

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-16-01

APPLICANT: Prince George County

LOCATION OF PROPERTY: Northwest quadrant of Route 10 and Moody Road

PARCEL ID #: 150(OA)00-023-0

PLANNING DISTRICT: Prince George Planning Area

REQUESTED ACTION: Conditional Rezoning Request

EXISTING ZONING: R-1, Limited Residential

PROPOSED ZONING: A-1, General Agricultural

EXISTING USE: Vacant

PROPOSED USE: Fire Station and Rescue Squad

SURROUNDING ZONING:

North South East and West: A-1, General Agricultural
R-1, Limited Residential
R-2, Limited Residential

UTILITIES: Private Well and Septic

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

MEETING INFORMATION:

Planning Commission: Thursday, March 24, 2016 at 7:30 p.m.
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Board of Supervisors: Tuesday, April 12, 2016 at 7:30 p.m.

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

ATTACHMENTS:

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

**PLANNING COMMISSION STAFF REPORT
REZONING REQUEST – CASE RZ-16-01
PRINCE GEORGE COUNTY
PUBLIC HEARING: MARCH 24, 2016**

Request:

The applicant proposes to conditionally rezone 5.7 +/- acres from R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 land uses to include a future fire station.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this general area for residential uses. The Future Land Use Map serves as a general guide for the future development of the county. The Planning Commission and Board of Supervisors can use this map as a source of information when planning public facilities such as a future fire station location. The Fire & EMS Director along with other staff members have performed GIS research in order to locate a potential fire station in relation to the other existing fire stations that serve the Route 10 Corridor (see map).

The subject property was chosen based upon the potential for future residential growth in the northern portion of the County and the potential for commercial growth along the Route 10 Corridor that will need both fire protection and ambulance service; and the ISO ratings for fire insurance will get better due to the new fire station serving this area of Prince George County.

County Attorney:

On January 12, 2016, the Board of Supervisors authorized the County Administrator to enter into a real estate purchase agreement in which the Board agreed to purchase a 5.7 +/- acre parcel. On February 23, 2016, the Board of Supervisors initiated a rezoning application to be reviewed by the Planning Commission and returned to the Board of Supervisors for final action.

Community Development:

The Community Development and Code Compliance Department has reviewed the request with respect to the Virginia Uniform Statewide Building Code. Construction of any new buildings will require permits from the Inspections Division. A Certificate of Occupancy will be required once the building is complete and ready to be occupied by County Staff and volunteers at the station.

Transportation:

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objection to the proposed conditional rezoning. The proposed access location to this site on Moody Road will be subject to VDOT review and comment at the time of site plan review for the new fire station use.

Recommendation:

Staff recommends Approval of this rezoning request for the development of the subject property and recommends the following Board imposed conditions, in lieu of proffers, that would include:

1. The following A-1, General Agricultural land uses shall be permitted on the property as found under Section 90-52 Uses and structures permitted by right:

- (1) *Agricultural uses involving tilling soil, raising of crops, horticulture, forestry and gardening.*
- (3) *Detached single-family dwelling on an individual lot.*
- (7) *Park or playground.*
- (9) *Home Occupations: a. Office and b. Home occupation child care.*
- (10) Volunteer fire or rescue squad.**
- (19) *Temporary Outdoor Christmas tree sales and holiday items provided that:*
 - a. *Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands, and similar decorative horticultural materials and holiday craft items.*
 - b. *Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.*
 - c. *Sufficient area shall be set aside to provide a minimum of five temporary off street parking spaces. If the sales are conducted on the same lot with the existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.*
 - d. *All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15th.*

The following A-1 General Agricultural land uses shall be permitted on the property by Special Exception as found under Section 90-53 Uses and structures permitted by special exception:

- (9) *Assembly hall.*
- (12) *Professional office.*
- (15) *Public utility generating station, transmission line, and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station or regulator station.*
- (23) *Animal hospital, animal boarding place or veterinary service.*
- (35) *Community center.*
- (36) Buildings or uses primarily for federal, state, county or local governmental purposes except public school, park or playground.**
- (38) *Wayside stand for display and sale of farm products.*
- (42) *Agricultural equipment sales and service.*
- (52) *Home professional and trade offices.*
- (53) *Cottage industry home occupation on a parcel of five acres or more in area.*
- (54) *Family daycare home (large).*
- (55) *Home occupation in an accessory building.*
- (56) *Bingo Hall.*

- 2. Stormwater quantity and quality shall be provided for this site through development of on-site best management practices. All stormwater easements and basins shall be maintained by the property owner.
- 3. All utilities will be provided underground for this development, to include, but not limited to, power, telephone, gas and cable television lines.
- 4. The applicant shall provide and maintain a natural and/or landscaped fifty (50) foot buffer along the eastern, western and northern property lines by taking advantage of any existing, mature evergreen trees on the subject property or by using a combination of evergreen trees and shrubs within the fifty (50) buffer. The height of the trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of the shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The evergreen trees and shrubs should be native or direct cultivars of native plants (nativars) to Virginia. To ensure survival and plant

growth, the landscaping shall be bonded or a guarantee provided by the nursery for a period of one year after installation on the subject property through site plan approval as stated in Sections 90-826 through 90-826.8 in the buffers, screening and landscaping standards of the Zoning Ordinance.