This Special Exception is not transferable and does not run with the land.
2. All areas used for overnight animal boarding located within 400 feet of a dwelling shall be screened with evergreen vegetative materials to provide a visual and auditory buffer between the animal boarding place and any adjacent residential uses.
3. The applicants shall permit unannounced inspections during regular business hours by County Animal Service Officers to ensure proper treatment of the animals at the facility.
4. All areas used for animal boarding and training activities shall be cleaned and made free of animal waste on a regular basis. In addition, the applicants shall employ a means of eliminating any odor problems and the propagation of insects on the premises.
5. One (1) non-illuminated, freestanding sign, no greater than twenty (20) square feet in area and a height of six (6) feet, may be placed for directional purposes near the main entrance, located outside of the VDOT right-of-way and meeting setback requirements.
6. Hours of operation for the use shall be 6am to 6pm Monday to Friday, 6am to 4pm on Saturdays, and 12pm to 5pm on Sundays, with on-call availability outside of those hours.
7. The applicants shall take appropriate measures to ensure compliance with the County's Noise Ordinance (Section 54-23.1).
8. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
9. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Chairman Simmons asked Mr. Graves if all the property taxes had been paid and were current if the County. Mr. Graves stated that he had verified with the Treasurer's Office that all taxes are current.

Mr. Joyner inquired if any of the adjacent property owners that had been notified had any comments. Mr. Graves stated that the Planning Department notified eleven adjacent property owners and ran the legal advertisement in the newspaper and there were no comments.

At 6:45 p.m. Chairman Simmons opened the public hearing to any who wished to speak for or against this special exception request. With no one coming forward, the public hearing was closed at 6:46 p.m.

Chairman Simmons asked the Commissioners if they had any questions or needed to have any discussions amongst themselves, and if not, he would entertain a motion.

Vice-Chairman Bresko asked the applicants if any of the owners were veterinarians. The owners responded that they were not veterinarians, they would need to hire them as needed in the future.

Mrs. Elder made a motion to forward SE-19-07 to the Board of Supervisors for their consideration with the Planning Commission's recommendation of approval with the stated conditions in the staff report. The motion was seconded by Vice-Chairman Bresko. Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

VIII. COMMUNICATIONS TO THE COMMISSION

Mr. Wade provided the following updates:

a. Actions of the Board of Zoning Appeals

- 11/20 Variance Request 11.52 ft corner side yard setback – BZA approved a 4.9 ft variance.
- The BZA will not meet in December but will have an organizational meeting in January 2020

b. Actions of the Board of Supervisors

- 11/26 SE-19-06 Hamlin Horse Therapy case will be heard.
- 12/10 SE-19-07 O'Hare (Farm Life Pets) will go to the BOS.

c. General Comments to the Commission

- 11/19 the Planning Department hosted a Community Meeting for food truck operators and local restaurant owners. We received great feedback to use for the food truck ordinance that staff is currently working on amending.
- On 12/3 there will be a Community Meeting for the Sebera Solar Facility at Sycamore Unity Methodist Church from 5:30-7:00 p.m.

IX. ADJOURNMENT

A motion was made by Mr. Easter, seconded by Mr. Joyner to adjourn the meeting at 6:55 p.m. until Thursday, December 19, 2019 at 6:30 p.m.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

Discussion Materials

Prince George County, Virginia



December 2, 2019



CIP Analysis | Future Projects

Overview | CIP Analysis Scenarios



- For the purposes of this illustration, all of the Scenarios herein assume the following:
 - The 2019 Fall Financing is closed on December 5, 2019 utilizing the interest rates provided by Zions Bank; and
 - The County utilizes \$218,002 of other reserves or revenues in FY 2021 to eliminate the equivalent tax impact of the 2019 Fall Financing.
- In order to illustrate and measure the impact of the County's potential CIP needs, the following Scenarios have been analyzed:
 1. Fund All CIP Projects by Rank as Capacity Allows
 2. Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows

Summary of Results | CIP Analysis



A		B	C	D		E
Projects ⁽¹⁾		Amount	Term (Yrs)	Included	Scenario 1 FY	Included Scenario 2 FY
1	Police Vehicles (Rolling Stock) ⁽²⁾	\$400,000/Yr	5	☒	2020+	☒ 2020+
2	New Walton Elementary School	\$31,954,151	30	☒	2021	☒ 2021
3	Fleet Garage Bay Expansion	\$1,000,000	15	☒	2021	☒ 2021
4	PG Fire Company 1 Renovations	\$1,500,000	15	☒	2032	☒ 2021
5	Buses (Rolling Stock) ⁽²⁾	\$412,000/Yr	10	☒	2021+	☒ 2021+
6	New Beazley Elementary School	\$32,163,252	30	☒	2025	☒ 2034
7	All Other CIP Projects	\$75,225,578		☒	2021-51	☒ 2021-51
8						
9 Borrowing Assumptions						
10	Debt Service Structure			Level Debt Service		Level Debt Service
11	Longest Term (in Years)			30		30
12	Assumed Planning Interest Rates					
13	5 Year Term			3.0%		3.0%
14	10 Year Term			3.5%		3.5%
15	15 Year Term			4.0%		4.0%
16	30 Year Term			5.0%		5.0%
17	Total CIP Projects Funded ⁽³⁾			\$152,596,981		\$152,596,981
18	Total Proposed Debt Service ⁽⁴⁾			\$273,392,397		\$273,392,397
19						
20 Debt Ratios (Worst Shown)						
21	10-Year Payout Ratio	Policy	Existing			
21		55.0%	77.8%	41.4%	25.2%	25.2%
22	Debt to Assessed Value	3.5%	1.8%	2.8%	3.1%	3.1%
23	Debt Service to Expenditures	10.0%	6.9%	8.0%	8.6%	8.6%
24	Years Out of Compliance			28	17	17
25						
26 Equivalent Tax Impact & Reserve Requirements						
27 Natural Tax Impact						
28	2022			1.24¢		4.21¢
29	2023			4.00¢		3.97¢
30	2024			-		-
31	2025			-		-
32	2026			-		-
33	2027			-		-
34	2028			-		-
35	2029			1.88¢		-
36	2030			-		-
37	2031			-		-
38	Total Natural Tax Impact			7.12¢		8.18¢
39	Up-Front FY 2021 Equivalent Tax Impact			5.00¢		5.00¢
40	Alternative Reserve Requirement			\$47,130,832		\$51,921,450



CIP Analysis Scenario 1

Fund All CIP Projects by Rank as Capacity Allows

Multi-Year Capital Improvement Plan | Scenario 1

Fund All CIP Projects by Rank as Capacity Allows



Project	Term (Years)	FY of Issuance	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subtotal FY 2020-26	FY 2027+	Totals
1 Police Vehicles ⁽¹⁾	5	2020+	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 400,000	\$ 3,200,000
2 Fire Apparatus	5	2020	\$ 2,250,000	-	-	-	-	-	-	\$ 2,250,000	-	\$ 2,250,000
3 Broadband Support ⁽²⁾	15	2020	\$ 1,000,000	-	-	-	-	-	-	\$ 1,000,000	-	\$ 1,000,000
4 Central Wellness Center ⁽²⁾	15	2020	\$ 1,420,000	-	-	-	-	-	-	\$ 1,420,000	-	\$ 1,420,000
5 New Walton Design Phase	30	2021	-	845,432	-	-	-	-	-	845,432	-	845,432
6 New Walton Elementary School	30	2021	-	31,108,719	-	-	-	-	-	31,108,719	-	31,108,719
7 Beazley Elementary Design Phase	30	2025	-	-	-	-	-	1,054,533	-	1,054,533	-	1,054,533
8 Beazley Elementary School - New	30	2026	-	-	-	-	-	31,108,719	-	31,108,719	-	31,108,719
9 PCHS Generator	15	2021	-	179,220	-	-	-	-	-	179,220	-	179,220
10 Zail X Series monitors/defibrillators (5)	15	2021	-	157,276	-	-	-	-	-	157,276	-	157,276
11 Fleet Garage Bay Expansion (County)	15	2021	-	1,000,000	-	-	-	-	-	1,000,000	-	1,000,000
12 PCHS Technology Infrastructure	15	2028	-	-	-	-	-	-	-	-	-	-
13 Buses ⁽³⁾	10	2021+	-	412,000	412,000	412,000	412,000	412,000	412,000	2,472,000	-	2,472,000
14 Clements Technology Infrastructure	15	2032	-	-	-	-	-	-	-	-	-	-
15 PG Fire Company 1 Renovations	15	2032	-	-	-	-	-	-	-	-	-	-
16 Self-Contained Breathing Apparatus	15	2032	-	-	-	-	-	-	-	-	-	-
17 Stryker Power Lift Stretchers (6)	15	2032	-	-	-	-	-	-	-	-	-	-
18 Moore Technology Infrastructure	15	2032	-	-	-	-	-	-	-	-	-	-
19 Elementary School Technology Infrastructure	15	2032	-	-	-	-	-	-	-	-	-	-
20 Beazley Trailer Replacement (4 of 7 needed)	15	2032	-	-	-	-	-	-	-	-	-	-
21 Courtroom Audio Visual Refresh	15	2032	-	-	-	-	-	-	-	-	-	-
22 PCHS Trailer Replacement (2 of 2 needed)	15	2032	-	-	-	-	-	-	-	-	-	-
23 South Trailer Replacement (3 of 3 needed)	15	2032	-	-	-	-	-	-	-	-	-	-
24 PCHS Bleachers	15	2032	-	-	-	-	-	-	-	-	-	-
25 Carson Sub-Station Comp 6 Renovations	15	2032	-	-	-	-	-	-	-	-	-	-
26 Fire/EMS Opticom System	15	2032	-	-	-	-	-	-	-	-	-	-
27 PCHS Auditorium	15	2033	-	-	-	-	-	-	-	-	-	-
28 Temple Tennis Courts Re-Surfacing & Pickle Ball Court Conversion	15	2032	-	-	-	-	-	-	-	-	-	-
29 PCHS Trailer Replacement (4 of 4 needed)	15	2032	-	-	-	-	-	-	-	-	-	-
30 Wells Station Road Fire & EMS Station	15	2033	-	-	-	-	-	-	-	-	-	-
31 Comprehensive High School - Renovations & Addition	30	2041	-	-	-	-	-	-	-	-	-	-
32 Field Hockey Lighting	15	2032	-	-	-	-	-	-	-	-	-	-
33 Field House Addition (Total less funds currently in CIP Fund)	15	2032	-	-	-	-	-	-	-	-	-	-
34 Carson CC Baseball Field	15	2033	-	-	-	-	-	-	-	-	-	-
35 Carson CC Playground	15	2033	-	-	-	-	-	-	-	-	-	-
36 Turf Grass	15	2033	-	-	-	-	-	-	-	-	-	-
37 Carson CC Pavilion	15	2042	-	-	-	-	-	-	-	-	-	-
38 Parks & Rec Dog Parks	15	2042	-	-	-	-	-	-	-	-	-	-
39 Totals			\$5,070,000	\$34,102,647	\$ 812,000	\$812,000	\$ 812,000	\$ 812,000	\$ 812,000	\$75,395,899	\$ 77,201,082	\$ 152,596,981

Financing By Fiscal Years	Term (Years)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subtotal FY 2020-26
40 Level Debt Service Following Year of Issuance	5	\$ 2,650,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 5,050,000
41 Level Debt Service Following Year of Issuance	10	-	412,000	412,000	412,000	412,000	412,000	412,000	2,472,000
42 Level Debt Service Following Year of Issuance	15	2,420,000	-	-	-	-	-	-	2,420,000
43 Level Debt Service Following Year of Issuance	30	-	31,954,151	-	-	-	32,163,252	-	64,117,403
Totals		\$5,070,000	\$34,102,647	\$ 812,000	\$812,000	\$ 812,000	\$ 812,000	\$ 812,000	\$75,395,899

- Police Vehicles are included in the Capital Funding Analysis in all scenarios in FY 2021 and beyond. This analysis assumes the County will fund \$400,000 (in principal) for Police Vehicles each fiscal year.
- The Broadband and Wellness Center projects being funded in Fall 2019 were both identified as projects suitable for a 15-year financing. However, the Broadband project was deemed a taxable project. In order to save interest costs, the Broadband project was shortened to a 7-year financing and the Wellness Center financing was "wrapped" around the Broadband financing in order to achieve level debt service in the aggregate. For purposes of illustration above, both projects are still identified as 15-year projects.
- Buses are included in the Capital Funding Analysis in FY 2021 and beyond. This analysis assumes the County will fund \$412,000 (in principal) for Buses each fiscal year.

CIP Borrowing Summary | Scenario 1

Fund All CIP Projects by Rank as Capacity Allows



CIP Projects

Projects (1)	Committee Rank	Term	Fiscal Year	Totals
1 Police Vehicles (2)	5	5	2020+	\$ 3,200,000 (3)
2 Fire Apparatus	5	5	2020	2,250,000
3 Wellness Center	15	15	2020	1,420,000
4 Broadband Expansion	15	15	2020	1,000,000
5 New Walton Design Phase	1	30	2021	845,432
6 New Walton Elementary School	2	30	2021	31,108,719
7 Beazley Elementary Design Phase	3	30	2025	1,054,533
8 Beazley Elementary School - New	4	30	2025	31,108,719
9 PGHS Generator	5	15	2021	179,220
10 Zoll X Series monitors/defibr.	6	15	2021	157,276
11 Fleet Garage Bay Expansion	7	15	2021	1,000,000
12 PGHS Technology Infrastructure	8	15	2028	209,580
13 Buses	9	10	2021+	2,884,000 (3)
14 Clements Technology Infrastr.	10	15	2032	133,560
15 PG Fire Company 1 Renovations	11	15	2032	1,500,000
16 Self-Contained Breathing App.	12	15	2032	1,556,100
17 Stryker Power Lift Stretchers (6)	13	15	2032	232,192
18 Moore Technology Infrastructure	14	15	2032	73,500
19 Elementary Sch. Tech. Infrastr.	15	15	2032	206,640
20 Beazley Trailer Replacement	16	15	2032	280,000
21 Courtroom Audio Visual Refresh	17	15	2032	140,939
22 PGHS Trailer Replacement	18	15	2032	140,000
23 South Trailer Replacement	19	15	2032	210,000
24 PGHS Bleachers	20	15	2032	306,803
25 Carson Sub-Station Comp 6 Reno.	21	15	2032	840,000
26 Fire/EMS Opticom System	22	15	2032	448,228
27 PGHS Auditorium	23	15	2033	1,475,532
28 Temple Tennis Courts	24	15	2032	172,380
29 PGECC Trailer Replacement	25	15	2032	504,000
30 Wells Station Road Station	26	15	2033	3,100,000
31 Comp. High School - Reno. & Add.	27	30	2041	62,941,477
32 Field Hockey Lighting	28	15	2032	286,443
33 Field House Addition	29	15	2032	281,708
34 Carson CC Baseball Field	30	15	2033	90,000
35 Carson CC Playground	31	15	2033	72,000
36 Turf Grass	32	15	2033	1,000,000
37 Carson CC Pavilion	33	15	2042	118,000
38 Parks & Rec Dog Parks	34	15	2051	70,000
39 Total Projects				\$ 152,596,981

CIP Funding Assumptions

Term	5 Years
— Rate	3.0%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
Term	10 Years
— Rate	3.5%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
Term	15 Years
— Rate	4.0%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
Term	30 Years
— Rate	5.0%
— Amortization	Level Debt Service
— Issue	Spring
— First Interest	Year Following Issuance
— First Principal	Two FYs After Issuance

(1) For the purposes of illustration in the remainder of this analysis, the 2019 Fall Financing has been incorporated into existing debt.

(2) In addition to the Police Vehicles included in the Fall 2019 Financing, this analysis assumes the County will fund \$400,000 (in principal) for Police Vehicles each fiscal year.

(3) The total amount reflected above represents the total amount funded in FY 2020 through FY 2027. This analysis assumes that Police Vehicles and Buses will continue to be funded in perpetuity.

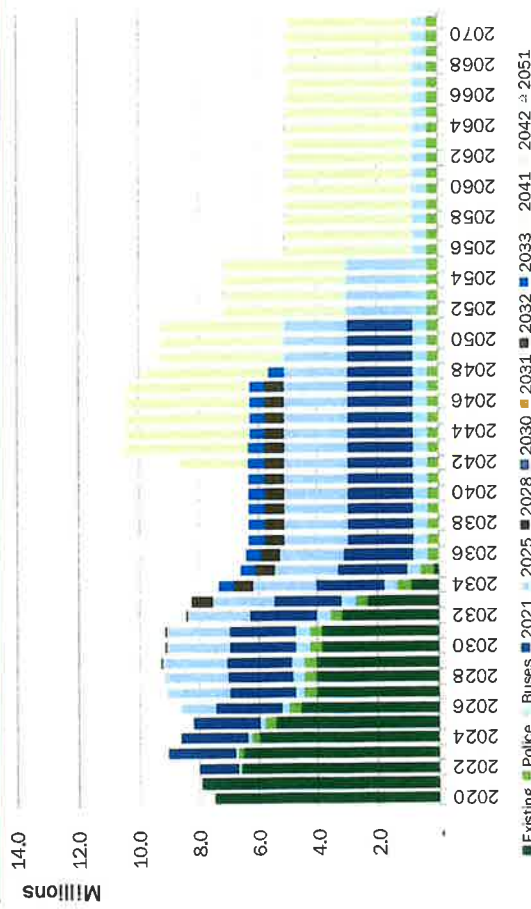
(4) This analysis assumes the County will fund \$412,000 (in principal) for Buses each fiscal year, beginning in FY 2021.



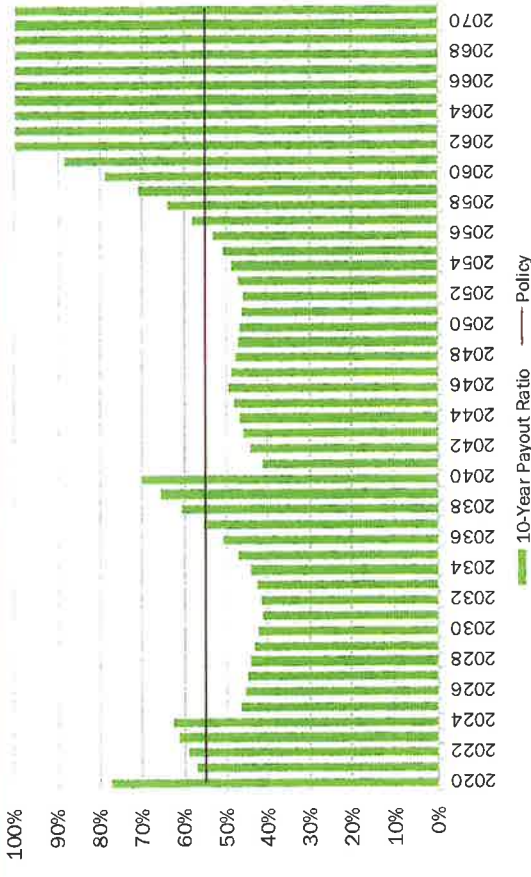
Proposed Debt Profile and Key Debt Ratios | Scenario 1

Fund All CIP Projects by Rank as Capacity Allows

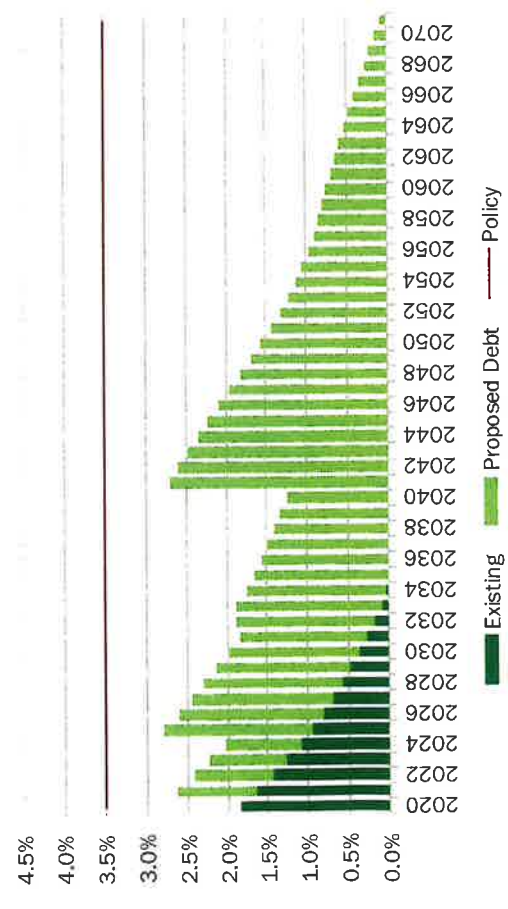
Existing & Proposed Debt Service^(1,2)



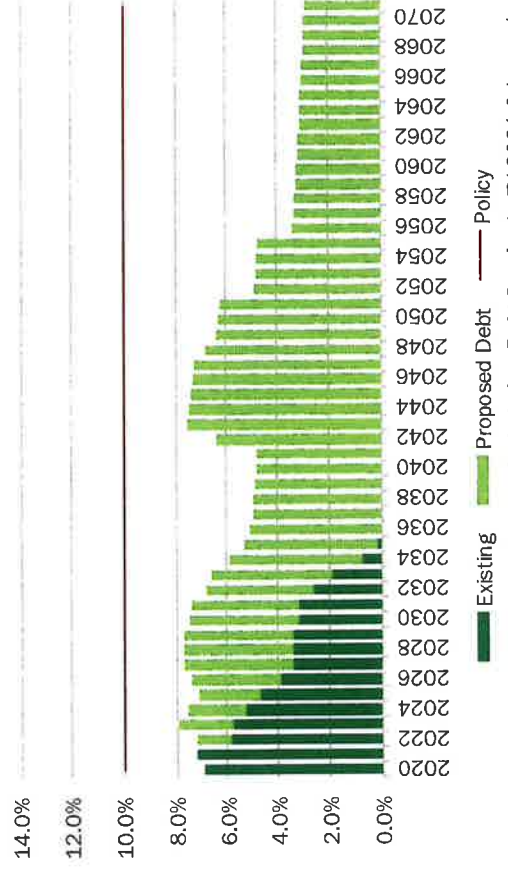
10-Year Payout⁽¹⁾



Debt to Assessed Value⁽¹⁾



Debt Service to Expenditures⁽²⁾



⁽¹⁾ Police Vehicle & Buses annual funding **excluded** from **Principal** in FY 2021 & beyond.

⁽²⁾ Police Vehicle & Buses annual funding **Included** as **Debt Service** in FY 2021 & beyond.



Debt Affordability Analysis | Scenario 1 | 5¢ Increase in FY '21

Fund All CIP Projects by Rank as Capacity Allows

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
		County	School	Police Vehicle	Fire	Economic	CIP Debt Service	Bus Rolling	General Fund	Dedicated	Fund (2	Economic	2010AAB								
		Obligations Debt	Obligations	Obligations	Obligations	(Crosspoints)	Obligations	Stock Program	Budgeted Debt	Development	Pennies)	Meals Tax	RZED and BAB	Other	Total	Surplus/	Revenue From	Capital	Adjusted	Estimated	
		Service	Debt Service	Vehicle	Apparatus				Service	Meals Tax	Dedicated	(Crosspoints)	Subsidy	Revenues	Revenues	(Deficit)	Prior Tax Impact	Reserve	Surplus/	Incremental	
				Obligations	Obligations						Fund (2		Federal		Available			Utilized	(Deficit)	Tax	
										Pennies)	Dedicated		Subsidy							Equivalent	
FY																					
2020	3,838,074	2,615,862	2,615,862	2,615,862	2,615,862	385,916	-	-	7,513,920	6,799,027	337,462	385,916	18,802	218,002	7,541,008	27,387	1,262,500	-	27,387	-	
2021	4,097,054	2,619,796	2,619,796	2,619,796	2,619,796	386,118	-	-	7,931,050	6,799,027	484,267	386,118	16,248	218,002	7,903,663	(27,387)	1,262,500	-	1,235,113	5,004	
2022	4,090,813	1,321,187	1,321,187	1,321,187	1,321,187	385,158	1,318,487	99,439	7,997,047	6,799,027	484,435	385,158	13,178	218,002	7,681,198	(27,387)	1,262,500	-	959,876	-	
2023	4,082,125	1,311,300	1,311,300	1,311,300	1,311,300	385,059	2,230,634	99,079	9,028,074	6,799,027	483,845	385,059	9,979	218,002	7,680,911	(148,964)	1,287,876	-	60,187	-	
2024	3,631,384	1,297,308	1,297,308	1,297,308	1,297,308	385,728	2,230,634	198,618	8,612,970	6,799,027	484,055	385,728	6,781	218,002	7,675,901	(937,280)	1,500,755	-	363,476	-	
2025	3,320,460	1,223,895	1,223,895	1,223,895	1,223,895	386,281	2,230,634	198,618	8,178,735	6,799,027	484,053	386,281	3,454	218,002	7,672,516	(506,920)	1,313,763	-	807,843	-	
2026	2,941,793	1,214,517	1,214,517	1,214,517	1,214,517	385,648	2,230,634	247,897	8,656,411	6,799,027	484,053	385,648	-	218,002	7,184,075	(1,471,736)	1,306,900	-	(144,836)	-	
2027	2,941,014	1,191,978	1,191,978	1,191,978	1,191,978	383,853	2,230,634	297,237	9,118,915	6,799,027	484,053	383,853	-	218,002	7,182,480	(1,936,035)	1,340,169	-	(956,866)	-	
2028	2,941,911	711,978	711,978	711,978	711,978	386,918	2,230,634	346,776	9,172,457	6,799,027	484,053	386,918	-	218,002	7,185,945	(1,936,035)	1,340,169	-	(956,866)	-	
2029	2,941,369	711,744	711,744	711,744	711,744	384,729	2,230,634	346,776	9,237,301	6,799,027	484,053	384,729	-	218,002	7,183,166	(2,054,145)	1,353,511	-	-	-	
2030	2,169,029	711,238	711,238	711,238	711,238	387,400	2,230,634	445,855	9,107,244	6,799,027	484,053	387,400	-	218,002	7,186,027	(1,920,817)	1,390,718	-	(540,039)	-	
2031	2,158,166	711,458	711,458	711,458	711,458	385,816	2,230,634	445,855	9,111,162	6,799,027	484,053	385,816	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2032	2,655,865	587,900	587,900	587,900	587,900	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2033	1,722,301	591,600	591,600	591,600	591,600	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2034	939,912	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2035	190,015	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2036	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2037	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2038	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2039	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2040	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2041	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2042	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2043	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2044	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2045	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2046	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2047	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2048	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2049	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2050	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2051	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2052	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2053	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2054	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2055	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2056	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2057	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2058	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2059	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2060	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2061	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2062	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2063	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2064	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2065	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2066	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2067	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2068	-	-	-	-	-	-	2,230,634	445,855	9,111,162	6,799,027	484,053	-	-	218,002	7,187,633	(1,923,315)	1,394,585	-	-	-	
2069	-	-	-	-	-	-	2,230,634	445,855,													

- 1) 2010A's were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.21%.
- 2) 2010B's were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.83%.
- 3) Estimate provided by Staff.



Debt Affordability Analysis | Scenario 1 | Natural Tax Impact

Fund All CIP Projects by Rank as Capacity Allows

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
	County Obligations Debt Service	School Obligations Debt Service	Police Vehicle Obligations	Fire Apparatus Obligations	Economic Development Obligations (Crosspointe)	CIP Debt Service	Bus Rolling Stock Program	Total	General Fund Budgeted Debt Service	From the Fire Apparatus Replacement Fund (2 Pennies)	Economic Development RZED and BAB Subsidy (4%)	Meals Tax (Crosspointe)	2010A&B VML/VACO RZED and BAB Subsidy	Other Revenues	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2020	3,886,074	2,635,862	254,507	337,462	385,916	7,513,820	7,513,820	7,513,820	6,799,027	337,462	385,916	16,802	16,802	218,002	7,513,820	(27,387)	337,462	(27,387)	337,462	27,387	27,387
2021	4,097,034	2,615,796	343,815	484,267	386,118	7,997,041	7,997,041	7,997,041	6,799,027	484,267	386,118	16,248	16,248	218,002	7,997,041	(315,249)	337,462	(315,249)	337,462	315,249	315,249
2022	4,099,813	1,321,187	347,427	484,435	385,158	6,638,025	6,638,025	6,638,025	6,799,027	484,435	385,158	13,178	13,178	218,002	6,638,025	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2023	4,042,125	1,311,390	435,841	483,845	388,059	6,673,260	6,673,260	6,673,260	6,799,027	483,845	388,059	9,979	9,979	218,002	6,673,260	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2024	3,631,384	1,297,308	435,143	484,055	388,728	6,236,518	6,236,518	6,236,518	6,799,027	484,055	388,728	6,781	6,781	218,002	6,236,518	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2025	3,220,450	1,223,695	435,264	484,053	388,261	5,761,723	5,761,723	5,761,723	6,799,027	484,053	388,261	3,454	3,454	218,002	5,761,723	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2026	2,941,793	1,214,517	430,000	430,000	385,648	5,401,958	5,401,958	5,401,958	6,799,027	430,000	385,648	385,648	385,648	218,002	5,401,958	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2027	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2028	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2029	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2030	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2031	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2032	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2033	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2034	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2035	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2036	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2037	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2038	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2039	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2040	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2041	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2042	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2043	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2044	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2045	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2046	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2047	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2048	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2049	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2050	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2051	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2052	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2053	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2054	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2055	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2056	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2057	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2058	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2059	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2060	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,602)	337,462	1,027,602	1,027,602
2061	2,941,014	711,939	430,000	430,000	386,918	5,513,871	5,513,871	5,513,871	6,799,027	430,000	386,918	386,918	386,918	218,002	5,513,871	(1,027,602)	337,462	(1,027,6			



CIP Analysis Scenario 2

Fund New Beazley in FY 2034 and All Other CIP Projects
by Rank as Capacity Allows



Multi-Year Capital Improvement Plan | Scenario 2

Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows

Project	Term (Years)	FY of Issuance	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subtotal FY 2020-26	FY 2027+	Totals
1 Police Vehicles ⁽¹⁾	5	2020+	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,800,000	\$ 400,000	\$ 3,200,000
2 Fire Apparatus	5	2020	2,250,000	-	-	-	-	-	-	2,250,000	-	2,250,000
3 Broadband Support ⁽²⁾	15	2020	1,000,000	-	-	-	-	-	-	1,000,000	-	1,000,000
4 Central Wellness Center ⁽²⁾	15	2020	1,420,000	-	-	-	-	-	-	1,420,000	-	1,420,000
5 New Walton Design Phase	30	2021	-	845,432	-	-	-	-	-	845,432	-	845,432
6 New Walton Elementary School	30	2021	-	31,108,719	-	-	-	-	-	31,108,719	-	31,108,719
7 Beazley Elementary Design Phase	30	2034	-	-	-	-	-	-	-	-	1,054,533	1,054,533
8 Beazley Elementary School - New	30	2034	-	-	-	-	-	-	-	-	31,108,719	31,108,719
9 PGHS Generator	15	2021	-	179,220	-	-	-	-	-	179,220	-	179,220
10 Zoli X Series monitors/defibrillators (5)	15	2021	-	157,276	-	-	-	-	-	157,276	-	157,276
11 Fleet Garage Bay Expansion (County)	15	2021	-	1,000,000	-	-	-	-	-	1,000,000	-	1,000,000
12 PGHS Technology Infrastructure	15	2021	-	209,580	-	-	-	-	-	209,580	-	209,580
13 Buses ⁽³⁾	10	2021+	-	412,000	412,000	412,000	412,000	412,000	412,000	2,472,000	412,000	2,884,000
14 Clements Technology Infrastructure	15	2021	-	133,560	-	-	-	-	-	133,560	-	133,560
15 PG Fire Company 1 Renovations	15	2021	-	1,500,000	-	-	-	-	-	1,500,000	-	1,500,000
16 Self-Contained Breathing Apparatus	15	2021	-	1,556,100	-	-	-	-	-	1,556,100	-	1,556,100
17 Skyker Power Lift Stretchers (6)	15	2021	-	232,192	-	-	-	-	-	232,192	-	232,192
18 Moore Technology Infrastructure	15	2021	-	73,500	-	-	-	-	-	73,500	-	73,500
19 Elementary School Technology Infrastructure	15	2021	-	206,640	-	-	-	-	-	206,640	-	206,640
20 Beazley Trailer Replacement (4 of 7 needed)	15	2021	-	280,000	-	-	-	-	-	280,000	-	280,000
21 Courtroom Audio Visual Refresh	15	2021	-	140,939	-	-	-	-	-	140,939	-	140,939
22 PGHS Trailer Replacement (2 of 2 needed)	15	2021	-	140,000	-	-	-	-	-	140,000	-	140,000
23 South Trailer Replacement (3 of 3 needed)	15	2021	-	210,000	-	-	-	-	-	210,000	-	210,000
24 PGHS Bleachers	15	2021	-	306,803	-	-	-	-	-	306,803	-	306,803
25 Carson Sub-Station Comp 6 Renovations	15	2021	-	840,000	-	-	-	-	-	840,000	-	840,000
26 Fire/EMS Opticom System	15	2021	-	448,228	-	-	-	-	-	448,228	-	448,228
27 PGHS Auditorium	15	2021	-	1,475,532	-	-	-	-	-	1,475,532	-	1,475,532
28 Temple Tennis Courts Re-Surfacing & Pickle Ball Court Conversion	15	2021	-	172,380	-	-	-	-	-	172,380	-	172,380
29 POC Trailer Replacement (4 of 4 needed)	15	2021	-	504,000	-	-	-	-	-	504,000	-	504,000
30 Wells Station Road Fire & EMS Station	15	2024	-	-	-	-	3,100,000	-	-	3,100,000	62,941,477	62,941,477
31 Comprehensive High School- Renovations & Addition	30	2036	-	-	-	-	-	286,443	-	286,443	-	286,443
32 Field Hockey Lighting	15	2025	-	-	-	-	-	-	-	-	281,708	281,708
33 Field House Addition [Total less funds currently in CIP Fund]	15	2037	-	-	-	-	-	-	-	-	90,000	90,000
34 Carson CC Baseball Field	15	2048	-	-	-	-	-	-	-	-	72,000	72,000
35 Carson CC Playground	15	2051	-	-	-	-	-	-	-	-	1,000,000	1,000,000
36 Turf Grass	15	2051	-	-	-	-	-	-	-	-	118,000	118,000
37 Carson CC Pavilion	15	2051	-	-	-	-	-	-	-	-	70,000	70,000
38 Parks & Rec Dog Parks	15	2051	-	-	-	-	-	-	-	-	-	-
39 Totals			\$ 5,070,000	\$ 42,532,101	\$ 812,000	\$ 812,000	\$ 3,912,000	\$ 1,098,443	\$ 812,000	\$ 55,048,544	\$ 97,549,437	\$ 152,596,981
Financings By Fiscal Years	Term (Years)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subtotal FY 2020-26	FY 2027+	Totals	
40 Level Debt Service Following Year of Issuance	5	\$ 2,650,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 5,050,000	\$ 400,000	\$ 5,450,000	
41 Level Debt Service Following Year of Issuance	10	-	412,000	412,000	412,000	412,000	412,000	412,000	2,472,000	412,000	2,884,000	
42 Level Debt Service Following Year of Issuance	15	2,420,000	9,765,950	-	-	3,100,000	286,443	-	15,572,393	1,631,708	17,204,101	
43 Level Debt Service Following Year of Issuance	30	-	31,954,151	-	-	-	-	-	31,954,151	95,104,729	127,058,880	
44 Totals		\$ 5,070,000	\$ 42,532,101	\$ 812,000	\$ 812,000	\$ 3,912,000	\$ 1,098,443	\$ 812,000	\$ 55,048,544	\$ 97,549,437	\$ 152,596,981	

- Police Vehicles are included in the Capital Funding Analysis in all scenarios in FY 2021 and beyond. This analysis assumes the County will fund \$400,000 (in principal) for Police Vehicles each fiscal year.
- The Broadband and Wellness Center projects being funded in Fall 2019 were both identified as projects suitable for a 15-year financing. However, the Broadband project was deemed a taxable project. In order to save interest costs, the Broadband project was shortened to a 7-year financing and the Wellness Center financing was "wrapped" around the Broadband financing in order to achieve level debt service in the aggregate. For purposes of illustration above, both projects are still identified as 15-year projects.
- Buses are included in the Capital Funding Analysis in FY 2021 and beyond. This analysis assumes the County will fund \$412,000 (in principal) for Buses each fiscal year.

CIP Borrowing Summary | Scenario 2

Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows



CIP Projects

CIP Funding Assumptions

Projects ⁽¹⁾	Committee Rank	Term	Fiscal Year	Totals
1 Police Vehicles ⁽²⁾		5	2020+	\$ 3,200,000 ⁽³⁾
2 Fire Apparatus		5	2020	2,250,000
3 Wellness Center		15	2020	1,420,000
4 Broadband Expansion		15	2020	1,000,000
5 New Walton Design Phase	1	30	2021	845,432
6 New Walton Elementary School	2	30	2021	31,108,719
7 Beazley Elementary Design Phase	3	30	2034	1,054,533
8 Beazley Elementary School - New	4	30	2034	31,108,719
9 PGHS Generator	5	15	2021	179,220
10 Zoll X Series monitors/defib.	6	15	2021	157,276
11 Fleet Garage Bay Expansion	7	15	2021	1,000,000
12 PGHS Technology Infrastructure	8	15	2021	209,580
13 Buses	9	10	2021+	2,884,000 ⁽³⁾
14 Clements Technology Infrastr.	10	15	2021	133,560
15 PG Fire Company 1 Renovations	11	15	2021	1,500,000
16 Self-Contained Breathing App.	12	15	2021	1,556,100
17 Stryker Power Lift Stretchers (6)	13	15	2021	232,192
18 Moore Technology Infrastructure	14	15	2021	73,500
19 Elementary Sch. Tech. Infrastr.	15	15	2021	206,840
20 Beazley Trailer Replacement	16	15	2021	280,000
21 Courtroom Audio Visual Refresh	17	15	2021	140,939
22 PGHS Trailer Replacement	18	15	2021	140,000
23 South Trailer Replacement	19	15	2021	210,000
24 PGHS Bleachers	20	15	2021	306,803
25 Carson Sub-Station Comp 6 Reno.	21	15	2021	840,000
26 Fire/EMS Opticom System	22	15	2021	448,228
27 PGHS Auditorium	23	15	2021	1,475,532
28 Temple Tennis Courts	24	15	2021	172,380
29 PGEC Trailer Replacement	25	15	2021	504,000
30 Wells Station Road Station	26	15	2024	3,100,000
31 Comp. High School - Reno. & Add.	27	30	2036	62,941,477
32 Field Hockey Lighting	28	15	2025	286,443
33 Field House Addition	29	15	2037	281,708
34 Carson CC Baseball Field	30	15	2048	90,000
35 Carson CC Playground	31	15	2051	72,000
36 Turf Grass	32	15	2051	1,000,000
37 Carson CC Pavilion	33	15	2051	118,000
38 Parks & Rec Dog Parks	34	15	2051	70,000
39 Total Projects				\$ 152,596,981

■ Term	5 Years
— Rate	3.0%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
■ Term	10 Years
— Rate	3.5%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
■ Term	15 Years
— Rate	4.0%
— Amortization	Level Debt Service
— Debt Service	Year Following Issuance
■ Term	30 Years
— Rate	5.0%
— Amortization	Level Debt Service
— Issue	Spring
— First Interest	Year Following Issuance
— First Principal	Two FYs After Issuance

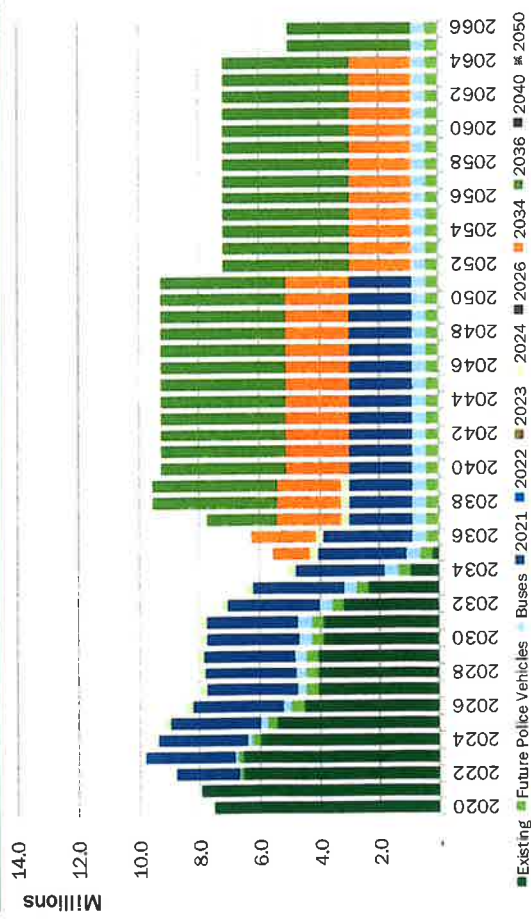
- (1) For the purposes of illustration in the remainder of this analysis, the 2019 Fall Financing has been incorporated into existing debt.
- (2) In addition to the Police Vehicles included in the Fall 2019 Financing, this analysis assumes the County will fund \$400,000 (in principal) for Police Vehicles each fiscal year.
- (3) The total amount reflected above represents the total amount funded in FY 2020 through FY 2027. This analysis assumes that Police Vehicles and Buses will continue to be funded in perpetuity.
- (4) This analysis assumes the County will fund \$412,000 (in principal) for Buses each fiscal year, beginning in FY 2021.



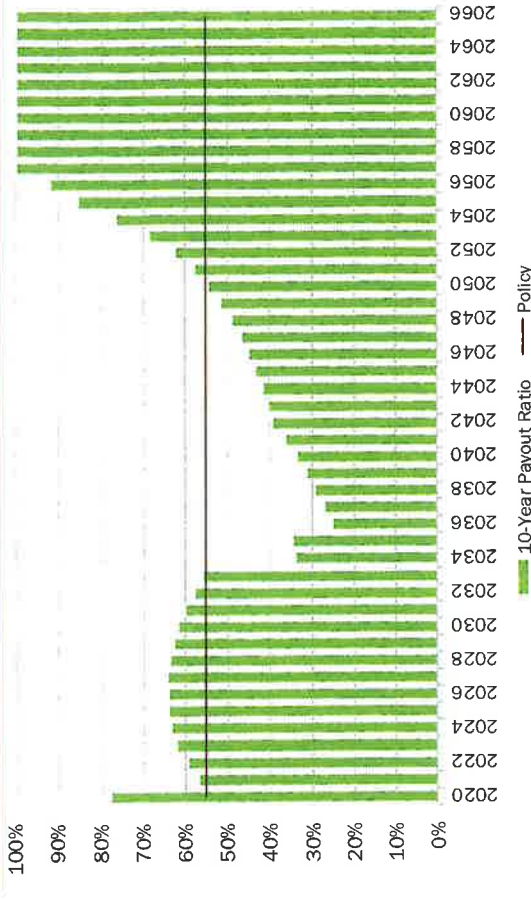
Proposed Debt Profile and Key Debt Ratios | Scenario 2

Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows

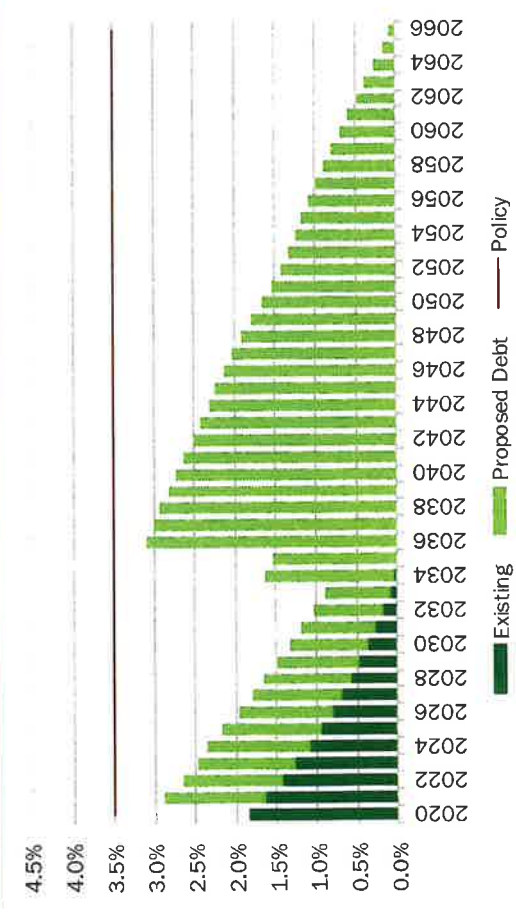
Existing & Proposed Debt Service(1,2)



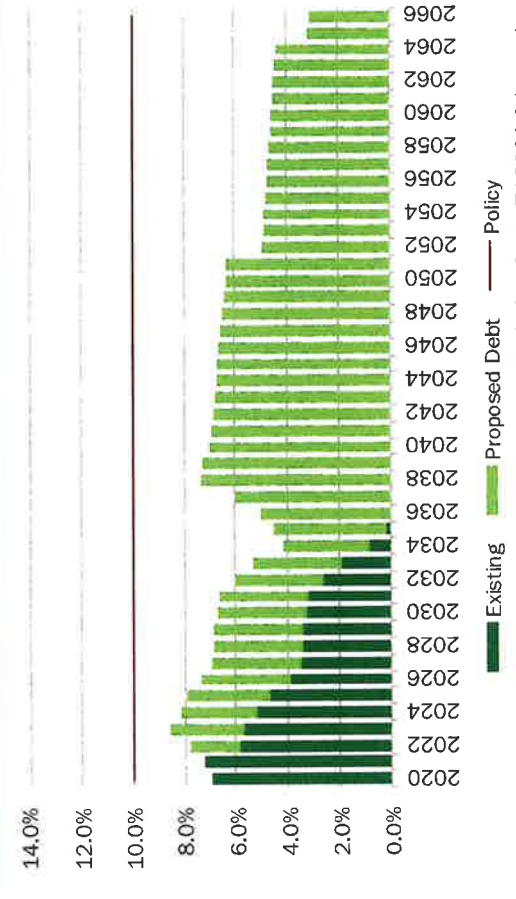
10-Year Payout(1)



Debt to Assessed Value(1)



Debt Service to Expenditures(2)



(1) Police Vehicle & Buses annual funding **excluded** from **Principal** in FY 2021 & beyond.

(2) Police Vehicle & Buses annual funding **included** as **Debt Service** in FY 2021 & beyond.



Debt Affordability Analysis | Scenario 2 | 5¢ Increase in FY '21 Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	
	FY	County Obligations Debt Service	School Obligations Debt Service	Police Vehicle Obligations	Fire Apparatus Obligations	Economic Development Obligations (Crosspointe)	CIP Debt Service	Bus Rolling Stock Program	Total	General Fund Budgeted Debt Service	From the Fire Apparatus Replacement Fund (2 Dedicated Pennies)	Economic Development (Crosspointe)	2010A&B VML/WACO RZED and BAB Federal Subsidy (1.2¢)	Other Revenues	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance	
2020	2020	3,898,074	2,635,862	256,507	337,462	385,916	-	-	7,931,090	6,799,027	337,462	385,916	18,802	-	7,541,208	27,387	1,262,500	-	27,387	-	27,387	1,262,500
2021	2021	4,097,054	2,619,796	343,815	484,267	386,118	-	-	8,751,020	6,799,027	484,267	386,118	16,248	218,002	7,903,663	(27,387)	1,275,125	-	1,235,113	5.00¢	1,464,222	
2022	2022	4,082,175	1,321,187	347,421	484,436	385,158	2,076,641	49,539	8,755,202	6,799,027	484,435	385,158	13,178	-	7,681,798	(1,073,403)	1,275,125	-	201,722	-	645,880	
2023	2023	4,082,175	1,311,390	433,841	483,845	386,059	2,966,789	90,079	9,178,129	6,799,027	483,845	386,059	9,979	-	7,680,911	(2,106,218)	1,287,876	-	(818,342)	-	251,201	
2024	2024	3,631,384	1,297,308	435,143	484,055	385,728	2,988,789	148,618	9,178,129	6,799,027	484,055	385,728	6,781	-	7,675,591	(1,695,434)	1,300,755	-	(394,679)	-	22,072	
2025	2025	3,220,450	1,223,895	435,264	484,053	386,281	3,267,606	198,158	9,178,129	6,799,027	484,053	386,281	3,454	-	7,672,816	(1,542,891)	1,313,763	-	(229,129)	-	20,624	
2026	2026	2,941,793	1,214,517	430,000	-	385,648	3,293,369	247,697	8,513,024	6,799,027	-	385,648	-	-	7,184,675	(1,326,349)	1,326,900	-	(1,449)	-	20,624	
2027	2027	2,941,014	711,939	430,000	-	383,853	3,293,369	297,237	8,057,411	6,799,027	-	383,853	-	-	7,182,880	(874,532)	1,340,169	-	465,638	-	486,261	
2028	2028	2,941,911	711,978	430,000	-	386,918	3,293,369	346,776	8,110,953	6,799,027	-	386,918	-	-	7,185,945	(925,007)	1,353,571	-	428,583	-	914,825	
2029	2029	2,941,389	711,744	430,000	-	384,729	3,293,369	396,316	8,157,547	6,799,027	-	384,729	-	-	7,183,756	(973,791)	1,367,107	-	393,315	-	1,308,140	
2030	2030	2,759,029	711,238	430,000	-	387,400	3,293,369	445,855	8,026,890	6,799,027	-	387,400	-	-	7,186,427	(840,463)	1,380,778	-	540,314	-	1,848,454	
2031	2031	2,758,106	710,458	430,000	-	388,816	3,293,369	490,000	8,030,809	6,799,027	-	388,816	-	-	7,187,843	(842,966)	1,394,585	-	551,620	-	2,400,074	
2032	2032	2,565,865	587,900	430,000	-	-	3,293,369	490,000	7,327,134	6,799,027	-	-	-	-	6,799,027	(528,107)	1,408,631	-	880,424	-	3,280,498	
2033	2033	939,912	591,600	430,000	-	-	3,293,369	490,000	6,487,070	6,799,027	-	-	-	-	6,799,027	311,957	1,422,617	-	1,734,574	-	5,031,072	
2034	2034	-	-	430,000	-	-	3,293,369	490,000	5,113,281	6,799,027	-	-	-	-	6,799,027	-	1,436,843	-	3,122,588	-	8,137,661	
2035	2035	-	-	430,000	-	-	3,293,369	490,000	5,572,506	6,799,027	-	-	-	-	6,799,027	1,226,521	1,451,211	-	2,877,732	-	10,815,393	
2036	2036	193,015	-	430,000	-	-	3,293,369	490,000	6,297,608	6,799,027	-	-	-	-	6,799,027	-	1,465,723	-	1,967,143	-	12,782,536	
2037	2037	-	-	430,000	-	-	3,293,369	490,000	7,776,553	6,799,027	-	-	-	-	6,799,027	(980,526)	1,480,381	-	-	-	13,282,391	
2038	2038	-	-	430,000	-	-	3,293,369	490,000	9,601,587	6,799,027	-	-	-	-	6,799,027	(2,802,560)	1,495,184	-	(1,307,376)	-	11,975,015	
2039	2039	-	-	430,000	-	-	3,293,369	490,000	9,001,587	6,799,027	-	-	-	-	6,799,027	(2,802,560)	1,510,136	-	(1,292,423)	-	10,682,592	
2040	2040	-	-	430,000	-	-	3,293,369	490,000	9,342,769	6,799,027	-	-	-	-	6,799,027	(2,523,742)	1,525,236	-	(998,505)	-	9,684,087	
2041	2041	-	-	430,000	-	-	3,293,369	490,000	9,397,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,540,490	-	(957,489)	-	8,764,513	
2042	2042	-	-	430,000	-	-	3,293,369	490,000	9,397,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,555,895	-	(942,084)	-	7,864,513	
2043	2043	-	-	430,000	-	-	3,293,369	490,000	9,397,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,571,454	-	(926,526)	-	6,857,988	
2044	2044	-	-	430,000	-	-	3,293,369	490,000	9,297,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,587,168	-	(910,811)	-	5,947,177	
2045	2045	-	-	430,000	-	-	3,293,369	490,000	9,297,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,603,040	-	(894,539)	-	5,052,237	
2046	2046	-	-	430,000	-	-	3,293,369	490,000	9,297,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,619,070	-	(878,909)	-	4,173,329	
2047	2047	-	-	430,000	-	-	3,293,369	490,000	9,297,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,635,261	-	(862,718)	-	3,310,610	
2048	2048	-	-	430,000	-	-	3,293,369	490,000	9,297,006	6,799,027	-	-	-	-	6,799,027	(2,497,979)	1,651,614	-	(846,368)	-	2,464,245	
2049	2049	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,668,130	-	(837,944)	-	1,626,301	
2050	2050	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,684,811	-	(821,263)	-	806,038	
2051	2051	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,701,659	-	(804,415)	-	623	
2052	2052	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,718,676	-	-	-	1,210,328	
2053	2053	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,735,863	-	-	-	2,462,556	
2054	2054	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,753,221	-	-	-	3,732,143	
2055	2055	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,770,753	-	-	-	5,019,262	
2056	2056	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,788,461	-	-	-	6,324,089	
2057	2057	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,806,346	-	-	-	7,646,800	
2058	2058	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,824,409	-	-	-	8,987,575	
2059	2059	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,842,653	-	-	-	10,346,594	
2060	2060	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,861,080	-	-	-	11,724,039	
2061	2061	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,879,690	-	-	-	13,120,095	
2062	2062	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,898,487	-	-	-	14,534,948	
2063	2063	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,917,472	-	-	-	15,966,766	
2064	2064	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,936,647	-	-	-	17,429,894	
2065	2065	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,956,013	-	-	-	18,914,806	
2066	2066	-	-	430,000	-	-	3,293,369	490,000	9,305,101	6,799,027	-	-	-	-	6,799,027	(2,506,074)	1,975,574	-	-	-	20,429,379	
Total*		45,724,095	16,360,812	19,881,996	2,758,118	4,634,625	268,068,968	18,429,275	375,857,509	2,758,118	4,634,625	68,443	218,002	-	73,282,930	(14,726,385)	-	-	-	-	-	-

1) 2010A's were issued through VML/WACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.21%.

2) 2010B's were issued through VML/WACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.83%.

3) Estimate provided by Staff.



Debt Affordability Analysis | Scenario 2 | Natural Tax Impact

Fund New Beazley in FY 2034 and All Other CIP Projects by Rank as Capacity Allows

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
FY	County Obligations Debt Service	School Debt Service	Police Vehicle Obligations	Fire Apparatus Obligations	Economic Development (Crosspoints) Obligations	CIP Debt Service	Bus Rolling Stock Program	Total	General Fund Service	From the Fire Apparatus Replacement Fund (2)	Economic Development (Crosspoints) Subsidy	2010/ABE VML/VACO RZED and BAB Subsidy	Other Revenues	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2020	3,895,074	2,635,852	256,507	337,467	385,916	6,799,027	-	7,513,820	6,799,027	337,467	385,916	16,802	218,002	7,513,820	(7,387)	-	(7,387)	21,387	-	21,387
2021	4,097,044	2,619,796	243,815	484,267	386,118	6,799,027	-	7,931,050	6,799,027	484,267	386,118	16,802	218,002	7,931,050	(7,387)	-	(7,387)	(1,073,409)	(2,387)	431,846
2022	4,090,813	1,321,187	347,477	484,435	385,158	6,799,027	49,359	7,971,129	6,799,027	484,435	385,158	16,802	218,002	7,971,129	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2023	4,082,135	1,311,390	433,841	483,445	384,059	6,799,027	99,079	8,115,531	6,799,027	483,445	384,059	16,802	218,002	8,115,531	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2024	3,651,384	1,297,308	435,143	484,055	385,728	6,799,027	2,988,769	9,562,927	6,799,027	484,055	385,728	16,802	218,002	9,562,927	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2025	3,220,450	1,233,895	435,264	484,053	385,321	6,799,027	1,981,138	8,215,404	6,799,027	484,053	385,321	16,802	218,002	8,215,404	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2026	2,941,783	1,214,517	430,000	-	385,648	6,799,027	3,235,329	8,251,101	6,799,027	-	385,648	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2027	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2028	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2029	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2030	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2031	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2032	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2033	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2034	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2035	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2036	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2037	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2038	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2039	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2040	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2041	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2042	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2043	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2044	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2045	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2046	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2047	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2048	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2049	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2050	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2051	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2052	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2053	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2054	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2055	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2056	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2057	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2058	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2059	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2060	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2061	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2062	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2063	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2064	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2065	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
2066	2,841,014	1,111,937	430,000	-	385,653	6,799,027	3,235,329	8,251,101	6,799,027	-	385,653	16,802	218,002	8,251,101	(7,387)	1,084,137	-	(1,073,409)	(2,387)	431,846
Total	45,724,095	16,360,812	1,981,996	2,758,118	4,634,625	268,058,588	18,239,275	375,887,509	2,758,118	4,634,625	68,443	218,002	218,002	114,676,159	(746,286)	-	-	-	-	8,251

Please note, the timing of projects has been held constant based upon the 5¢ tax increase in FY 2021 shown on the previous page. Should the County implement the natural tax impacts illustrated on this page, the funding of CIP projects may be accelerated due to the additional revenues generated in future fiscal years.

Municipal Advisor Disclosure



The enclosed information relates to an existing or potential municipal advisor engagement.

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author's and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein.

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DAVENPORT & COMPANY

December 2, 2019

SPECIAL EXCEPTION CASE SE-19-08
PLANNING COMMISSION
PUBLIC HEARING: DECEMBER 19, 2019

RESUME

APPLICANT: Alexander Olivieri-Rodriguez

REQUEST: Special Exception to permit the following uses:

1. Cottage industry home occupation on a parcel of five acres or more in area
2. Home occupation within an accessory building

For the purpose of operating an embroidery and printing business which customizes apparel and gift items.

ZONING: A-1 General Agricultural

STAFF RECOMMENDATION:

Approval, subject to recommended conditions.

**PLANNING COMMISSION
PUBLIC HEARING: DECEMBER 19, 2019**

SPECIAL EXCEPTION SE-19-08: Request of Alexander Olivieri-Rodriguez pursuant to Prince George County Zoning Ordinance Sections 90-53(53), and (55) to permit a Cottage Industry Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating an embroidery and printing business. The request property is located at 6419 Tradewinds Drive and is identified as Tax Map 250(05)00-007-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

CASE NUMBER: SE-19-08
APPLICANT: Alexander Olivieri-Rodriguez
ADDRESS: 6419 Tradewinds Drive
TAX MAP ID: 250(05)00-007-0
SIZE OF PROPERTY: 8.35 ac
MAGISTERIAL DISTRICT: Blackwater
PLANNING DISTRICT: Rural Conservation Area
UTILITIES: Well and Septic
REAL ESTATE TAXES: All taxes paid as of 12/5/19
PROPOSED USE(S): Cottage industry home occupation on a parcel of five acres or more in area; Home occupation within an accessory building
CURRENT USE: Residential – Single Family Dwelling
COMP PLAN FUTURE USE: Agricultural
EXISTING ZONING: A-1, General Agricultural
SURROUNDING ZONING: A-1, General Agricultural

MEETING INFORMATION:

Planning Commission: December 19, 2019 at 6:30 p.m.
Board of Supervisors: January 14, 2020 (Proposed)

STAFF RECOMMENDATION: Staff recommends Approval with recommended conditions

ATTACHMENTS:

1. Application
2. GIS Location Map
3. Aerial View
4. Zoning Map

SPECIAL EXCEPTION SE-19-08 STAFF REPORT

Request:

The applicant is requesting a Special Exception for a Cottage industry home occupation on a parcel of five acres or more in area, occurring within an accessory building. The specific type of cottage industry involves the customization of apparel and gifts by operating an embroidery and printing business.

Request Details:

The applicant provided a statement with details:

The intent is to use the current detached garage to run the business. The business consists of customization of apparel and gifts. The business involves embroidery and printing on all types of garments (shirts, hats, jackets, bags, etc.) and engraving of plaques, glasses and many other items.

The business has the potential to grow and would need to add employees in the future (2-3 employees). There is ample parking area. The hours for employees would normally be 9-5, Monday to Friday with some weekend work.

Proposed Use:

Based on the activities described by the applicants, the applicant's described activities fit the following use(s) found in the Prince George County Zoning Ordinance:

Sec. 90-53. - Uses and structures permitted by special exception. (A-1 District)

(53) Cottage industry home occupation on a parcel of five acres or more in area

(55) Home occupation within an accessory building

Sec 90-1 Definitions.

Home occupation means an occupation carried on by the occupant of a dwelling as a secondary use in connection with which no one is employed other than members of the family residing on the premises, with the exception of such employees as may be provided for through approval of a special exception. No display of goods nor outside storage of materials and equipment is permitted except as provided for by special exception. No use or activity will be permitted which would change the outside appearance or character of the home or lot, except as provided for by special exception. Within this category the following four types of home occupations shall exist:

(3) Cottage industry, in addition to those uses permitted under subsections (1) and (2) of this definition, means a home occupation which shall permit the preparation of food products for sale; the rental of rooms not to exceed four, including bed and board; arts and crafts; construction of wood, leather goods, saddles, clothing and other similar products; and lawn care and landscaping businesses with outside storage or the storage or parking of more than one vehicle and one trailer used in association with the business.

[Not shown: 1) Office 2) Home professional and trade office 4) Home occupation child care]

Comprehensive Plan:

The Comprehensive Plan Future Land Use Map identifies this area, including the request property and surrounding properties, as appropriate for Agricultural uses.

Staff Review Comments:

Planning & Zoning Division:

The use is proposed to occur in the 720 SF detached garage constructed in 2001. The proposed uses are considered accessory uses to the principal use of the property (Single Family Dwelling).

Building Inspections Division:

"This is an existing property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction. All future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code."

Contact: Dean Simmons, Building Official and Fire Official

Transportation (VDOT):

"Based on the information contained in the submitted application, VDOT anticipates the proposed home occupation will generate few new vehicular trips. The residence is located on a private lane that connects to the VDOT ROW with an appropriate entrance. Based on the information submitted, VDOT has no objection to the County approving a special exception for the proposed home occupation."

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Environmental Division; Economic Development; Police Department; Real Estate Assessor; Health Department, Fire Department: No comments.

Public Notice:

Six (6) adjacent property owners were notified by mailing on 12/9/19.
A legal ad was run for the request on 12/4/19 and 12/11/19.

SPECIAL EXCEPTION SE-19-08 STAFF REPORT

Recommendation:

County Staff recommend Approval of the request, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all applicable local, state and federal requirements:

1. This Special Exception request is granted to Alexander Olivieri-Rodriguez for Cottage industry home occupation on a parcel of five acres or more in area and Home occupation within an accessory building on Tax Map 250(05)00-007-0 for the purpose of operating an embroidery and printing business which customizes apparel and gifts.
2. A maximum of two (2) employees may be present on the premises in conjunction with the use.
3. Hours of operation for the use shall be limited to Monday – Friday, 8:00 am – 6:00 p.m., and Saturdays 10:00 a.m. – 4:00 p.m.
4. There shall be no outside storage of materials associated with the home occupation.
5. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
6. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.



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

OFFICE USE ONLY

APPLICATION #:

SE-19-08

DATE SUBMITTED:

OCT 17 2019

ZONING ORDINANCE

SECTION:

90-53(55)

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Alexander Olivien-Rodriguez

ADDRESS:

6419 Tradewinds Dr.

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804-931-3313

E-MAIL ADDRESS:

alexander@woodpeckerscraft.com

TAX MAP OF SUBJECT PARCEL:

250 (05) 00-007-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE:

8.35

PARTIAL PARCEL:

☐ YES

☐ NO

SUBDIVISION:

PRESENT USE:

Residential

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Agricultural

PRESENT ZONING:

A-1

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

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

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

Use current detach garage to run business. Business consist of customization of apparel and gifts. We do embroidery and printing on all type of garments (shirts, hats, jackets, bags, etc.) and engraving of plaques, glasses and many other items.

We have a potential to grow and would need to add employees in the future (2-3 employees) We have ample parking area. The hours for employees would normally be 9-5 Monday to Friday with some weekend work.

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: [Signature] DATE: 17 Oct 19

MAILING ADDRESS: 6419 Tradewinds Dr.

CITY/STATE/ZIP: Prince George, VA 23875

PHONE NUMBER: 804-931-3313

E-MAIL ADDRESS: alexander@woodperkcrafft.com

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

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 17th day of October, 2019.

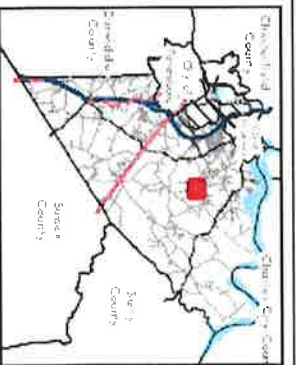
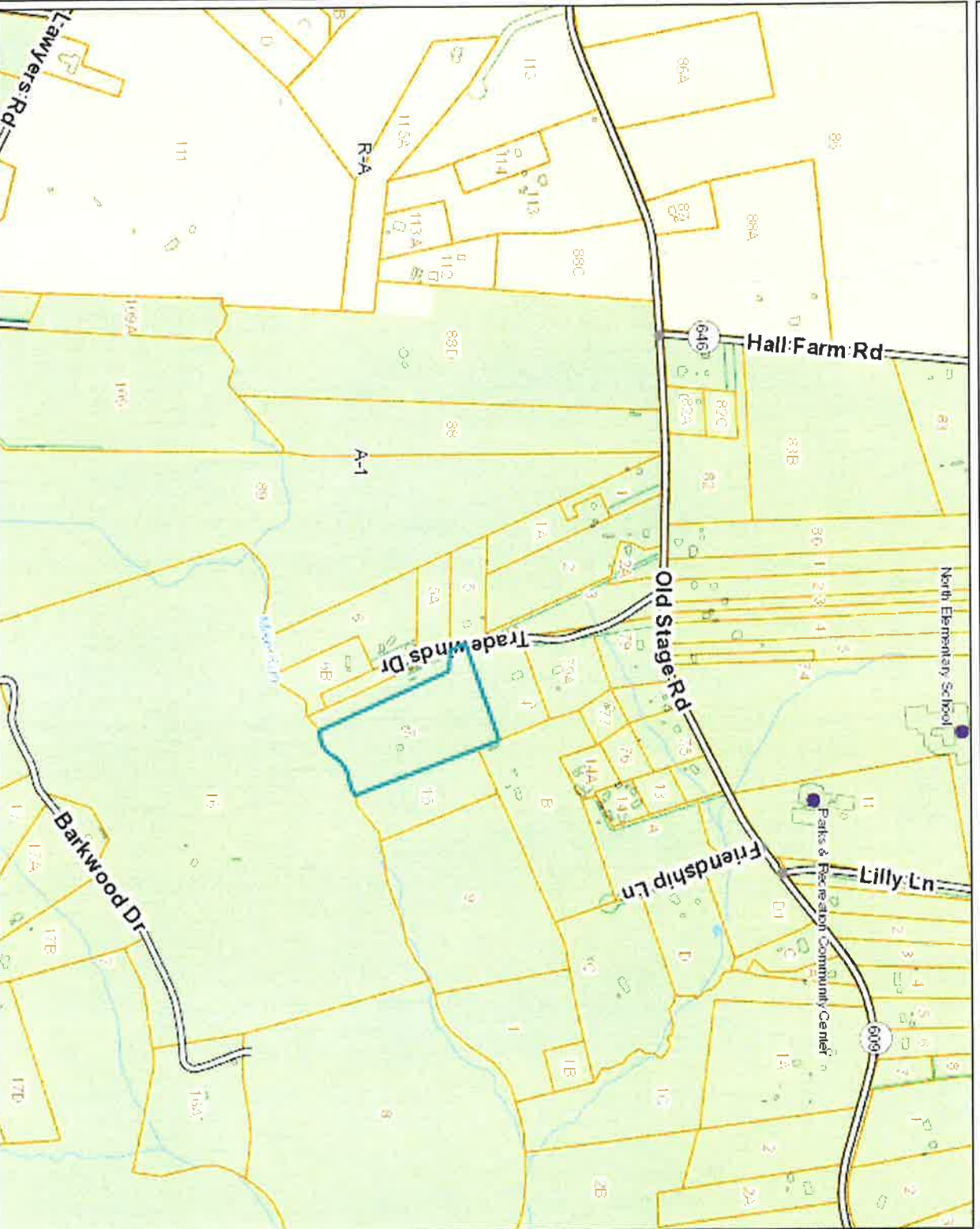
My Commission expires: November 30, 2022

Notary Public

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

AFFIDAVIT

County of Prince George



- Legend**
- Schools
 - Firestations
 - Political Boundaries
 - Taxparcels
 - Access Easements
 - Swamps
 - Zoning
 - A-1
 - B-1
 - M-1
 - M-2
 - M-3
 - R-1
 - R-2
 - R-3
 - R-A
 - R-E
 - PUD

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



563.1 Feet

Map Scale 1: 9,379

10/15/2019



SPECIAL EXCEPTION CASE SE-19-09
PLANNING COMMISSION
PUBLIC HEARING: DECEMBER 19, 2019

RESUME

APPLICANTS: Shari and Roger Boisclair

REQUEST: Special Exception to permit the following uses:

1. Cottage industry home occupation on a parcel of five acres or more in area
2. Home occupation within an accessory building

For the purpose of operating a business producing wood craft products.

ZONING: R-A Residential Agricultural

STAFF RECOMMENDATION:

Approval, subject to recommended conditions.

SPECIAL EXCEPTION SE-19-09 STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING: DECEMBER 19, 2019

SPECIAL EXCEPTION SE-19-09: Request of Shari and Roger Boisclair pursuant to Prince George County Zoning Ordinance Sections 90-103(52), and (53) to permit a Cottage Industry Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an R-A, Residential-Agricultural District, for the purpose of operating a business producing wood craft products. The request property is located at 18360 Loving Union Road and is identified as Tax Map 600(05)00-004-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

CASE NUMBER:	SE-19-09
APPLICANT:	Shari and Roger Boisclair
ADDRESS:	18360 Loving Union Road
TAX MAP ID:	600(05)00-004-0
SIZE OF PROPERTY:	5 ac
MAGISTERIAL DISTRICT:	Templeton
PLANNING DISTRICT:	Rural Conservation Area
UTILITIES:	Well and Septic
REAL ESTATE TAXES:	All taxes paid as of 12/5/19.
PROPOSED USE(S):	Cottage industry home occupation on a parcel of five acres or more in area; Home occupation within an accessory building
CURRENT USE:	Residential – Single Family Dwelling
COMP PLAN FUTURE USE:	Agricultural
EXISTING ZONING:	R-A Residential Agricultural
SURROUNDING ZONING:	R-A Residential Agricultural

MEETING INFORMATION:
Planning Commission: December 19, 2019 at 6:30 p.m.
Board of Supervisors: January 14, 2020 (Proposed)

STAFF RECOMMENDATION: Staff recommends Approval with recommended conditions.

ATTACHMENTS:

1. Applicant Use Statement
2. Application
3. GIS Location Map
4. Satellite View
5. Zoning Map

SPECIAL EXCEPTION SE-19-09 STAFF REPORT

Request:

The applicants are requesting a Special Exception for a Cottage industry home occupation on a parcel of five acres or more in area, occurring within an accessory building. The specific type of cottage industry involves woodturning to create various products to be sold at off-site locations such as craft shows and flea markets.

Request Details:

The applicants provided a statement with details:

"We would like to use our 2 car garage to produce products to sell at different venues. We have started a business, Bo's Wooden Antics, LLC, in order to be sure all is done in a legal manner.

We will not be opening a retail store on the premises. We will not have any additional employees besides myself and Roger Boisclair (my husband).

Woodturning is a hobby. We produce wooden pens, bottle stoppers, bowls, kaleidoscopes and other miscellaneous woodturning products. In order to continue to work on our hobby we will sell the items we make at craft shows and flea markets."

Proposed Use:

Based on the activities described by the applicants, the applicants' described activities fit the following use(s) found in the Prince George County Zoning Ordinance:

Sec. 90-103. - Uses and structures permitted by special exception. (R-A District)

(52) Cottage industry home occupation on a parcel of five acres or more in area

(53) Home occupation within an accessory building

Sec 90-1 Definitions.

Home occupation means an occupation carried on by the occupant of a dwelling as a secondary use in connection with which no one is employed other than members of the family residing on the premises, with the exception of such employees as may be provided for through approval of a special exception. No display of goods nor outside storage of materials and equipment is permitted except as provided for by special exception. No use or activity will be permitted which would change the outside appearance or character of the home or lot, except as provided for by special exception. Within this category the following four types of home occupations shall exist:

(3)Cottage industry, in addition to those uses permitted under subsections (1) and (2) of this definition, means a home occupation which shall permit the preparation of food products for sale; the rental of rooms not to exceed four, including bed and board; arts and crafts; construction of wood, leather goods, saddles, clothing and other similar products; and lawn care and landscaping businesses with outside storage or the storage or parking of more than one vehicle and one trailer used in association with the business.

[Not shown: 1) Office 2) Home professional and trade office 4) Home occupation child care]

Comprehensive Plan

The Comprehensive Plan Future Land Use Map identifies this area, including the request property and surrounding properties, as appropriate for Agricultural uses.

Staff Review Comments:

Planning & Zoning Division:

The use is proposed to occur in the 720 SF (24'x30') detached garage constructed in 2019, not yet visible in the satellite view but located on the northern side of the house. The proposed use is considered accessory to the principal use of the property (Single Family Dwelling).

Building Inspections Division:

"This is an existing use of property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction. All future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code."

Contact: Dean Simmons, Building Official and Fire Official

Transportation (VDOT):

"Based on the information contained in the submitted application, VDOT does not anticipate that the proposed wood working shop will generate new vehicular trips. The proposed use will require a low volume commercial entrance. It is not anticipated that any modifications will be needed to the existing entrance to meet VDOT's criteria for a low volume commercial entrance."

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Fire Department:

"At the end of the day, remove all sawdust, wood shavings, wood chips, etc. to an outside trash can.

Contact: Shawn Jones, Firefighter/Medic

Environmental Division; Economic Development; Police Department; Real Estate Assessor; Health Department: No comments.

Public Notice:

Seven adjacent property owners were notified by mailing on 12/9/19.
A legal ad was run for the request on 12/4/19 and 12/11/19.

SPECIAL EXCEPTION SE-19-09 STAFF REPORT

Recommendation:

County Staff recommend Approval of the request, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all applicable local, state and federal requirements:

1. This Special Exception request is granted to Shari and Roger Boisclair for a Cottage industry home occupation on a parcel of five acres or more in area and Home occupation within an accessory building on Tax Map 600(05)00-004-0, for the purpose of operating a business producing wood craft products.
2. At the end of each day, the applicants shall remove all sawdust, wood shavings, wood chips, etc. to an outside trash can, for the purposes of fire prevention.
3. The applicants shall take appropriate measures to ensure compliance with the County's Noise Ordinance (Section 54-23.1).
4. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
5. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

We would like to use our 2 car garage to produce products to sell at different venues. We have started a business, Bo's Wooden Antics, LLC, in order to be sure all is done in a legal manner.

We will not be opening a retail store on the premises. We will not have any additional employees besides myself and Roger Boisclair (my husband).

Woodturning is a hobby. We produce wooden pens, bottle stoppers, bowls, kaleidoscopes and other miscellaneous woodturning products. In order to continue to work on our hobby we will sell the items we make at craft shows and flea markets.

Shari and Roger Boisclair
18360 Loving Union Rd
Disputanta, VA 23842
804-991-3441 H
804-721-0172 C



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

OFFICE USE ONLY

APPLICATION #:

SE-19-09

RECEIVED
DATE SUBMITTED:

OCT 24 2019

ZONING ORDINANCE

SECTION:

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Shari and Roger Boisclair

ADDRESS:

18360 Loving Union Rd

CITY:

Disputanta

STATE:

VA

ZIP CODE:

23842

PHONE NUMBER:

804-991-3441

E-MAIL ADDRESS:

boswoodenantics@gmail.com

TAX MAP OF SUBJECT PARCEL:

600 (05)00-004-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

Inst: 030005062

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE:

5

PARTIAL PARCEL:

☐ YES

☒ NO

SUBDIVISION:

N/A

PRESENT USE:

Residential - single family Dwelling

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Residential

PRESENT ZONING:

R-A

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

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

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

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: [Signature]

DATE: 10/24/19

MAILING ADDRESS: 18360 Loving Union Rd

CITY/STATE/ZIP: Disputanta VA 23842

PHONE NUMBER: 804-991-3441

E-MAIL ADDRESS: boswoodenartics@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: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24th day of October, 2019.

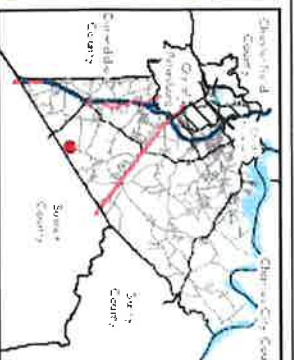
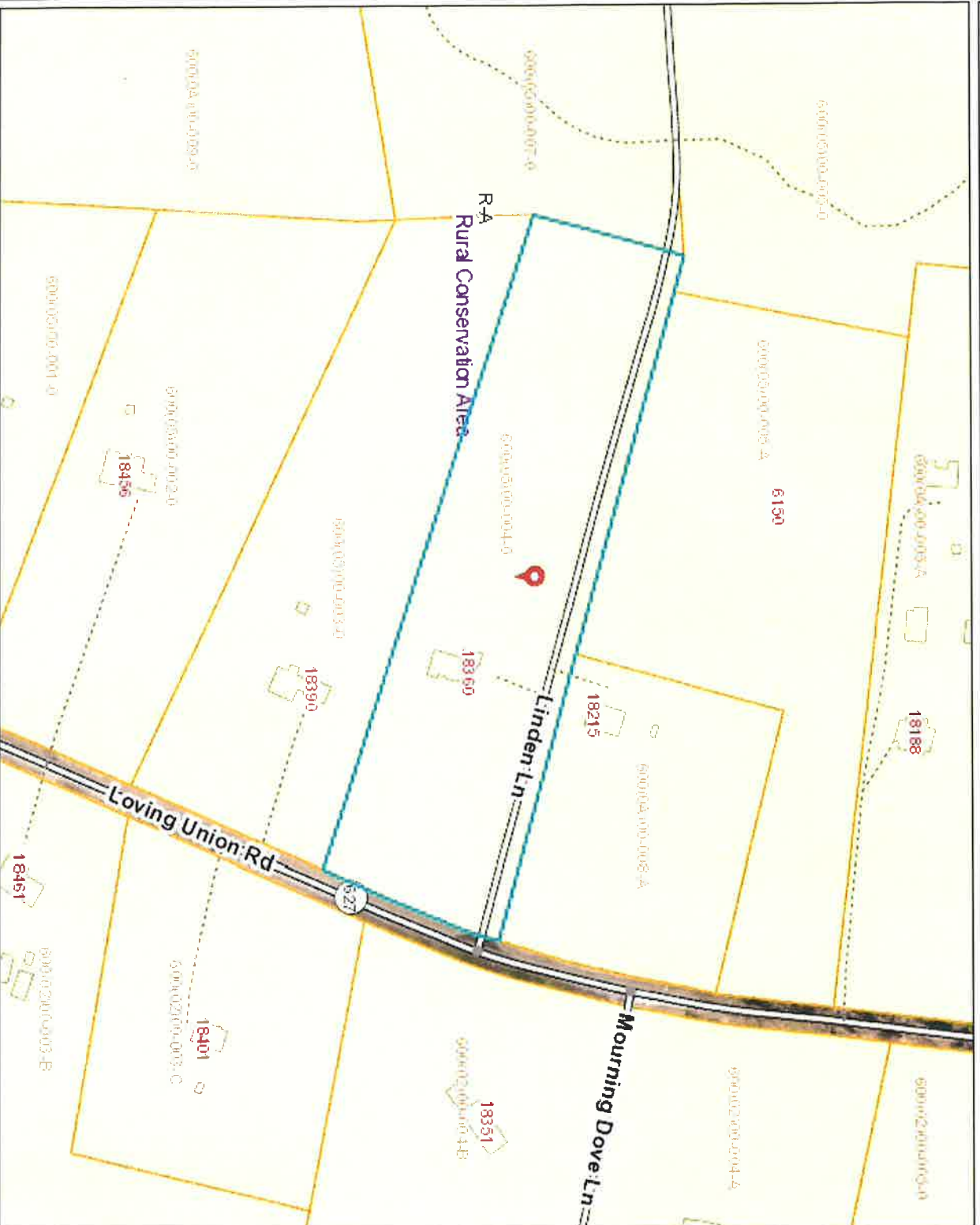
My Commission expires: November 30, 2022

[Signature]
Notary Public

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

AFFIDAVIT

County of Prince George



Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA Area
- Planning Area
- Zoning
 - A-1
 - B-1
 - M-1
 - M-2
 - M-3
 - R-1
 - R-2
 - R-3
 - RA
 - RE
 - PUD

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.



Map Scale 1: 2,345



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