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8

Planner Communications



PLANNING COMMISSION

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

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Planning Commission Agenda

Regular Meeting

Thursday, September 24, 2020

6:30 p.m. County Board Room

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

If you would like to participate in the meeting using Zoom:

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

Meeting ID: 505 385 1421

Password: 200726

One tap mobile

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

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

Dial by your location

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

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+1 346 248 7799 US (Houston)

During the public comment period you may raise your hand using the Zoom controls on your screen or press *9 on your phone. Visit the Zoom Help Center for more information.

Find your local number: <https://zoom.us/u/ajq8Q1xFF>

If you would like to watch the meeting in real time use this link:

<https://www.youtube.com/c/princegeorgevirginia>

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

https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_form.php.

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

- I. Call to Order**
 - A. Roll Call
- II. Invocation**
- III. Pledge of Allegiance to the U.S. Flag**
- IV. Adoption of Meeting Agenda [1]**
- V. Draft Meeting Minutes – August 27, 2020 [2]**
- VI. Public Comment**
- VII. New Business – Public Hearings**
 - A. PUBLIC HEARING; ORDINANCE AMENDMENT OA-20-03 [3]
Adoption of an Ordinance to amend “The Code of the County of Prince George, Virginia,” by amending §90-492 by amending the permitted uses in M-2, General Industrial District to allow M-1, Limited Industrial District uses, and amending §90-542 by amending the permitted uses in M-3, Heavy Industrial District to allow M-2, General Industrial District use.
 - B. PUBLIC HEARING; REZONING CASE RZ-20-04 [4]
Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-3, Heavy Industrial Zoning District to M-1, Limited Industrial Zoning District, and conditionally rezone 15.36 acres from M-1, Limited Industrial Zoning District to M-1, Limited Industrial Zoning District. The subject properties are located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10 & 13, and are identified as Tax Maps 340(22)00-010-0 and 340(22)00-013-0. The Comprehensive Plan indicates that the subject properties are appropriate for industrial uses.
 - C. PUBLIC HEARING; REZONING CASE RZ-20-05 [5]
Request of SI Virginia II, LLC pursuant to § 90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0. The Comprehensive Plan indicates that the subject property is appropriate for industrial uses.

VIII. Old Business

- A. Draft Residential Poultry Ordinance Update [6]
- B. Draft Sign Ordinance Update [7]

IX. Planner's Communications to the Commission [8]

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors
- C. Comprehensive Plan Update

X. Adjournment

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

August 27, 2020

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

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

Zoom: <https://zoom.us/j/5053851421?pwd=V2pjSHFneFRLUUE2bjNqQnR3emZoUT09>
Meeting ID: 505 385 1421
Password: 200726

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+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:31 p.m. on Thursday, August 27, 2020 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Chairman Bresko.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present
Chairman Bresko	Present
Mr. Joyner	Present
Mr. Easter	Present
Vice-Chairman Brown	Present (by phone at home)
Mr. Brockwell	Present (by phone at home)

Also present: Julie C. Walton, Deputy County Administrator, Cliff Young, Director of IT, Horace Wade, Planner, Tim Graves, Planner and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Simmons provided the Invocation.

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

ADOPTION OF MEETING AGENDA. Chairman Bresko asked the Commissioners for a motion to approve the Meeting Agenda for the August 27, 2020 Planning Commission meeting. Mr. Joyner made a motion to approve the Meeting Agenda and the motion was seconded by Mrs. Elder.

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

APPROVAL OF THE MEETING MINUTES. Chairman Bresko asked the Commissioners to review the July 23, 2020 Minutes of the Planning Commission for approval. Mrs. Elder made a motion to approve the Minutes as presented and the motion was seconded by Mr. Easter. Roll was called on the motion.

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

CITIZEN COMMENT PERIOD. At 6:37 p.m., Chairman Bresko opened the Citizen Comment Period to anyone who wished to come forward to speak to the Commissioners on only topics that were not on the agenda. Citizens were asked to limit their comments to three (3) minutes.

With no one coming forward and no one on Zoom indicating they wished to speak, the Citizen Comment Period closed at 6:37 p.m.

OLD BUSINESS.

DRAFT RESIDENTIAL POULTRY ORDINANCE UPDATE

Mr. Graves provided an update on the draft Residential Poultry Ordinance. On August 11, 2020, the Planning Division updated the Board of Supervisors (BOS) during a work session meeting. The Board members provided individual responses and expressed some concerns. The following is a summary of their feedback for consideration:

- Four (4) to six (6) hens should be allowed with setback requirements and be in a coop
- Two (2) chickens may not be enough to provide eggs for weekly consumption
- Less than one (1) acre (typical for R-1) may be small for allowing chickens
 - Staff should solicit additional community feedback
- Consider whether a permit or other form of control could reasonably be added to address nuisance situations
- Relaxed enforcement/grace period for violations related to the changes being considered
- Salmonella does not spread to those who do not handle the chickens directly

Staff stated they have revised the ordinance based on the BOS input and proposed to take the following next steps with the Commissioners' direction:

1. Update the draft ordinance based on any feedback from the Planning Commission
2. Post informational material and questionnaire for public feedback on the County website
3. Consider public outreach publications:
 - a. The County's website
 - b. Newspaper advertisement
 - c. Press release
 - d. HOAs
4. At the September 24th Planning Commission Meeting:
 - a. Provide the Commission with a summary of input received and an updated draft ordinance.
 - b. Request consensus from the Commission on whether to advertise for a Public Hearing for a proposed ordinance amendment.

Chairman Bresko asked for an average lot size in a subdivision. Mr. Graves stated that lot sizes vary according to subdivisions and the zoning. For example, a lot in a R-1 zoned subdivision could be approximately 0.5-0.7 acres and in a R-2 zoned subdivision, the lots tend to be smaller.

Mr. Simmons questioned why staff presented this draft ordinance amendment to the BOS before the Planning Commission had completed their recommendations and had come to a consensus. Mr. Graves stated the BOS had requested an update and offered feedback at that time. Mr. Simmons explained that receiving the BOS feedback before the Planning Commission present their recommendation puts the Commissioners in an "awkward position."

Mrs. Walton addressed Mr. Simmons concerns. She stated the BOS has directed staff for any ordinance change, to have a work session scheduled with the BOS prior to a public hearing to allow them to interact with staff and to obtain information throughout the process. Having the BOS involved and educated during the process could aid in a better understanding of the subject matter prior to a public hearing at the BOS.

Mrs. Walton stated the comments from the BOS presented by Mr. Graves were strictly comments. They were not given to influence or pressure the Planning Commission's decision in this matter. The BOS were expressing their own personal thoughts and opinions on the subject just as any citizen would. Mrs. Walton reminded the Commissioners that the BOS had also received a copy of the citizen complaint directly.

Mr. Simmons asked Mrs. Walton if there was typically a work session for the BOS after the Planning Commission meeting, prior to the public hearing at the BOS meeting. Mrs. Walton explained there is a Board meeting, but not a work session due to the public hearings advertising datelines.

Mr. Easter offered his opinion stating chickens should not be allowed to roam freely, they should not be allowed in the residential front yards and they need to stay in a fenced area.

Mr. Graves explained that the current ordinance states that there must be a coop with a run.

Chairman Bresko reiterated, "Chickens can fly." He expressed his concerns with allowing farm animals in a residential area. Mr. Joyner agreed and added it would be nearly impossible to enforce. Mr. Easter recapped his opinion by stating chickens need to be maintained in a fenced in area, at all times, in the rear of the property.

Mr. Simmons stated he has an acre lot and he feels that is adequate room to maintain chickens but agrees they should not be allowed to run free.

Mr. Graves stated the consensus seems to be that chickens should not be allowed to run free; they should be maintained in the back yard and this would be made more clear and with additional restrictions than what it states in the current draft ordinance.

Mr. Simmons expressed his concerns with having chickens on a property below an acre in size. Mr. Simmons asked how the man in Branchester Lakes subdivision was allowed to have chickens. Mr. Graves stated he is currently in violation. Chairman Bresko asked if he removed the chickens after the neighbors complained. Mr. Graves stated the BOS instructed the Planners not enforce violations until a decision is been made.

Mrs. Elder asked how many people have complained. Mr. Graves stated 1-2 other people have called about their neighbors having chickens in the last few months.

Mr. Simmons asked Mr. Graves for clarification on the lot sizes for R-1 and R-2 zoning. Mr. Graves indicated R-1 zoning is approximately less than .5 acre (with a minimum of 15,000 square feet) and R-2 is a little smaller (with a minimum of 12,000 square feet).

DRAFT SIGN ORDINANCE UPDATE

Mr. Wade provided an update on the draft Sign Ordinance. The BOS asked the Planning Division to present the draft Sign Ordinance to them at their September 8th work session.

Mr. Simmons questioned the location of the definitions being in the beginning of the ordinance. In his opinion, the section on Page 9 – Line 310 should be the first thing an applicant reads. Mr. Wade explained the formatting of the County's ordinances are modeled in a way that definitions are listed first.

Chairman Bresko asked if the public hearing had been scheduled for next month. Mr. Wade stated a public hearing would be scheduled after the BOS work session. This would allow for the BOS's comments to be addressed and any further public comments to be gathered.

Mr. Simmons asked for an explanation on prohibited signs and referenced Page 11 – Line 377. Mr. Wade referenced the outdoor advertising signage on Page 9 - Line 271 for clarification. Chairman Bresko asked which type of outdoor signs are permitted in the ordinance. Mr. Wade stated for example, Page 21 – Line 834 highlights off-site limited duration signs and where they are permitted.

DRAFT INDUSTRIAL DISTRICTS ORDINANCE AMENDMENT UPDATE

Inclusion of M-1 uses in M-2 District, and M-1 and M-2 uses in M-3 District

Mr. Wade presented an update to the Commissioners on the draft Industrial Districts Ordinance Amendment. He described the pyramid in order to aid in the understanding of the proposed amendment. He explained M-1 uses would be allowed in the M-2 zoning districts and M-1 and M-2 uses would be allowed in the M-3 zoning district.

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

1. Actions of the Board of Zoning Appeals
 - a. August 24, 2020 meeting was cancelled
 - b. September 28, 2020 meeting has been cancelled
2. Actions of the Board of Supervisors (BOS)
 - a. August 11th Outcomes
 - i. Update on the draft Residential Poultry Ordinance Amendment
 - ii. Adoption of the Solar Facility Siting Policy (posted on the website)
 - iii. Mobile Food Unit Ordinance (passed)
3. Comprehensive Plan Update
 - a. VDOT – Transportation Plan – VDOT sent recommendations to include:
 - i. SMART SCALE projects
 - ii. Functional Classification Maps
 - iii. Thoroughfare Plan
4. September Planning Commission Agenda
 - a. Public Hearings
 - i. Ordinance Amendment OA-20-03
 - ii. Rezoning (SI Virginia from M-3 to M-1) RZ-20-02

ADJOURNMENT. At 7:40 p.m., Chairman Bresko asked the Commissioners if they had any questions; if not he would entertain a motion to adjourn. Mr. Simmons made a motion to adjourn and the motion was seconded by Mr. Joyner. Roll was called on the motion.

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

Industrial Districts Ordinance Update
Planning Commission Meeting
September 24, 2020

Planning Staff, County Administration, and Board of Supervisor members have received requests from industrial developers to amend the County Ordinance to allow M-1 uses in the M-2 Zoning District, and to also allow M-1 and M-2 uses in the M-3 zoning district. Consultants for industrial developers and Economic Development staff support the Ordinances being amended to allow what is called “pyramid zoning.” This allows restricted zone classification uses in a less restricted zone. In Prince George County’s version, the Limited Industrial uses would be permitted in the Heavy Industrial District.

The Board of Supervisors were updated on September 22, 2020 in reference to the ordinance amendment prior to the September 24th Planning Commission Public Hearing.

Attachments:

1. Ordinance Amendment
2. Presentation

Schedule for adoption:

1. Planning Commission Public Hearing – September 24, 2020
2. BOS Public Hearing - TBD

ARTICLE X. - M-1 LIMITED INDUSTRIAL DISTRICT

Sec. 90-442. - Permitted uses.

In the M-1 limited industrial district, any structure to be erected or land to be used shall be for one or more of the following uses:

- (1) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
- (2) Laboratories, pharmaceutical and medical.
- (3) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- (4) Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.
- (5) Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- (6) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (7) Feed and feed stores.
- (8) Cabinets, furniture and upholstery shops.
- (9) Boat building.
- (10) Monumental stone works.
- (11) Veterinary or dog or cat hospitals and kennels.
- (12) Airports with conditional use permit.
- (13) Wholesale businesses and storage warehouses.
- (14) Offstreet parking as required by this chapter.
- (15) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities including railroads and facilities and water and sewerage installations.
- (16) Business signs.
- (17) General advertising signs.
- (18) Location signs.
- (19) Agriculture. Notwithstanding any other provisions of this article, only accessory structures may be erected for the use of agriculture in an M-1 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (20) Building supply.
- (21) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
 - a. The dwelling shall be attached to or located above the business;

- b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - c. The residential unit shall not be used as a rental property.
- (22) Mobile Food Units, subject to the provisions of Section 90-1041

ARTICLE XI. - M-2 GENERAL INDUSTRIAL DISTRICT

Sec. 90-492. - Permitted uses.

In the M-2 general industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- ~~(11) Offstreet parking as required by this chapter.~~
- ~~(11)~~(12) Public utilities.
- ~~(12)~~(13) Conservation areas.
- ~~(13)~~(14) Game preserves.
- ~~(14)~~(15) Accessory uses.
- ~~(16) Business signs.~~
- ~~(15)~~(17) General advertising signs.
- ~~(16)~~(18) Location signs.
- ~~(17)~~(19) Concrete products or central mixing and proportioning plants.
- ~~(18)~~(20) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- ~~(21) Wholesale businesses and storage warehouses.~~
- ~~(22) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment.~~

Formatte

- ~~a. The dwelling shall be attached to or located above the business;~~
- ~~b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and~~
- ~~c. The residential unit shall not be used as a rental property.~~

~~(19)(23)~~ Vehicle impound facility.

~~(24)~~ Mobile Food Units, subject to the provisions of Section 90-1041

(20) All M-1 permitted uses.

ARTICLE XII. - M-3 HEAVY INDUSTRIAL DISTRICT

Sec. 90-542. - Permitted uses.

In the M-3 heavy industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Battery manufacture.
- (2) Punch presses exceeding 40-ton rated capacity and drop hammers.
- (3) Sand and gravel operations.
- (4) Crushed stone operations.
- (5) Wood-preserving operations.
- (6) Abattoirs.
- (7) Acid manufacture.
- (8) Cement, lime and gypsum manufacture.
- (9) Fertilizer manufacture.
- (10) Petroleum refining including byproducts.
- (11) Asphalt mixing plants.
- (12) Paper and pulp manufacture.
- (13) Screened junk storage.
- (14) Cogeneration plants.
- (15) Materials recovery facilities, resource recovery/reclamation operations.
- ~~(16) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:~~
 - ~~a. The dwelling shall be attached to or located above the business;~~
 - ~~b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and~~
 - ~~c. The residential unit shall not be used as a rental property.~~
- ~~(17)~~ Vehicle impound facility.

Formatt

~~(16)~~(18) Small solar energy facility.

~~(17)~~(19) Large-scale solar energy facility.

~~(20) Manufacturing, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.~~

(18) All M-2 permitted uses.



Photo: Service Center Metals (Richmond Times-Dispatch)

OA-20-03 PROPOSED ORDINANCE AMENDMENT FOR M-USES

PYRAMIDING" INDUSTRIAL USES

SEPTEMBER 24, 2020

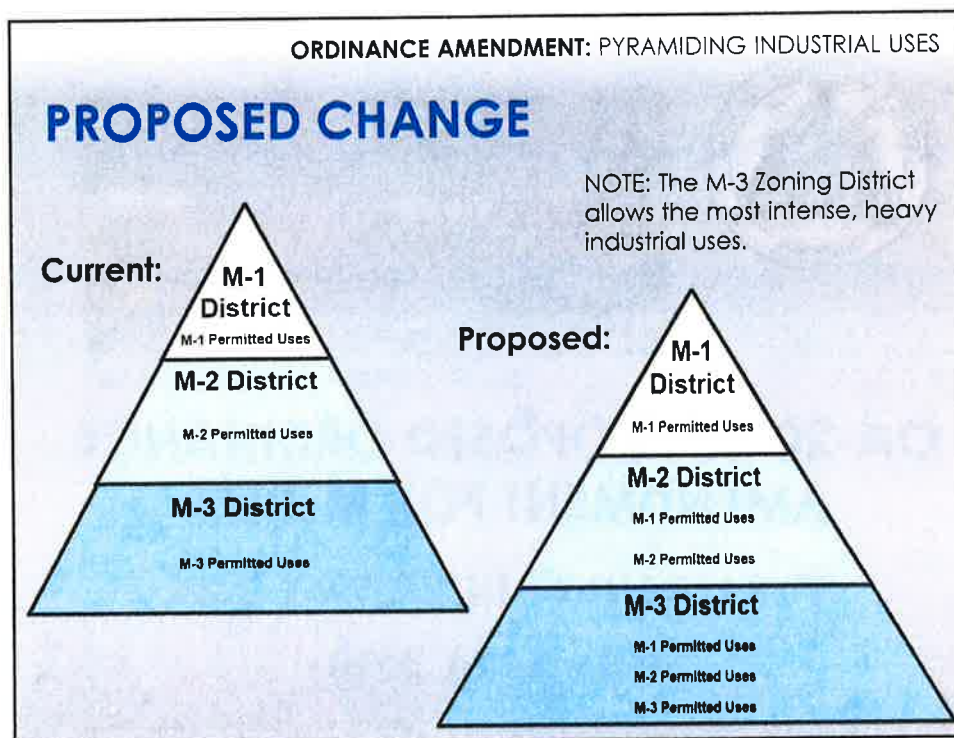
ORDINANCE AMENDMENT: PYRAMIDING INDUSTRIAL USES

CURRENT SITUATION

Recent Example: Service Center Metals

1. Property previously rezoned up from M-1 to M-3
2. Business expands and plans new business activity = Change of use
3. New (less-intense) use not allowed in M-3 zoning district; included in the M-1 district
4. Required to rezone down to M-1

Result = Delay for business owner
+ Costs associated with rezoning



ORDINANCE AMENDMENT: PYRAMIDING INDUSTRIAL USES

IMPACT IF APPROVED

- Once a property is rezoned to a higher level (i.e. M-1 to M-2), it would not need to be downzoned later when/if the use of the property changes to a less intensive use
- Reduced delays and costs for businesses, property owners, and developers
- Reduced costs and staff time for the County
- More stable property values, flexibility in allowable uses

ORDINANCE AMENDMENT: PYRAMIDING INDUSTRIAL USES

SUPPORT

- Requested by businesses, property owners, industrial developers
- Recommended by engineering consultants such as Timmons Group (based on their experience working with other localities)
- Supported by Staff (Planning & Zoning Division and Economic Development)

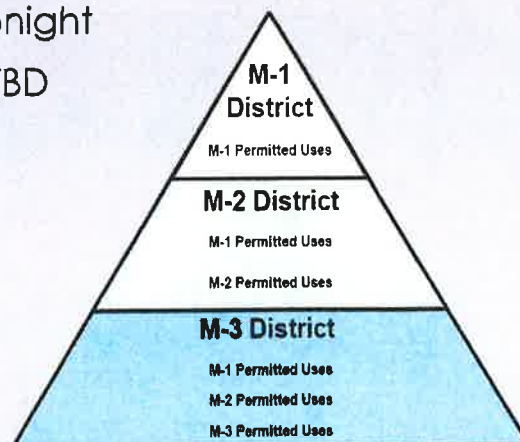
ORDINANCE AMENDMENT: PYRAMIDING INDUSTRIAL USES

NEXT STEPS:

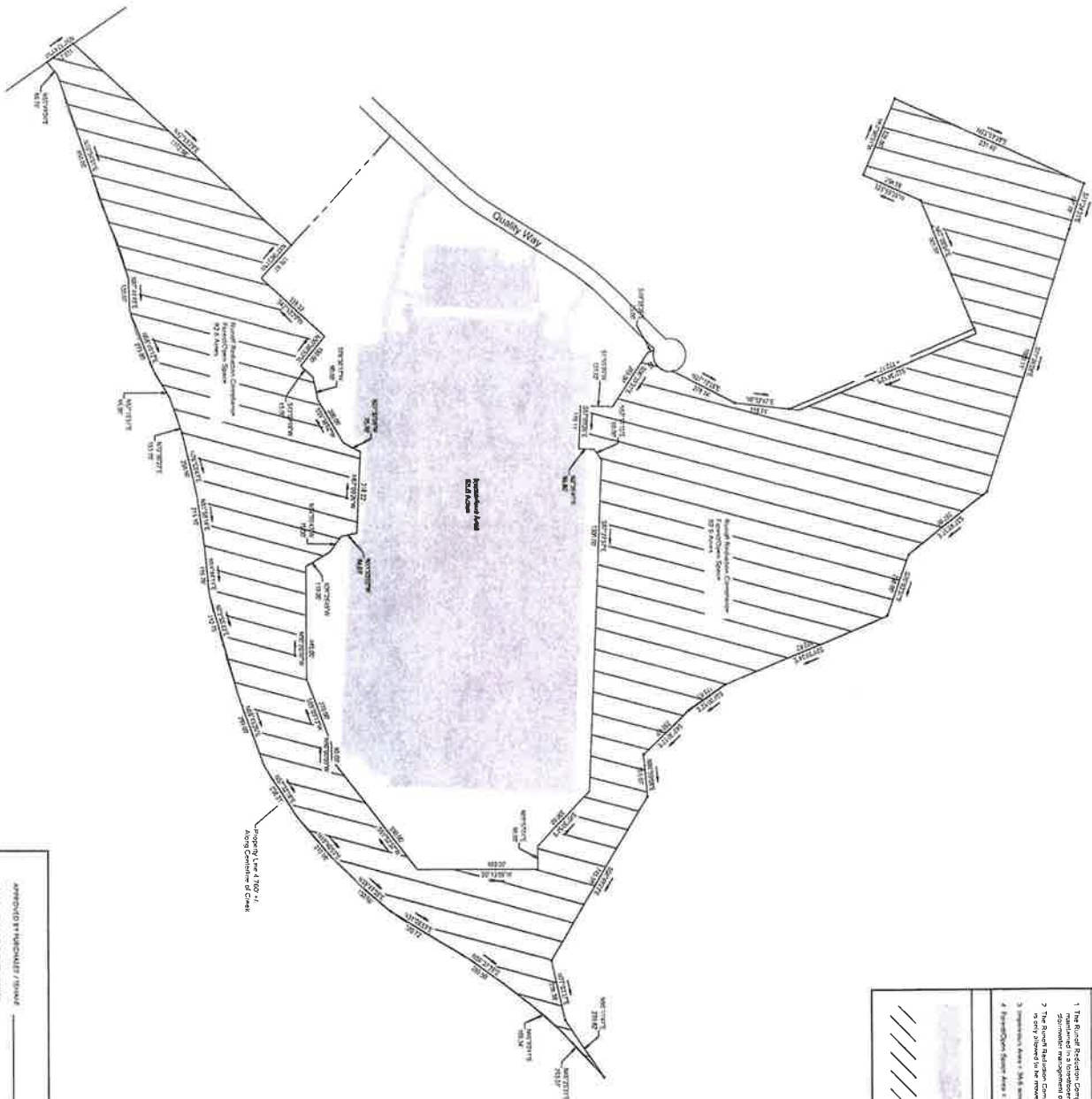
PC Public Hearing: Tonight

BOS Public Hearing: TBD

**Questions
and
Feedback?**



Thank you!



Legend

- 1 The Rural Redaction Compliance E-mail Program Since when should there not be a redaction of the information in the e-mail? (1 point)
- 2 The Rural Redaction Compliance Program (Open) Since when is not to be included in any way and is only allowed to be removed from Open Source? (1 point)
- 3 Response: Answer: 104 years
- 4 Response: Answer: 104 years

Legend

Impervious Area

Figure 2.10: A plot of the function $f(x) = \sin(x)$ for $x \in [0, 2\pi]$. The function is periodic and oscillates between -1 and 1.

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

LAND
DEVELOPMENT
SOLUTIONS

Land Development Solutions - USA, Inc. VA License #0407006032
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:

Runoff Reduction
Compliance
Forest/Open Space

[illegible]

Order by	CD9
Order	E98
Approved	WA-B3
Lot No	220052
1st 200	7/26/20
Date	Date

APPROVED BY: <u> </u>	DATE: <u> </u>
APPROVED BY: <u> </u>	DATE: <u> </u>

C050

PLANNING COMMISSION -- STAFF REPORT

REZONING CASE

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

CASE NUMBER:	RZ-20-04
REQUEST:	Rezone to M-1 with Conditions
APPLICANT:	SI Virginia II, LLC
OWNER:	SI Virginia II, LLC
LOCATION:	Along Quality Way and Hardware Drive
TAX MAP ID:	340(22)00-010-0
EXISTING ZONING:	M-3 Heavy Industrial District w/ conditions
EXISTING USE:	Vacant
SURROUNDING ZONING:	
EAST, SOUTH, & WEST	M-1, Limited Industrial
NORTH:	R-A, Residential-Agricultural
UTILITIES:	Public
REAL ESTATE TAXES:	No delinquent taxes are owed to the County as of September 10, 2020
MEETING INFORMATION:	
Planning Commission:	Thursday, September 24, 2020 at 6:30 p.m.
Board of Supervisors:	TBD
RECOMMENDATION:	Staff recommends approval
ATTACHMENTS:	

1. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application, Textual Statement and Proffer Statement Letter

**PLANNING COMMISSION -- STAFF REPORT
REZONING CASE RZ-20-04**

SI VIRGINIA II, LLC

PUBLIC HEARING: SEPTEMBER 24, 2020

Request:

The applicant is requesting to conditionally rezone a 141.79 acre parcel to M-1, Limited from M-3, Heavy Industrial with conditions to allow a distribution warehouse of 650,000 square feet up to 940,000 square feet.

Comprehensive Plan

The Comprehensive Plan shows that the parcel in this area is appropriate for industrial use.

The plan includes additional language which is supportive of this use:

Economic Development Goal #1: To enhance the economic base and employment opportunities in Prince George.

Objective #1: Develop a strong and diversified tax base through guided office, commercial retain and industrial development.

Staff Comments

Planning & Zoning

The primary purpose of the M-1 Limited Industrial district is to permit certain industries which do not in any way detract from residential desirability to locate in any area adjacent to residential uses. The limitations on or provisions relating to height of buildings; horsepower; heating; flammable liquids or explosives; controlling emission of fumes, odors and noise; landscaping; and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

1. Parcel 10 was Rezoned to M-3, Heavy Industrial Zoning District in 2019 to permit two uses: (1) Materials recovery facilities, resource recovery/reclamation operations, and (2) Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yard and paint. This particular use and tenant will not be locating on this property.

The applicant, through this rezoning application, is downzoning the Parcel 10 and also restricting lot 13 [RZ-20-05] by voluntarily restricting high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual.

The applicant is reverting back to the previous zoning classification of M-1, Limited Industrial Zoning from Zoning Case ZM-97-004, but applying several

conditions to the M-1 zoning. The applicant has proffered that certain warehouse uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition be restricted from this rezoning. Should the applicant choose to apply the uses of 155 High-Cube Fulfillment Center Warehouse or 156 High-Cube Parcel Hub Warehouse, the applicant must amend the rezoning case and submit a 527 Traffic Impact Analysis (TIA). As a result of the TIA, the applicant may be required to provide off-site improvements to the transportation network.

2. The applicant has filed a subdivision application to consolidate Lots 10 & 13. The applicant has also filed a site plan application for a 650,000 square foot distribution center.

In summary, Planning staff finds that the applicant's requested uses would be appropriate for this site.

Horace H. Wade III, CFM, Planner II

Building Official:

This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. Please note all structures built on this property not meeting Section 108.2 Exemptions for application for permit will be required to be permitted and meet all provisions of the Virginia USBC and the Virginia SFPC.

Dean Simmons, Building Official

Utilities Department:

1. Connection to the water system must be made to existing 12" water line. Water demands must be provided to determine if the water supply is sufficient to meet the demands.
2. Connection to the sewer system must be made to the existing 8" force main using a private lift station.
3. The sewer system that serves this property is near full capacity. Prior to site plan approval, the applicant must perform an analysis to determine if improvements to the existing county facilities are required to serve the needs of the property. Any improvements required will be at the applicant's expense. At a minimum, the analysis must include all existing County facilities that may be affected up to the point of discharge at the pump station located at the intersection of Route 460 and Courthouse Road.

Frank Haltom, P.E., Director of Engineering and Utilities

Transportation:

1. Based upon the information contained within the application and the proffers offered by the applicant, VDOT agrees that the project will not trigger the requirements for a Chapter 527 traffic impact analysis.

2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appear to meet VDOT's Access Management Spacing standards.
3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.

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

Environmental, Police Department, Fire and EMS, Health Department : No comments.

Recommendation:

Staff recommends approval of the rezoning case of RZ-20-04 subject to the following conditions for a speculative distribution warehouse of 650,000 square feet up to 940,000 square feet.

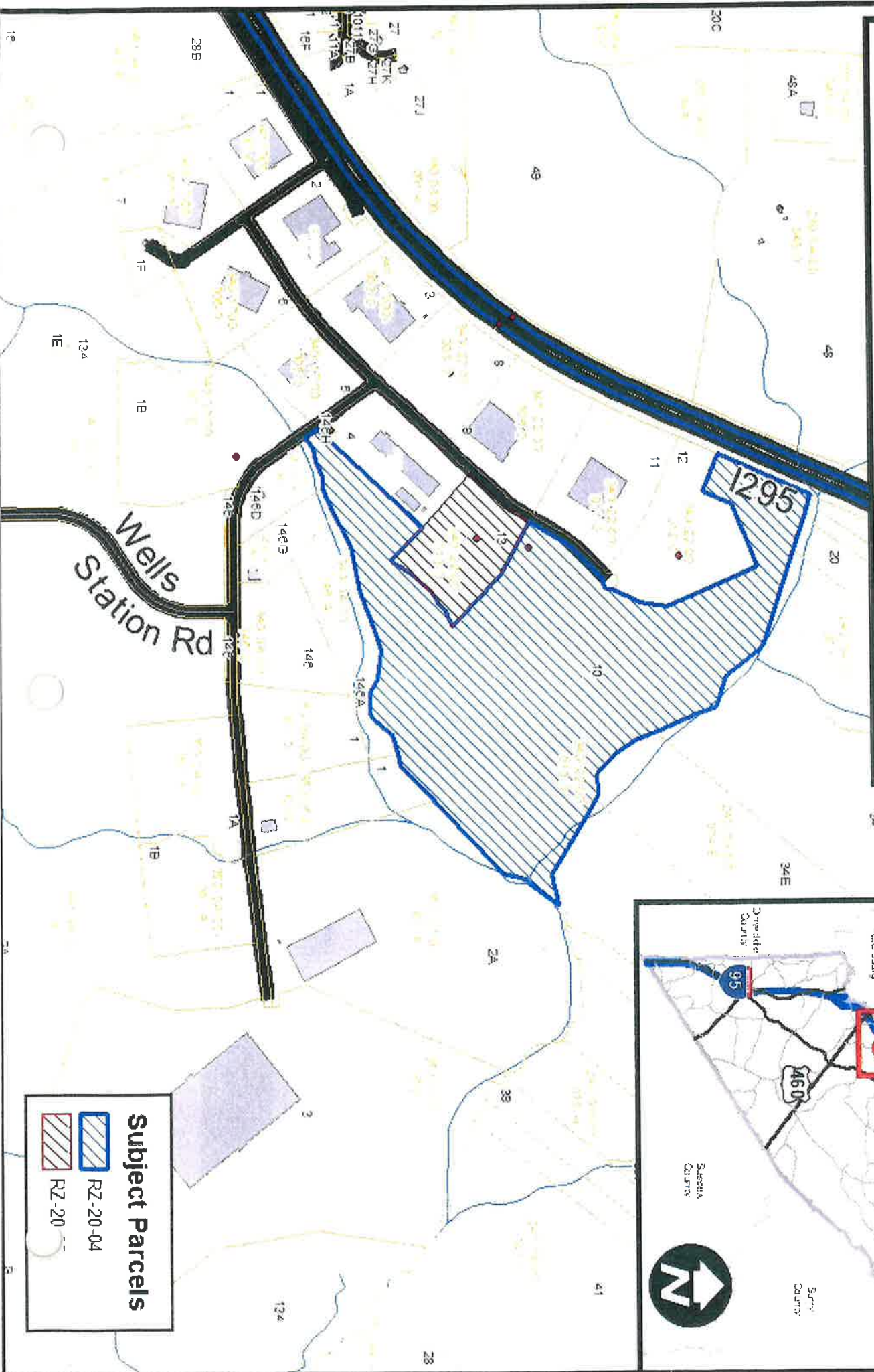
1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant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

6. The zoning on Lot 10 which is now M-3 Heavy Industrial with certain proffer limitations shall be downzoned to M-1, Limited Industrial Zoning to match Lot 13 existing zoning of M-1; furthermore the Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generational Manual 10th Edition as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by rezoning to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as part of this rezoning case.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Rezoning:
RZ-20-04 Rezoning from M-3 to M-1



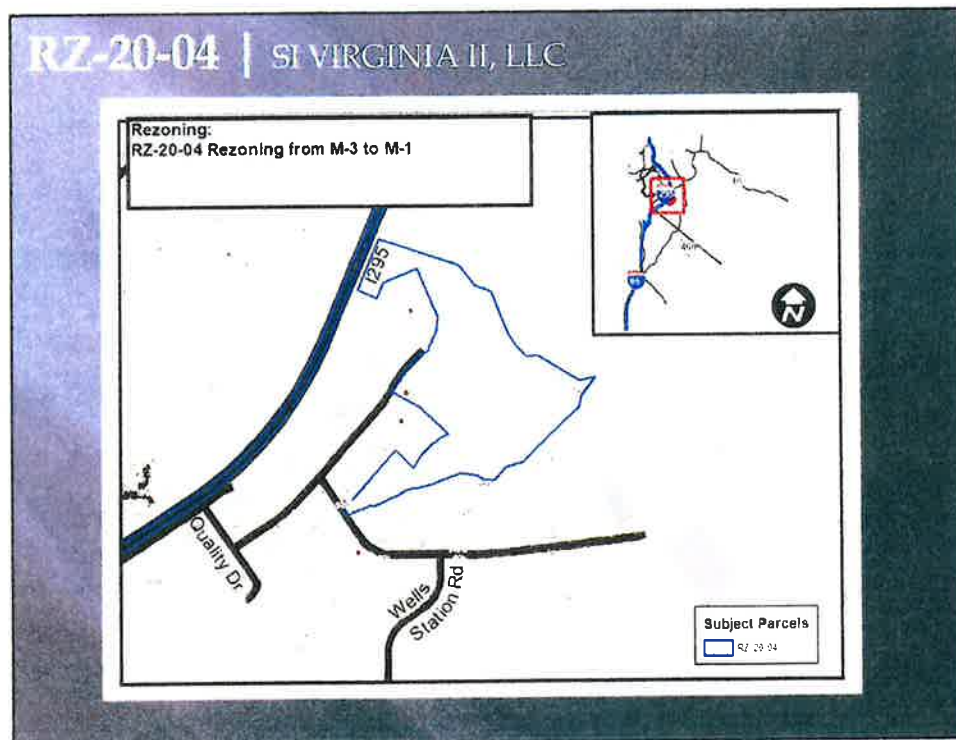
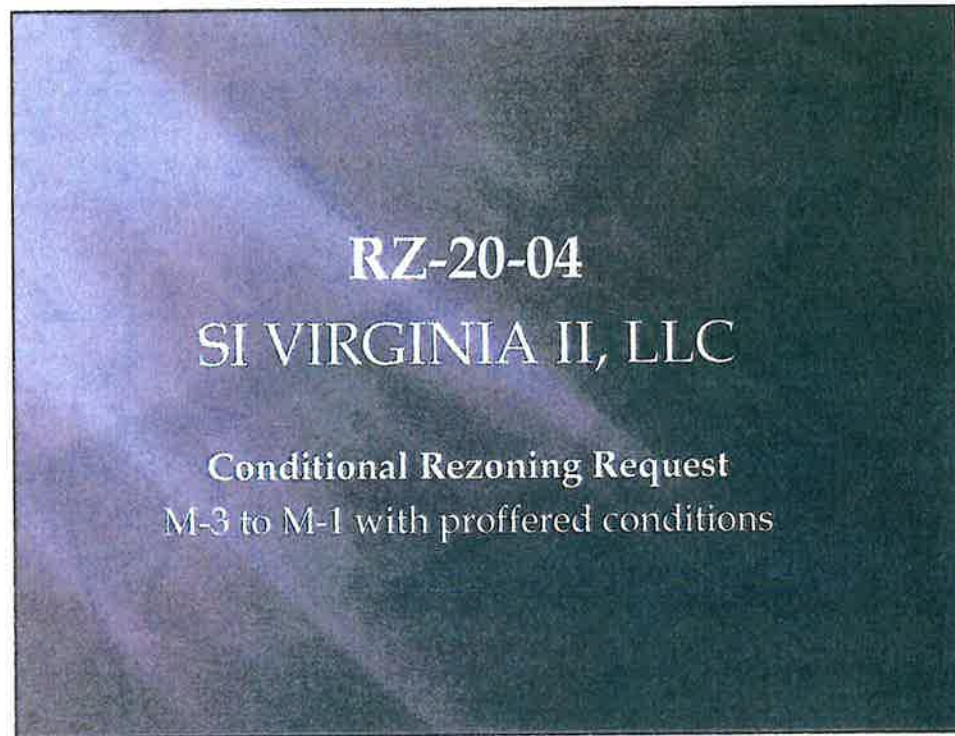
RZ-20-04 Rezoning from M-3 to M-1
RZ-20-05 Amending Rezoning Case Conditions



Subject Parcels

 RZ-20-04

RZ-20

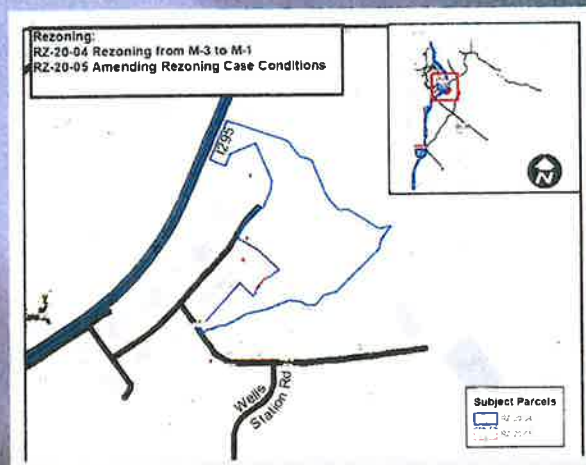


RZ-20-04 | SI VIRGINIA II, LLC

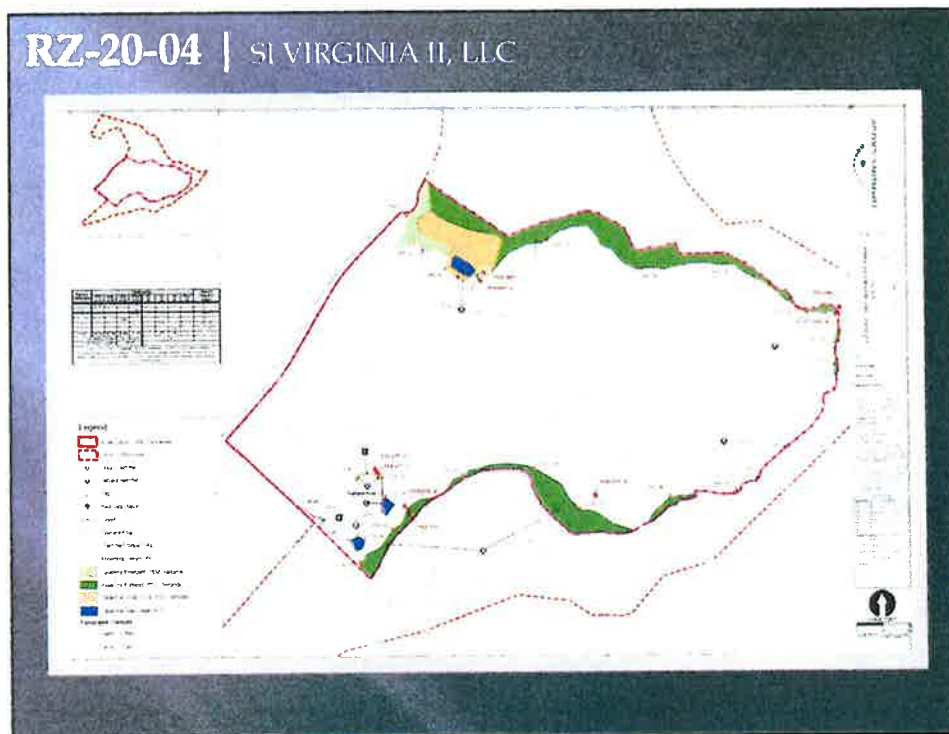
Previous uses approved in 2019:

- Materials recovery facilities, resource recovery/reclamation operations.
- Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.

RZ-20-04 | SI VIRGINIA II, LLC



- Applicant has filed a subdivision application to consolidate Lots 10 & 13.
- Applicant has filed a site plan application for a 650,000 ft² distribution center.
- Project will not trigger requirements for a Chapter 527 Traffic Impact Analysis



RZ-20-04 | SI VIRGINIA II, LLC

USES SUMMARY

- Permits all uses in M-1 with the exception to certain uses under (13) Wholesale businesses and storage warehouses
- Voluntarily restricts high traffic volume generating uses as requested by VDOT described in the Institute of Traffic Engineers Trip Generation Manual:
 - 155 High-Cube Fulfillment Center Warehouse
 - 156 High-Cube Parcel Hub Warehouse
- Restricted uses will require an amendment to the Rezoning case and a Chapter 527 Traffic Impact Analysis to be completed

RZ-20-04 | SI VIRGINIA II, LLC

RECOMMENDATION

Staff recommends approval subject to proffered conditions



REZONING FINAL APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-20-04

DATE SUBMITTED:

AUG 13 2020

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Rezone to M1

REQUEST PROPERTY ADDRESS / LOCATION:

Lot 10 and 13 in the SouthPoint Business park

REQUEST TAX MAP(S):

(LIST ALL)

340(22)00-010-0

340(22)00-013-0

**AFFECTED
ACREAGE:**

157.15

**ENTIRE PARCEL
(Y / N):**

yes

**CURRENT
ZONING:**

m1 and m3

**PROPOSED
ZONING:**

m1

REQUIRED ATTACHMENTS (CHECK ATTACHED):

☐ PROJECT DETAILS

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ CONCEPTUAL SITE PLAN
(USE GIS OR ENGINEER DRAWING)

☐ COMMUNITY MEETING SUMMARY

☐ ADDITIONAL ATTACHMENTS:

LEGAL OWNER

NAME(S):

SI Virginia II, LLC

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

1 Rocky Top, Clinton TN 37716

E-MAIL:

brenda@brendastarwaltcpa.com

PHONE:

865-441-8712

APPLICANT CONTACT

NAME(S) (IF DIFFERENT THAN OWNER):

Tom Wortham

RELATION TO OWNER:

Representative

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

2 Centre Plaza, Clinton TN 37716

E-MAIL:

twortham@hollingsworthcos.com

PHONE:

865-457-3701

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

NAME: President, Brenda S Starnell, SI Virginia LLC NAME: _____

SIGNED: Brenda S Starnell SIGNED: _____

DATE: 8 10 20 DATE: _____

AFFIDAVIT

NOTARIZATION:


STATE OF TENNESSEE

COUNTY OF: ANDERSON

Subscribed and sworn before me this 10 day of August 2020

Amanda Fritts
Notary Public

My Commission expires: 6/23 2024



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)	
REQUEST CODE REFERENCE(S):	ZONING INQUIRY #:
DEED REFERENCE:	APPLICABLE CASES:
CURRENT ZONING DISTRICT(S):	SURROUNDING ZONING DISTRICT(S):
CURRENT LAND USE(S):	SURROUNDING LAND USE(S):
COMP PLAN FUTURE LAND USE:	SURROUNDING FUTURE LAND USE:
PRE-APPLICATION MEETING REQUIRED? <u>Y / N</u>	DATE: _____ TIME: _____
COMMUNITY MEETING REQUIRED? <u>Y / N</u>	DATE: _____ TIME: _____

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: <u>Ø</u>	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: <u>*</u>	DATE RECEIVED: <u>8-13-2020</u>	RECEIVED BY: <u>HW</u>

* Enterprise Zone - No fee/exempt

STATEMENT OF PROFFER



Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, SI Virginia II, LLC does hereby voluntarily proffer, as the owner of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the VP-163 speculative distribution warehouse of 650,000 square feet up to 940,000 square feet on Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 of:

- 1). The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George Virginia" sheets: C050, C101, and C102 dated 7/28/20, and prepared by the Land Development Solutions (the "Conceptual Plan");
- 2.) The applicant will combine Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 into a single consolidated lot for the project to accommodate the size of the building and potential future expansion.
- 3). The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and South boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
- 4). All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
- 5). Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
- 6). The zoning on Lot 10 which is now M-3 Heavy Industrial with certain Proffer limitations shall be downzoned to M-1 Limited Industrial zoning to match Lot 13 existing zoning of M-1; furthermore Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual

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

7). The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.

8). The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/20, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

SIGNATURE PAGE FOLLOWS

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

Brenda S. Starwalt, SI Virginia II, LLC Date: 8/10/20
Property Owner - Signature

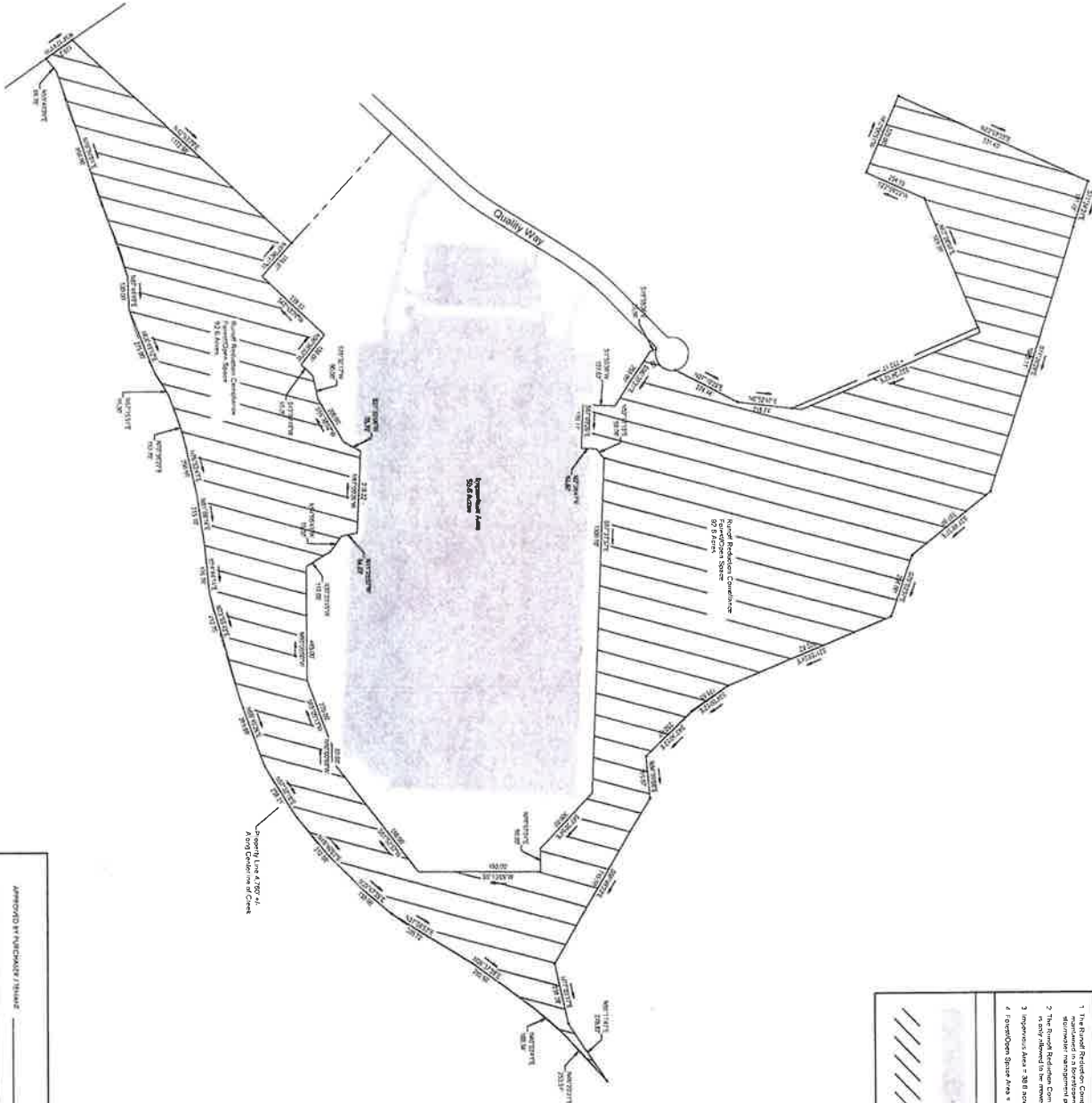
Brenda S. Starwalt, President of SI Virginia II, LLC
Type or print name

I Amanda Fritts a Notary for the State of Tennessee,
Anderson County do verify that the foregoing instrument was signed before me this the
10 day of August, 2020.

Amanda Fritts

6-23-2024
My commission expires





General Notes

1. The Runoff Reduction Compliance Forest/Open Space area shown here on this plan is intended to be a minimum area required and is not to be construed as a maximum area. The Runoff Reduction Compliance Forest/Open Space area is to be maintained in a permanent state and shall be subject to the same management as the Forest/Open Space area.
2. The Runoff Reduction Compliance Forest/Open Space area is to be maintained in a permanent state and shall be subject to the same management as the Forest/Open Space area.
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4. The Runoff Reduction Compliance Forest/Open Space area is to be maintained in a permanent state and shall be subject to the same management as the Forest/Open Space area.

Legend



APPROVED BY: HOLLINGSWORTH
APPROVED BY: DEVELOPER / ASLIT

DATE: _____

C050

1-2007 7/28/20

Drawn By: CDB
Checked: EJB
Approved: WMBB
Date: 7/28/20



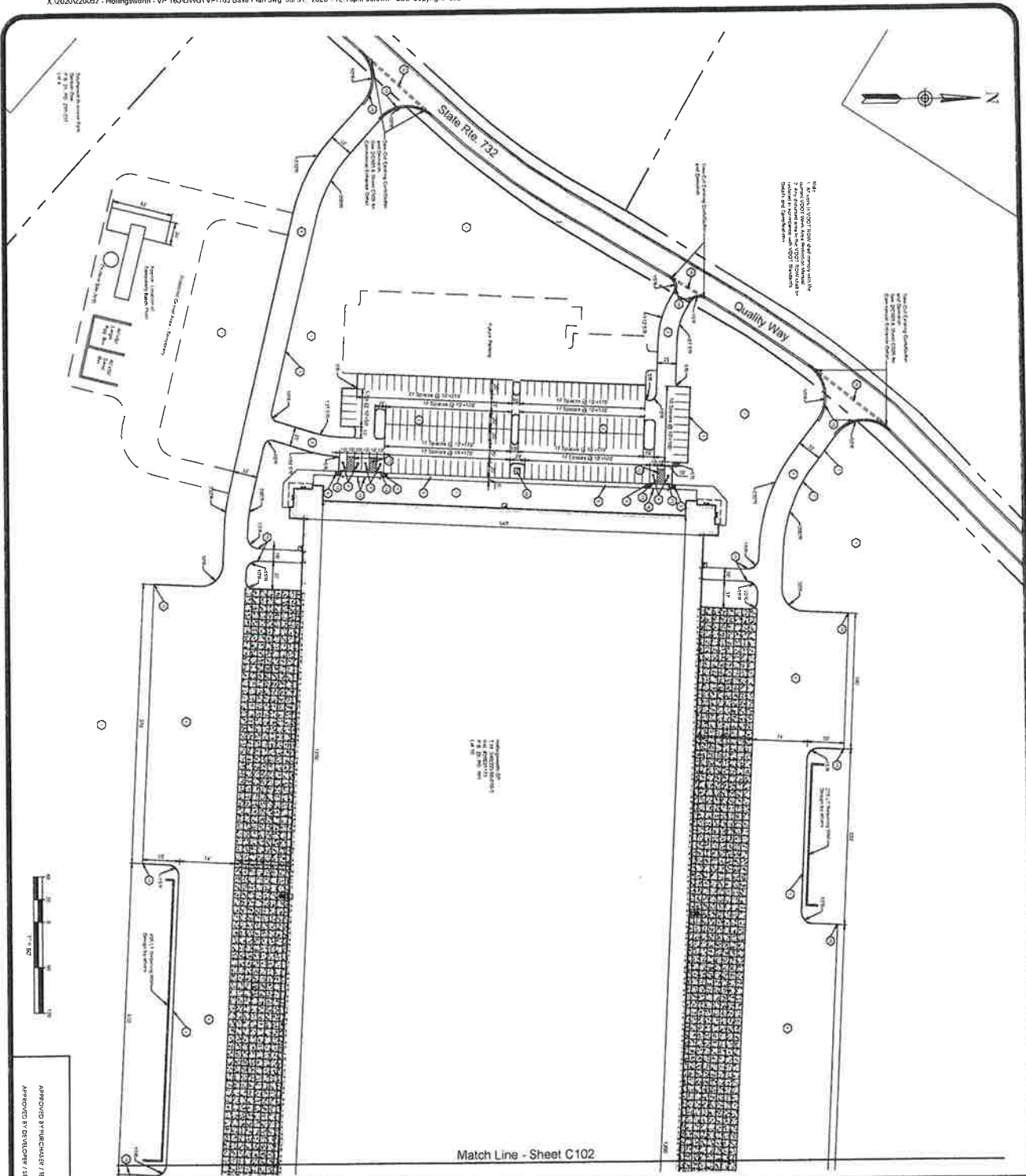
NO.	DATE	DESCRIPTION

Drawing Description

Runoff Reduction Compliance Forest/Open Space

LAND DEVELOPMENT SOLUTIONS
Land Development Solutions - USA, Inc. VA License #0407006092
310 SIMMONS RD., SUITE K KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

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



General Notes

- [illegible]

2. Owner:
SI Virginia II, LLC
One Rocky Top
Creston Tennessee 37716
Ph: 865.657.3611
3. Survey by:
M&H Neely & Terrence Group
4721 Owens Way Suite 5000
Pineville Georgia VA 29375
Phone: 804.541.6501
















4. Tax Map # 3-64722-010-0
5. Tract is mapped from 3rd to 4th or Firm Map 51142C0109
Effective Date: May 16, 2012
6. Property is located in Shreve, Georgia County and is Zoned M-1
7. Utilities: Water: Prince George County, UT, Dapl (800) 722-8706
Sewer: Prince George County Utility Dept. (800) 722-8706
Electric: Prince George Electric Cooperative (800) 834-2624
(City: Calhoun, Ga; Zip: 30601)

- 5 Total Paving Provided = 8 square
Acres
 $\frac{10 + 20}{10} = 3$ Acres
Total = 11 Acres

Layout Notes

- 1) All dimensions to curb reference face of curb / edge of pavement
- 2) See architectural drawings for building dimensions. All dimensions shown to building on this sheet are approximate
- 3) See Utility Plan for new and existing utility line locations

Legend

- | | |
|---|------------------------|
|  | Bolt Head |
|  | Property Line |
|  | Existing Frame |
|  | Existing Building Edge |
|  | Existing Frame Edge |
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Site Notes

- [illegible]

APPROVED BY PURCHASER / TENANT _____ DATE _____

Out

101

Drawing Description

Site Layout Plan



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

PLANNING COMMISSION -- STAFF REPORT

REZONING CASE AMENDMENT

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

CASE NUMBER:	RZ-20-05
REQUEST:	Amend Zoning Case ZM-97-004 to add conditions
APPLICANT:	SI Virginia II, LLC
OWNER:	SI Virginia II, LLC
LOCATION:	Along Quality Way and Hardware Drive
TAX MAP ID:	340(22)00-013-0
EXISTING ZONING:	M-1
EXISTING USE:	Vacant
SURROUNDING ZONING:	
NORTH & WEST	M-1, Limited Industrial
SOUTH & EAST:	M-3, Heavy Industrial
UTILITIES:	Public
REAL ESTATE TAXES:	No delinquent taxes are owed to the County as of September 10, 2020
MEETING INFORMATION:	
Planning Commission:	Thursday, September 24, 2020 at 6:30 p.m.
Board of Supervisors:	TBD
RECOMMENDATION:	Staff recommends approval

ATTACHMENTS:

1. Rezoning Amendment Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application, Textual Statement and Proffer Statement Letter

**PLANNING COMMISSION -- STAFF REPORT
REZONING CASE AMENDMENT RZ-20-05**

SI VIRGINIA II, LLC

PUBLIC HEARING: SEPTEMBER 24, 2020

Request:

The applicant is requesting to amend Zoning Case ZM-97-004 to add conditions to a 15.363 acre parcel (Southpoint Business Park, Lot 13) to allow a distribution warehouse of 650,000 square feet up to 940,000 square feet with Lot 10.

Comprehensive Plan

The Comprehensive Plan shows that the parcel in this area is appropriate for industrial use.

The plan includes additional language which is supportive of this use:

Economic Development Goal #1: To enhance the economic base and employment opportunities in Prince George.

Objective #1: Develop a strong and diversified tax base through guided office, commercial retain and industrial development.

Staff Comments

Planning & Zoning

The primary purpose of the M-1 Limited Industrial district is to permit certain industries which do not in any way detract from residential desirability to locate in any area adjacent to residential uses. The limitations on or provisions relating to height of buildings; horsepower; heating; flammable liquids or explosives; controlling emission of fumes, odors and noise; landscaping; and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

1. Lot 13 was Rezoned to M-1, Limited Industrial Zoning District in 1997 without any conditions. The applicant is also rezoning Lot 10, a 141.79 acre parcel to M-1 with conditions with the intent to consolidate the two parcels into one lot for a single project for a distribution warehouse.

By amending the conditions, the applicant seeks to apply the same conditions on Lot 13 that would apply to Lot 10. The applicant, through this rezoning case amendment, is restricting lot 13 by voluntarily restricting high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual.

2. The applicant has filed a subdivision application to consolidate Lots 10 & 13. The applicant has also filed a site plan application for a 650,000 square foot distribution center.

In summary, Planning staff finds that the applicant's requested uses would be appropriate for this site.

Horace H. Wade III, CFM, Planner II

Building Official:

This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. Please note all structures built on this property not meeting Section 108.2 Exemptions for application for permit will be required to be permitted and meet all provisions of the Virginia USBC and the Virginia SFPC.

Dean Simmons, Building Official

Utilities Department:

1. Connection to the water system must be made to existing 12" water line. Water demands must be provided to determine if the water supply is sufficient to meet the demands.
2. Connection to the sewer system must be made to the existing 8" force main using a private lift station.
3. The sewer system that serves this property is near full capacity. Prior to site plan approval, the applicant must perform an analysis to determine if improvements to the existing county facilities are required to serve the needs of the property. Any improvements required will be at the applicant's expense. At a minimum, the analysis must include all existing County facilities that may be affected up to the point of discharge at the pump station located at the intersection of Route 460 and Courthouse Road.

Frank Haltom, P.E., Director of Engineering and Utilities

Transportation:

1. Based upon the information contained within the application and the proffers offered by the applicant, VDOT agrees that the project will not trigger the requirements for a Chapter 527 traffic impact analysis.
2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appear to meet VDOT's Access Management Spacing standards.
3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.

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

Environmental, Police Department, Fire and EMS, Health Department : No comments.

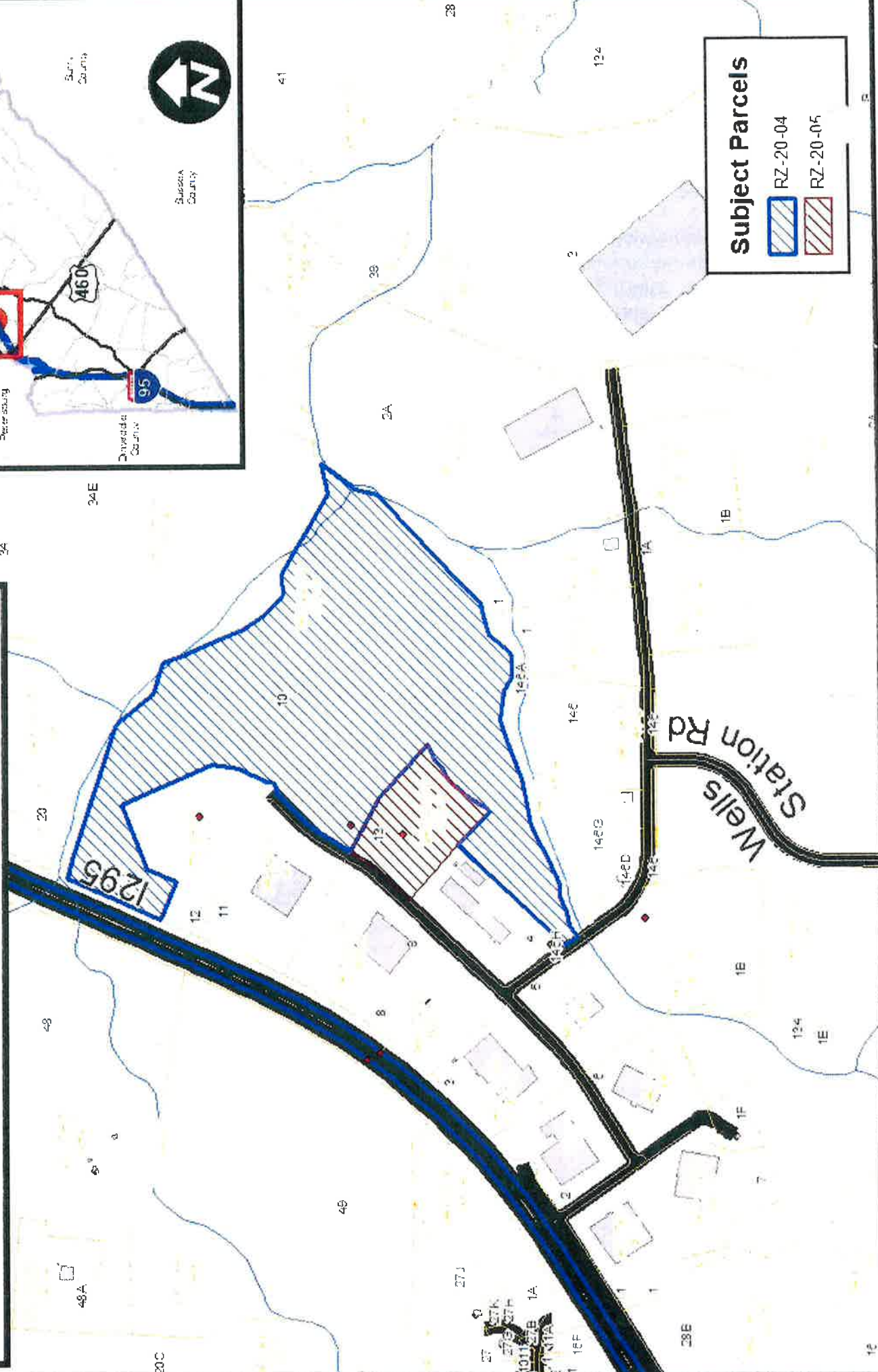
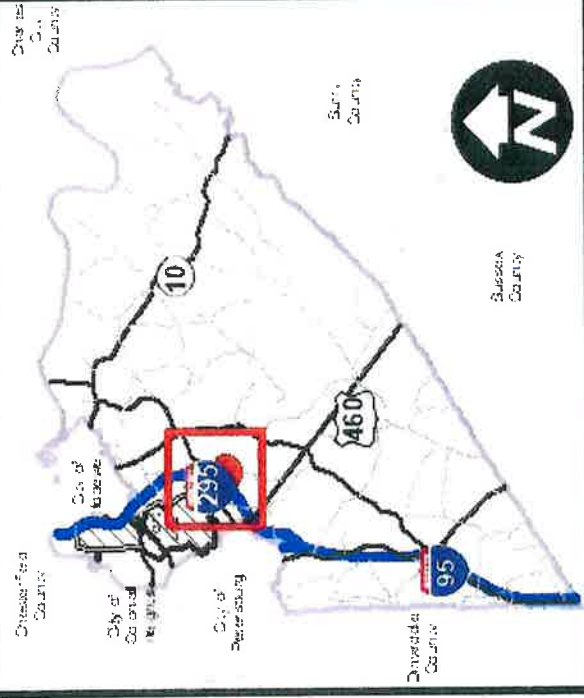
Recommendation:

Staff recommends approval of RZ-20-05, the rezoning case amendment for ZM-97-004, subject to the following conditions for a speculative distribution warehouse of 650,000 square feet up to 940,000 square feet.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
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5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by rezoning to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as a part of this rezoning case.

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

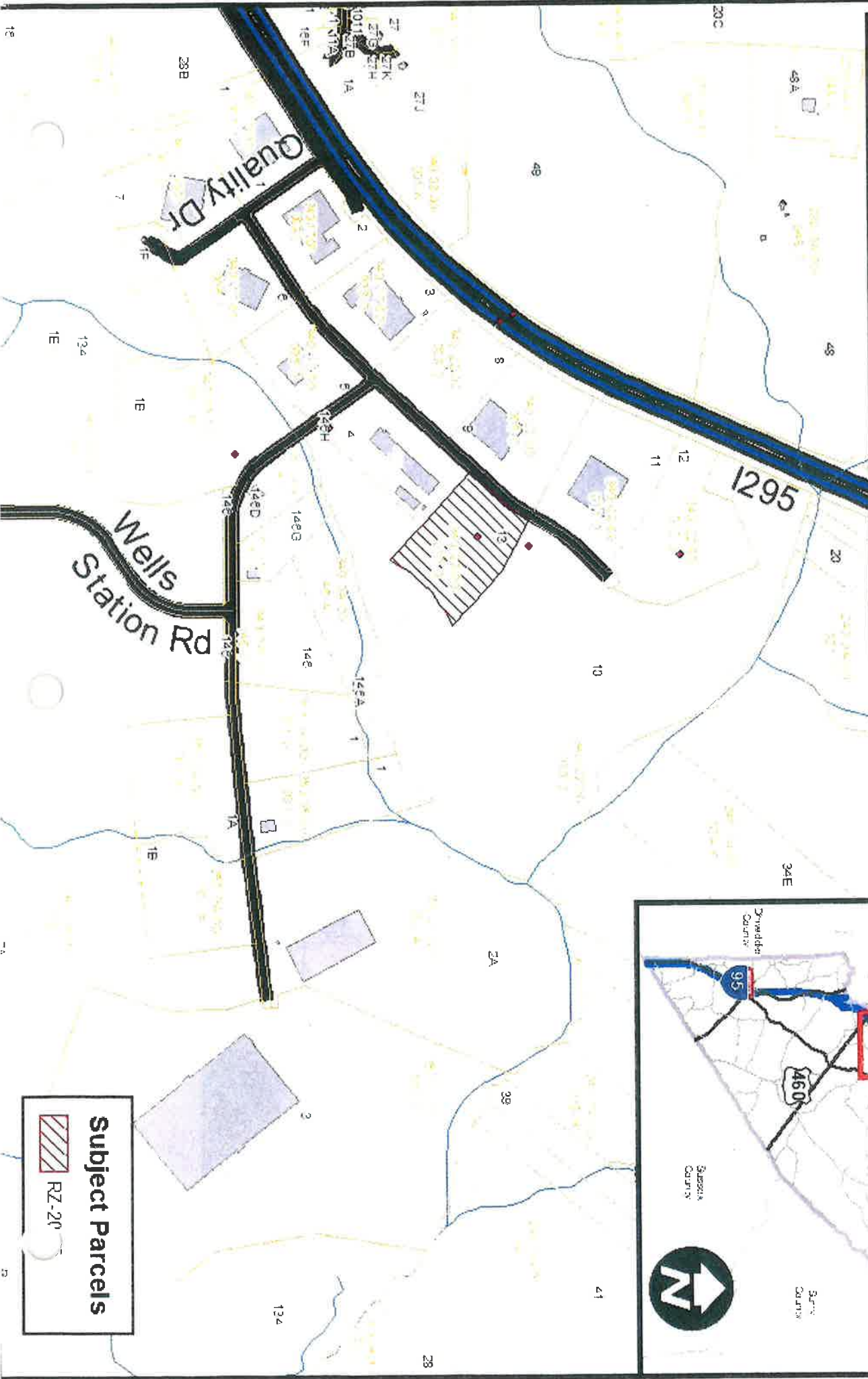
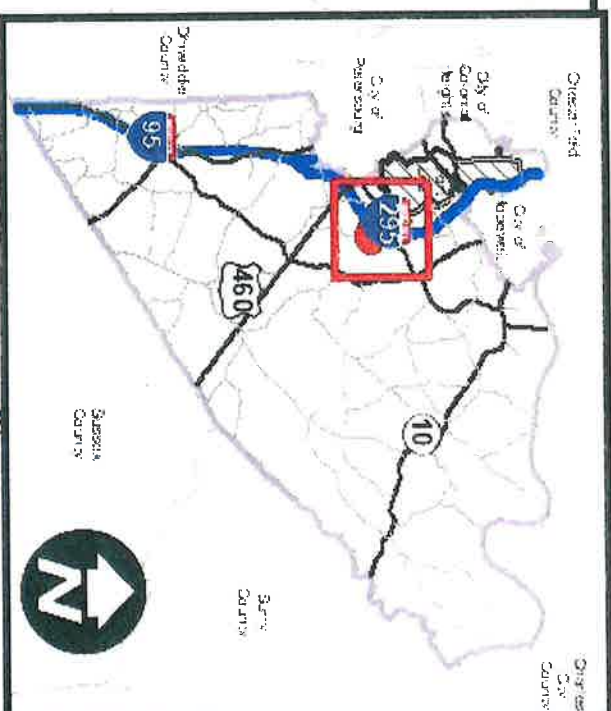
**Rezoning:
RZ-20-04 Rezoning from M-3 to M-1
RZ-20-05 Amending Rezoning Case Conditions**



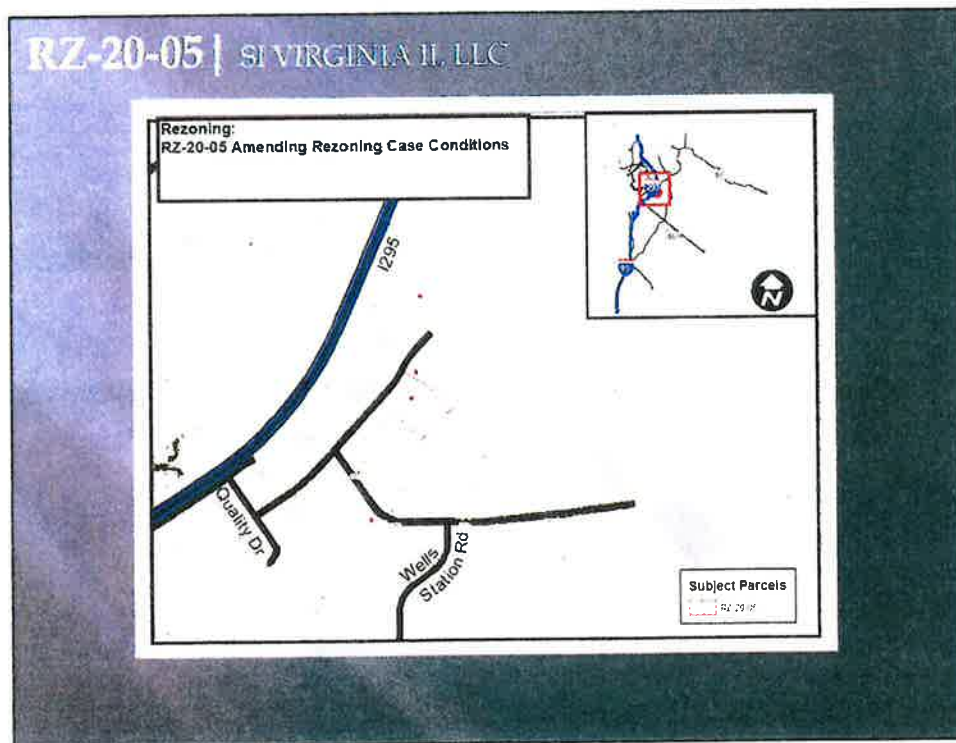
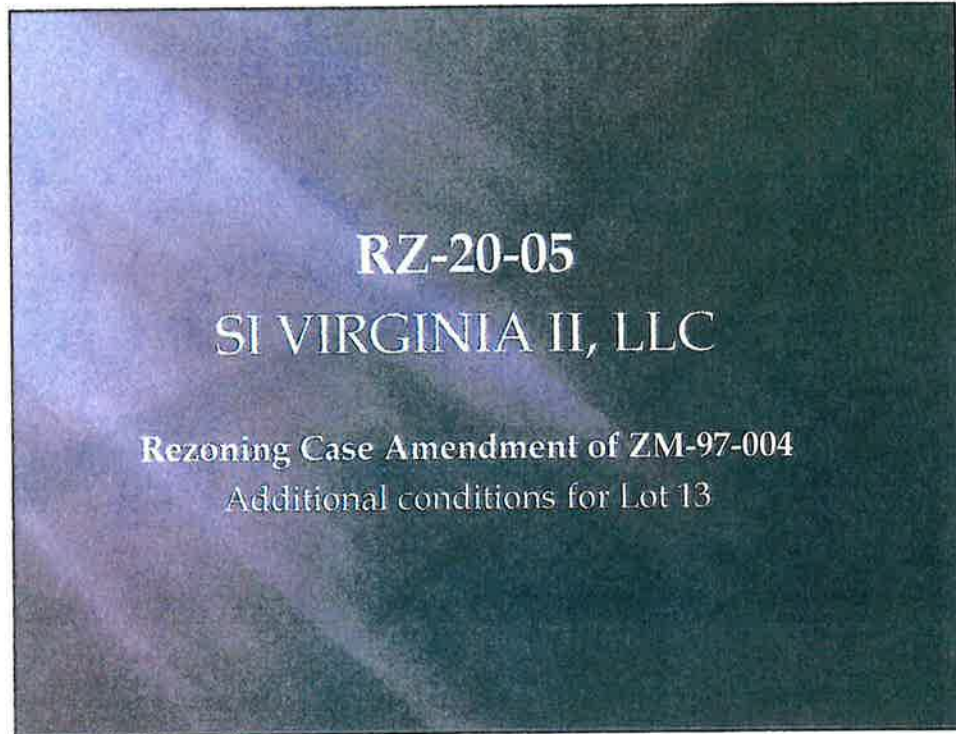
Subject Parcels

	RZ-20-04
	RZ-20-05

Rezoning: RZ-20-05 Amending Rezoning Case Conditions



Subject Parcels
RZ-20



RZ-20-05 | SI VIRGINIA II, LLC

CASE SUMMARY

Current Zoning: M-1, Rezoned in 1997 without conditions

Requested Zoning: M-1, Light Industrial with conditions for a 650,000 sq ft to 940,000 sq ft speculative distribution warehouse

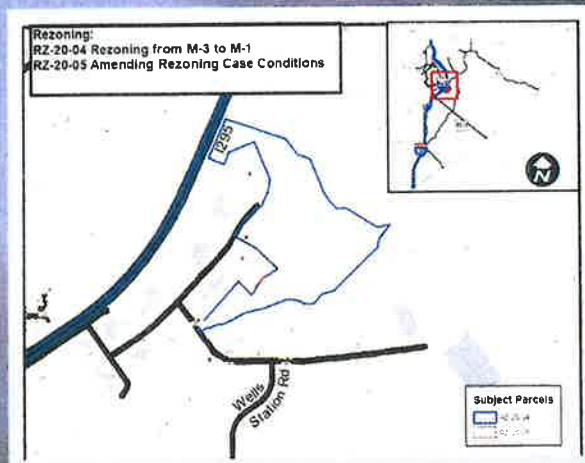
Surrounding Zoning: M-1 & M-3

Location: Across from 6062 Quality Way

Tax Map: 340(22)00-013-0

Comprehensive Plan: Appropriate for Industrial uses

RZ-20-05 | SI VIRGINIA II, LLC



- Applicant has filed a subdivision application to consolidate Lots 10 & 13.
- Applicant has filed a site plan application for a 650,000 ft² distribution center.
- Project will not trigger requirements for a Chapter 527 Traffic Impact Analysis

RZ-20-05 | SI VIRGINIA II, LLC

USES SUMMARY

- Permits all uses in M-1 with the exception to certain uses under (13) Wholesale businesses and storage warehouses
- Voluntarily restricts high traffic volume generating uses as requested by VDOT described in the Institute of Traffic Engineers Trip Generation Manual:
 - 155 High-Cube Fulfillment Center Warehouse
 - 156 High-Cube Parcel Hub Warehouse
- Restricted uses will require an amendment to the Rezoning case and a Chapter 527 Traffic Impact Analysis to be completed

RZ-20-05 | SI VIRGINIA II, LLC

RECOMMENDATION

Staff recommends approval subject to proffered conditions



REZONING FINAL APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-2005

DATE SUBMITTED:

AUG 13 2020

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Rezone to M1

REQUEST PROPERTY ADDRESS / LOCATION:

Lot 10 and 13 in the SouthPoint Business park

REQUEST TAX MAP(S):
(LIST ALL)

340(22)00-010-0

340(22)00-013-0

**AFFECTED
ACREAGE:**

157.15

**ENTIRE PARCEL
(Y / N):**

yes

**CURRENT
ZONING:**

m1 and m3

**PROPOSED
ZONING:**

m1

REQUIRED ATTACHMENTS (CHECK ATTACHED):

☐ PROJECT DETAILS

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ CONCEPTUAL SITE PLAN
(USE GIS OR ENGINEER DRAWING)

☐ COMMUNITY MEETING SUMMARY

☐ ADDITIONAL ATTACHMENTS:

LEGAL OWNER

NAME(S):

SI Virginia II, LLC

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

1 Rocky Top, Clinton TN 37716

E-MAIL:

brenda@brendastarwaltcpa.com

PHONE:

865-441-8712

APPLICANT CONTACT

NAME(S) (IF DIFFERENT THAN OWNER):

Tom Wortham

RELATION TO OWNER:

Representative

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

2 Centre Plaza, Clinton TN 37716

E-MAIL:

twortham@hollingsworthcos.com

PHONE:

865-457-3701

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

AFFIDAVIT

NAME: President, Brenda S Starnell, SI Virginia LLC NAME: _____

SIGNED: Brenda S Starnell SIGNED: _____

DATE: 8 10 20 DATE: _____

NOTARIZATION:


STATE OF TENNESSEE

COUNTY OF: ANDERSON

Subscribed and sworn before me this 10 day of August, 2020

Amanda Fritts
Notary Public

My Commission expires: 6/23, 2024



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)	
REQUEST CODE REFERENCE(S):	ZONING INQUIRY #:
DEED REFERENCE:	APPLICABLE CASES:
CURRENT ZONING DISTRICT(S):	SURROUNDING ZONING DISTRICT(S):
CURRENT LAND USE(S):	SURROUNDING LAND USE(S):
COMP PLAN FUTURE LAND USE:	SURROUNDING FUTURE LAND USE:
PRE-APPLICATION MEETING REQUIRED? Y / N	DATE: TIME:
COMMUNITY MEETING REQUIRED? Y / N	DATE: TIME:

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: <u>Ø</u>	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: <u>*</u>	DATE RECEIVED: <u>8-13-2020</u>	RECEIVED BY: <u>HW</u>

* Enterprise Zone - No fee/exempt

STATEMENT OF PROFFER

Rezoning case amendment to ZM-97-004, SI Virginia II, LLC does hereby voluntarily proffer pursuant to Section 15.2-2296 of the Code of Virginia & Article XVII of the Prince George County Zoning Ordinance, as the owner of Lot 13 (the "Property"), which is the subject of this rezoning amendment request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the VP-163 speculative distribution warehouse of 650,000 square feet up to 940,000 square feet on Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 of:

- 1). The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George Virginia" sheets: C050, C101, and C102 dated 7/28/20, and prepared by the Land Development Solutions (the "Conceptual Plan");
- 2.) The applicant will combine Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 into a single consolidated lot for the project to accommodate the size of the building and potential future expansion.
- 3). The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
- 4). All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
- 5). Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
- 6). The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel

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

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8). The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/20, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

SIGNATURE PAGE FOLLOWS

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

Brenda Starwalt

Property Owner – Signature

Date: 9-15-20

Brenda S. Starwalt, President of SI Virginia II, LLC

Type or print name

I Amanda Fritts a Notary for the State of Tennessee,
Anderson County do verify that the foregoing instrument was signed before me this the
15 day of September, 2020.

Amanda Fritts

6-23-2024
My commission expires



Residential Poultry Ordinance Update
Planning Commission Meeting
September 24, 2020

Staff continues to work on a draft ordinance amendment regarding residential poultry including backyard chickens.

Staff provided an update to the Planning Commission at the August 27 meeting. Staff shared feedback from the Board of Supervisors, received feedback from the Commission, and discussed plans for soliciting public input on the ordinance amendment.

Since that meeting, Staff has posted information on the County website, issued a press release, and prepared a direct mailing to residents on small residential lots in the County. Staff elected to utilize the direct mailing in lieu of a public meeting due to restrictions on in-person meetings during the pandemic. Due to the time constraints in preparing a direct mailing to residents, additional time is necessary to allow sufficient opportunity for public input.

Staff will aggregate community feedback on the topic and provide an updated draft ordinance amendment for the Planning Commission's review at the October 22 Planning Commission Meeting, and ask at that time if the Commission has consensus to advertise for a public hearing at the November meeting.

**Sign Ordinance Update
Planning Commission Meeting
September 24, 2020**

Staff and subcommittee identified areas of improvement in the draft ordinance presented to the Board of Supervisors in June 2019. Staff and the subcommittee reviewed the 2019 draft ordinance and a model sign ordinance, and made recommendations to improve the ordinance.

The purpose of revising the ordinance for signage is to:

1. Remove content based restrictions on signage as an outcome of the United States Supreme Court verdict of the Reed v. Town of Gilbert; and
2. Provide enhanced standards for signage per:

Land Use Goal: To achieve a balanced land use system that provides sufficient and compatible land areas for all community land use needs, while protecting sensitive natural environments and important local historic and cultural resources.

Objective 4: Adopt and maintain appropriate land use ordinances and voluntary programs designed to guide and implement the provisions of this comprehensive plan.

On September 8th, The Board held a Work Session to discuss the Sign Ordinance update. The Board will provide comments for the Planning Commission to consider prior to a public hearing for the Sign Ordinance.

Schedule for adoption:

1. Public Input –September & October 2020
2. Planning Commission Public Hearing – TBD
3. BOS Public Hearing – TBD

September 8 Meeting Recap

BOS Approves Round Two Appropriation for Coronavirus Relief Funds

Counties and cities received a memo from the Secretary of Finance indicating that the Commonwealth would make a second distribution (Round 2) of these funds to localities based on population. Prince George County signed a certification stating that these funds would be used as directed and received the second distribution of CARES CRF funds of \$3,346,151 on August 5. The Board of Supervisors at its September 8 meeting held a public hearing because the amount is more than 1% of the budget, and unanimously approved Round 2 of CARES Coronavirus Relief Funds in the amount of \$3,346,151.

The funds will be used for community relief initiatives and estimated County and School COVID-19 related expenditure needs. Some of those community relief initiatives include rent and mortgage assistance, food and personal care vouchers, clothing vouchers, student salon and haircut vouchers, cooling and heating assistance, garbage collection assistance, and childcare assistance.

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

- Discussed a sign ordinance.
- Received an update on the Fire and EMS Museum.
- Received a report on solicitor permits.
- Approved on consent a resolution dedicating a utility easement to Prince George Electric Cooperative.
- Approved on consent and presented a commendation to Master Mechanic Timothy M. Horne for his service to Prince George County.
- Approved on consent and presented a commendation to Lieutenant Sean Moore for his service to Prince George County.
- Approved on consent and presented a proclamation for Suicide Prevention Awareness Month for the month of September, 2020.
- Approved on consent an appropriation in the amount of \$6,575.82 for insurance recoveries for the Food Lion Water System lightning damage to generator.

- Received a road maintenance report from the Virginia Department of Transportation.
- Received a quarterly financial report.
- Unanimously approved a resolution authorizing the advertisement of a public hearing on October 13 for the appropriation of \$2,095,925 in unexpended Series Fall 2019 stormwater bond proceeds for use in FY2021.
- Unanimously approved a resolution authorizing the advertisement of a public hearing on September 22 for an ordinance to effectuate temporary changes in certain deadlines and to modify public meeting and public hearing practices and procedures to address continuity of operations associated with pandemic disaster.
- Unanimously approved an appropriation of unexpended FY2019-20 budgets to FY2020-21 in the amount of \$911,271.41 for grants, donations and capital funds.
- Unanimously approved an appropriation in the amount of \$58,910 in CARES Act funding for the Registrar.
- Unanimously approved a resolution accepting an amendment to a lease agreement between Prince George County and Tree Time Adventures, Inc.
- Unanimously approved an award of contract for utility advisory financial services in the amount of \$40,000.
- Unanimously approved an award of contract in the amount of \$75,000 for a wastewater treatment plant preliminary engineering report.
- Unanimously authorized the execution of cell tower leases.
- Unanimously authorized the advertisement of a public hearing on October 13 to accept a land exchange agreement between the County and James R. Jones.
- Unanimously approved the execution of an amendment to the COVID-19 Small Business Micro-Grant Agreement.
- Unanimously postponed the approval of a debt refunding option to September 22.
- Unanimously postponed the appointments to the Crater Regional Workforce Development to September 22.
- Held a public hearing and unanimously approved a resolution accepting an easement between the County and Mid-Atlantic Broadband Communities Corporation to construct a telecommunications facility at 8200 Quality Drive.

Comprehensive Plan Update
Planning Commission Meeting
September 24, 2020

Staff has assembled a list of recommended updates for the Comprehensive Plan based on input from subcommittees conducted under the former Planning Manager as well as input from current staff and findings from a general review for compliance with State Codes. Staff has begun a first draft for the Comprehensive Plan update to include formatting and organizational improvements, demographic data updates, new and updated maps, and an integration of the input and recommendations assembled prior to beginning the draft. At this time, staff is preparing updates to individual chapters, and has requested a technical review of the Transportation Chapter by VDOT. The proposed next milestones are as follows:

1. Completion of internal first draft of all proposed changes for Chapters I through IV
2. Completion of internal first draft of all proposed changes for Chapters V through VIII
3. Completion of internal first draft of all proposed changes for Chapters IX and X
4. Completion of internal first draft Comprehensive Plan update for Planning Commission review
5. Update based on Planning Commission feedback to produce Second Draft of Comprehensive Plan update
6. Community Meetings and Final draft
7. Public Hearings