

MINUTES
Planning Commission
County of Prince George, Virginia
Regular Business Meeting

September 22, 2022

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

MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, September 22, 2022 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Alex W. Bresko, Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Mrs. Anderson	Present
Mr. Brown	Absent
Mr. Brockwell	Absent

Also present: Julie Walton, Director, Dan Whitten, County Attorney, Andre Greene, Planner II, Tim Graves, Planner I and Missy Greaves-Smith, Office Manager

INVOCATION. Mrs. Elder provided the Invocation.

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

ADOPTION OF THE AGENDA. Mr. Bresko asked the Commissioners for a motion to approve the meeting Agenda for the September 22, 2022 Planning Commission. Mr. Joyner made a motion to approve the meeting Agenda and Mrs. Elder seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell

PUBLIC COMMENT PERIOD. At 6:33 p.m., Mr. Bresko opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as a Public Hearing item. Citizens were asked to limit their comments to three (3) minutes.

With no one present indicating they wished to speak, the Public Comment Period was closed at 6:33 p.m.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes - Mr. Bresko asked the Commissioners to review the minutes of the August 22, 2022 Work Session of the Planning Commission. Mrs. Elder made a motion to approve the August 22, 2022, Work Session minutes. Ms. Anderson seconded the motion.

Roll Call:

In favor: (5) Joyner, Simmons, Elder, Anderson, Bresko

Abstain: (0)

Opposed: (0)

Absent: (2) Brown, Brockwell

A-2. Adoption of Meeting Minutes - Mr. Bresko asked the Commissioners to review the minutes of the August 25, 2022, meeting of the Planning Commission. Ms. Anderson made a motion to approve the August 25, 2022 meeting minutes. Mrs. Elder seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Joyner, Anderson, Bresko

Abstain: (0)

Opposed: (0)

Absent: (2) Brown, Brockwell

A-3. SUBDIVISION WAIVER SW-22-02: Request of Charles Sutton for a minor subdivision exception as set out in § 82-31 and § 82-351 and authorized under § 70-208, to permit a minor subdivision creating one additional lot of no less than five acres without connecting to public water and sewer systems, from a parcel located within the Prince George Planning Area and R-A zoning district, and with the remainder tract meeting applicable zoning requirements. The subject property is known as Tax Map 530(01)00-00A-0 and is located at 6214 Thweatt Drive.

Tim Graves presented the case to the Planning Commission.

Background information:

The Comprehensive Plan for Prince George County designates the Prince George Planning Area (PGPA) as the planned growth area for dense, suburban type development and states that it will be necessary to have water and wastewater infrastructure installed in the PGPA to provide for the anticipated commercial, industrial and residential growth. Since the County government does not have a budget for extending water and sewer infrastructure to serve new areas, the responsibility to extend the necessary infrastructure falls on developers (i.e. subdividers) who desire to develop the land.

The location of this property is just on the edge of the Prince George Planning Area. The County Code states all developments of one or more lots in the Planning Area must connect to the County's public water and waste water systems. The development is therefore required to connect to public water and

sewer systems regardless of distance and cost, unless a subdivision waiver request is granted by the Planning Commission.

Request Summary:

Staff understands based on discussions with the owner and applicant that the purpose of the proposed subdivision is to allow Mr. Sutton to sell the proposed new parcel to Mr. Morris so that he can build a new single-family dwelling with a private well and a private septic system (instead of extending and connecting to public water and sewer systems).

Given that this request is for an exception to the standard ordinance requirements, and is therefore similar to a variance request to the Board of Zoning Appeals, staff is not providing a recommendation on approval or disapproval. If the Commission wishes to approve this request, it is required to find that the request meets all of the criteria provided for in the ordinance (copied below and in the draft resolution).

Staff prepared sample motions and a draft resolution for the Commission to use if it finds this request worthy of approval. Criteria for approval of this type of request, as defined in Section 70-208 are:

- A. In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.
- B. There is no prejudice to the health and safety of the surrounding citizens.
- C. The remainder tract meets applicable zoning requirements.

Summary of Staff Reviews from other departments:

Utilities Department – Rachael Lumpkin, Department of Engineering and Utilities

- 1. The closest waterline available to the proposed subdivision is approximately 20,000 linear feet (3.8 miles) and the closest gravity wastewater line is approximately 21,000 linear feet (4 miles) from the proposed subdivision.
- 2. This area has not yet been master planned to show future water and wastewater line extensions. A master plan, acceptable to the Utilities Department, of the area would be required prior to any water or wastewater extensions.

Recommended Conditions:

Staff has recommended the below conditions to accompany this Subdivision Waiver request based on comments from the Utilities Director and the other applicable requirements in the Subdivision Ordinance. The Applicant has reviewed and supports these conditions.

- 1. Private water and septic are permitted, with Virginia Department of Health approval, on the newly divided parcel to serve permitted uses.
- 2. Any further development will require connection to the public utilities in accordance with the County Code.
- 3. Should public utilities be extended in the future, the newly divided parcel will be required to connect to the public utilities at that time and pay all associated connection fees, in accordance with applicable County Code requirements.

4. The subdivision plat that may be approved with this waiver shall meet all other applicable requirements as approved by the Subdivision Agent.

Discussion:

Mr. Simmons asked if he owned the property without subdividing it and built a house there, would he be able to build and not have to hook up to public water and sewer?

Mr. Graves replied, yes, if there is not already a house there.

Mrs. Elder questioned if any hardships were indicated in the application process. Mr. Charles Sutton, the property owner, explained he has had some family changes and it would cost too much to hook up to County water and sewer. Therefore, he had decided to sell the property.

Mrs. Anderson questioned the intent of the person buying the property because the mailing address and email were for a business account in Bracy, VA. She asked if they were planning on building a house. Mr. Sutton responded that they are wishing to build a house for their family.

Mr. Bresko asked for clarification on why the applicant did not include the hardships on the application. Mr. Sutton stated he did not realize he needed to include that information.

Mr. Simmons asked if the money from the sale of the house was needed to help to take care of his mother. Mr. Sutton explained he was trying to take care of two houses and financially it has become a hardship.

Mr. Bresko asked the Commissioners for a recommendation and a motion. Mrs. Anderson moved to approve SW-22-02, by adopting resolution R-22-02, to include the following finding:

1. Strict adherence to the general regulation in this ordinance would result on substantial injustice or hardship.

The motion was seconded by Mr. Simmons.

Roll Call:

In favor: (3) Simmons, Anderson, Joyner

Opposed: (2) Elder, Bresko

Absent: (2) Brown, Brockwell

- P-1. SPECIAL EXCEPTION SE-22-09:** Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

Andre Greene presented the case to the Planning Commission.

Background information:

Grand Slam, LLC has been providing service in the Tri-Cities area for 8 years and has an office location in the City of Petersburg on Sycamore Street.

The applicant submitted a preliminary application on May 6, 2022 and a final application on August 1, 2022.

Applicants' Goals:

According to the application statement, "This program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges with a supportive and engaging environment to develop life skills and become more independent."

Request Summary:

- The applicant wishes to purchase an existing commercial building (which is divided into 3 suites) located at 10551, 10533 and 10555 South Crater Road. The building contains approximately 3,185 square feet of space.
- The applicant is proposing to utilize the left and middle suites (totaling 1,920 square feet). The suite on the right is currently being leased.
- There are no plans to make any significant exterior modifications to the building.
- Grand Slam LLC will create approximately 6-7 full-time jobs.
- Up to 16 patients will be onsite at any given time.
- The hours of operation will be from 8AM to 5PM, Monday thru Friday.
- Medication will be stored and/or provided on site in a secure fashion.

Current land uses on adjacent properties:

- North: Business/Professional Offices and Bretmor Head Gear LLC (sales office)
- South: Gladin Automotive Repair Shop
- East: A duplex, a hair salon and Rick Moore's Auto Service
- West: Business offices (which includes an existing specialty health care facility known as Crossroads Treatment Facility)

Expected Impacts on adjacent properties and roadways:

- Minimal Impact

Compatibility with the Comprehensive Plan:

- The proposed use of the building is compatible with the Comp Plan

Summary of Staff Reviews from other departments:

Building Inspections Division – Charles Harrison III, Building Official

1. Please note any new structures to be erected on this property, or renovation(s)/alteration(s) to existing structures not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the 2018 VCC/VUSBC will be required to be permitted and meet all provisions of the VUSBC.
2. Day Support Facilities must meet the criteria of Ch. 304.1.1 (2018 CC/VUSBC) and meet the minimum standards for “B” occupancy/classification types.
3. A Change of Use/Updated Certificate of Occupancy will be required before occupancy/use if the structure(s) is granted.

Paul Hinson, P.E., LEED AP, VDOT Land Use Engineer - paul.hinson@vdot.virginia.gov

1. The site is accessed from a private road, Ravenswood Drive. The entrance from U.S. Route (301 S. Crater Rd.) to Ravenswood Dr. is acceptable for the proposed uses being served by Ravenswood Drive.
2. VDOT had no objection to the submitted special exception application.

Rachel A. Lumpkin, Utility Project Engineer - rlumpkin@princegeorgecountyva.gov

1. The existing building is already served by public wastewater. Prince George County public water is not available.

Staff Recommendation:

Mr. Greene stated that staff recommends approval subject to the recommended conditions.

- The applicant’s request is consistent and compatible with existing and surrounding land uses. There is an existing Special Care Facility located in the commercial office park.
- The request is consistent with the Comprehensive Plan’s Future Land Use Map.
- The proposed use (day support services) fits within the Zoning Ordinance definition of a Special Care Hospital.
- No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Recommended Conditions:

Highlights:

- This Special Exception is granted to Daniel Davis (Grand Slam, LLC) for Special care hospital pursuant to 90-393(8) on Tax Maps 33A(01)00-006-B, 33A(01)00-006-C & 33A(01)00-006-D.
- This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
- The hours of operation shall be from 8:00 AM to 5:00PM.
- The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
- A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
- The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit

Discussion:

Mr. Simmons asked Mr. Greene if the parking capacity at this location was adequate for adding this type of business. Mr. Greene assured the Commissioners it was.

Mr. Simmons asked if the Pharmaceutical Bar issues a license or permit for the medications that would be administered at this facility. Staff directed the question to the applicant to be answered during the applicant's response time.

Mr. Whitten instructed the Chairman to have the applicant speak before opening the Public Hearing.

Mr. Simmons redirected his question to the applicant's representative.

Mark Donius, Program Director for Grand Slam, stated our company has an annual license with the Department of Behavioral Health, all staff members are trained, no narcotics would be onsite, all medications are locked, and Walnut Hill Pharmacy audits us every sixty days. We have had no issues in the past eight years.

Mr. Simmons asked if the businesses are subject to regular inspections. Mr. Donius replied that they are highly audited.

Mr. Joyner inquired about the other facilities in Petersburg. Mr. Donius confirmed they have four additional facilities in Petersburg and have not had any problems.

Mr. Bresko opened the Public Hearing at 7:08 p.m. for anyone wishing to speak for or against SE-22-09. Citizen were asked to state their name and address and would be allowed three (3) minutes to speak.

William Steel, Disputanta, VA, explained his concerns about the Commission and the Board of Supervisors allowing too many special exceptions in general. He stated he did not have an opinion on this case.

Jay Paul, Attorney at Law, PLLC, 5842 Allin Road, Prince George, representing Mike McGowen, spoke in opposition to the request. He stated that the dentist office next to the complex is moving. The methadone clinic is in the business complex where his client is and his property value is decreasing according to his assessment. Safety is a large concern for his client, and Mr. Whitten sent him police reports to support this.

With no one else wishing to speak, Mr. Bresko closed the Public Hearing at 7:16 p.m.

Mr. Bresko asked if the applicant was planning on leasing or buying the building. They indicated that they wanted to purchase the building.

Mrs. Elder asked if staff knew if the Brightview clinic was operational. Mr. Graves explained that the clinic had received their Certificate of Occupancy.

Ms. Anderson asked staff if the methadone clinic in that complex had to have a special exception to open. Mr. Graves stated that a special exception was not required for that facility by the Planning Staff that existed at that time.

Ms. Anderson asked Mr. Paul if his clients were commercial or residential property owners. Mr. Paul stated they owned commercial property.

Mr. Simmons moved that the Planning Commission forward SE-22-09 to the BOS with the recommendation of approval subject to the conditions stated in the Staff Report. Mr. Joyner seconded the motion.

Roll Call:

In favor: (2) Simmons, Joyner

Opposed: (3) Elder, Anderson, Bresko

Absent: (2) Brown, Brockwell

The motion failed.

Mr. Whitten stated that the Commission needed to make another motion.

Ms. Anderson moved that the Planning Commission forward SE-22-09 to the BOS with the recommendation of denial due to safety concerns. Mrs. Elder seconded the motion.

Roll Call:

In favor: (3) Elder, Anderson, Bresko

Opposed: (2) Simmons, Joyner

Absent: (2) Brown, Brockwell

- P-2. REZONING RZ-21-05:** Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

Andre Greene presented the case to the Commissioners.

Background:

The applicant originally submitted a preliminary rezoning request to rezone the property from M-1 Light Industrial to M-2 General Industrial on June 24, 2021.

The applicant submitted the final rezoning application on October 6, 2021. However, the rezoning request was delayed due to traffic-and road-related concerns of VDOT, particularly because the road (Corporate Road) used to access the affected site is located within the corporate limits of the City of Petersburg. A traffic generation study and turn warrant analysis were conducted.

Request Summary:

- Conditionally rezone Tax Parcel 330(0A)00-016-0 from M-1 to M-2 in order to construct an overflow tractor-trailer parking for E-commerce fulfillment transportation services.
- The conceptual plan included with the application calls for 169 parking spaces to be constructed on the property. Essentially, the proposed development will be a trailer storage facility where the trailer portion of the tractor trailer is stored when not in use.
- 10-15 trailers will be moved in and out of the facility per day. This amounts to approximately 1-2 trailers moving into or out of the site during peak hours.
- The parking area will be constructed utilizing 21B size gravel that is injected with water and rolled. The result is a hard, dust-free service (See Photo of Parking Lot in Chesterfield).
- There are no structures planned for construction and no extensions of public water and sewer utilities.
- A proffer statement was voluntarily submitted with the rezoning request.

Staff Review Comments:

Planning & Zoning – Andre Greene, Planner II

- The proposed use for tractor-trailer parking is considered a “Truck Terminal” land use, which is permitted by-right in the M-2, General Industrial Zoning District.
- Expected impacts of the proposed use on adjacent properties and roadways are minimal. The applicant prepared a traffic generation study and based on the existing traffic volumes and projected site usage, neither a left-turn lane nor right-turn lane is warranted at the intersection of Rives Road and Corporate Road. In addition, no other road improvements have been required.
- It has been determined that Corporate Road is a public road. The City of Petersburg has not requested a maintenance agreement with the applicant.
- The proposed use appears to be compatible with the existing surrounding uses, which include DAS Distribution, Mountainous Coffee, and the Petersburg’s Department of Social Services (located within the corporate limits of the City of Petersburg). The site is directly across from the Home Builder’s Association Building located at 10300 Corporate Road in Prince George County. Other surrounding use include woodlands and Interstate 95.
- The proposed zoning district and land use is compatible with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area.

Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer

- As of 9-13-22: “My [previous] comments have been addressed. VDOT has no objection to the zoning application.”

Utilities Department - Frank Haltom, Director of Engineering and Utilities

- If public utilities are required to serve this facility or needed for future development of the parcel, the water will be provided by the City of Petersburg. Sewer will be provided by the County.

- The city may require an assessment to determine the impact the development within PG would have on city's water facilities. If required, the developer will be responsible for providing the assessment.

Economic Development – Stacey English, Economic Development Specialist

- This property is located in the Enterprise Zone.

Environmental Division - Angela Blount, Environmental Program Coordinator

- Comments will be reserved for site plan submission.

Proffer Conditions Highlights:

1. Prohibited Uses. The following uses shall be prohibited on the Property: Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping; Blacksmith shops, welding or machine shops; Building material sales yards and plumbing supplies storage; Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; Petroleum Storage; Sawmills and planing mills; Brick manufacture; Boiler shops Meat, poultry and fish processing; Public Utilities. Concrete products or central mixing and proportioning plants. Vehicle impound facility.
2. Natural Buffer. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
3. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing.

Mr. Greene stated that staff recommends approval subject to the recommended conditions.

Rational for Approval:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from M-1 Light Industrial to M-2 General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. Concerns of VDOT have been addressed.
4. A site plan is required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, and outdoor lighting concerns.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports (see proffer statement dated October 5, 2021).

Mr. Bresko asked the Commissioners if they had any questions for the applicant before opening the Public Hearing. With no one having any initial questions, Mr. Bresko opened the Public Hearing at 7:39 p.m. No one came forward to speak. Mr. Bresko closed the Public Hearing at 7:40 p.m.

Mrs. Elder made a motion to forward RZ-21-05 to the Board with a recommendation for approval, subject to the proffered conditions, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Joyner seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Joyner, Anderson, Bresko

Opposed: (0)

Absent: (2) Brown, Brockwell

- P-3. REZONING RZ-22-01:** Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the property to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

Julie Walton presented the rezoning case to the Commissioners. She explained the request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The I-2 District is no longer used in our current Zoning Code. M-2 General Industrial District is the equivalent zoning district to the I-2 General Industrial District. The purpose of the rezoning is to update the current zoning of the property to be consistent with the current adopted ordinance as well as to remove some proffered conditions that were restrictive on this property.

Background:

SL Well Station purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center. For marketing purposes, they are requesting a more general M-2 use and would like to remove some of the restrictive conditions that the Rolls-Royce facility had proffered previously for the property. The Rolls-Royce facility recently closed.

The Property was formerly owned by Rolls-Royce Crosspointe LLC and contains the manufacturing facility and accessory uses previously used by Rolls-Royce for the production of gas turbine engines. This property is located off West Quaker Road on Wells Station Road.

Request Summary:

Mrs. Walton highlighted the Request Summary with the following details:

The applicant wishes to rezone 880.4 acres of land located at 8800 Wells Road from I-2, General Industrial to M-2, General Industrial in order to market the property to lease the existing facilities and to commence developing the remaining acreage for build to suit and speculative opportunities.

The rezoning request includes a conceptual plan and a voluntarily submitted proffer statement.

Staff Review Comments:

Planning & Zoning – Planning Staff

- Rezoning Case ZM-08-004 rezoned the property to I-2, General Industrial with proffered conditions that were specifically designed for Rolls-Royce and suppliers for the production of gas turbine engines.
- The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility) as well as the remaining land that remains undeveloped at this time.
- At least two parcels that were part of the original Rolls-Royce property are not part of this request and will remain zoned I-2:
 - 340(24)00-001-0 – 70 +/- acres sold to Service Center Metals with a facility under development.
 - 340(0A)00-016-0 – 36 +/- acres retained by Rolls-Royce Crosspointe LLC.
- The owner has submitted a subdivision plat to divide the subject property into two parcels, with the former Rolls-Royce facility on its own parcel. Approval of the plat will follow after the BOS considers this request.
- The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area.

Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer

- VDOT can support the amended proffer included in the 9-1-22 email from Andy Conclin.

Utilities Department – Rachael A. Lumpkin, Utility Project Engineer

- The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
- The only available capacity for the property is at the existing building where connection fees have been paid. There is currently no additional capacity for new buildings proposed on the property.

Economic Development – Stacey English, Economic Development

- This property is located in the Enterprise Zone.

Staff recommends approval subject to the recommended conditions based on the proffers received by the applicant. The Board of Supervisors public hearing has been scheduled for September 27, 2022.

Rationale for Approval:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from I-2, General Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.

3. The rezoning will serve to remove the I-2 designation from the subject property, which is an improvement because I-2 is not a zoning classification in the current Zoning Ordinance. In addition, the proffers tied to the former Rolls-Royce operation at this location will be removed.
4. There are no major concerns from other County departments.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
6. The applicant has proffered several conditions which staff finds acceptable and supports, with minor changes to number all conditions and reference the current zoning ordinance.

Recommended / Proffered Conditions Highlights:

- The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
- The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.
- The following uses will not be permitted upon the Property: Correctional Facility; Industry, Heavy; Landfill Construction Debris; Landfill, Rubble, Landfill Sanitary; Meat Packing Related Industries; Sawmill; Scrap and Salvage Service.

Mrs. Walton indicated that the full list of recommended conditions were in the Staff Report for the Commissioners' review. She also stated that the applicant and their representative were available for any questions.

Discussion:

Mr. Simmons asked if this rezoning would change the tax basis to this property. Mrs. Walton explained that she was not aware of any changes but stated there are normal incentives offered in the Enterprise Zone.

Ms. Anderson asked for clarification on the history of the changing of the I-2 General Industrial District to the M-2 General Industrial District and why they were not all changed at that time the I-2 Zoning was eliminated.

Mr. Whitten explained that the property owners has vested rights to the existing I-2 Zoning and the uses. There will still be two parcels that will have the I-2 Zoning. Service Center Metals owns one and Rolls-Royce still owns another parcel. The original I-2 Zoning was specifically for Rolls-Royce.

Mrs. Walton expanded on this by stating that the Zoning Ordinance that was adopted in 2007 included new zoning definitions and districts. After approximately a year, that zoning code was appealed. Therefore, we have some carryover zoning parcels from that time period.

Mr. Simmons asked Mrs. Walton how Service Center Metals originally got the I-2 Zoning on their property. Mrs. Walton explained that the property was purchased from Rolls-Royce. Mr. Simmons inquired if Service Center Metals got a copy of the rezoning request and he was assured the case notification was sent to them.

Ms. Anderson asked for clarification about the utility expansion into the industrial park area. Mrs. Walton explained that the Utility department has been working with the City of Petersburg prior to this request on increasing the water and sewer capacity into this area.

Andy Condlin, representing the applicant, introduced himself to the Commissioners and staff members and stated he was available to answer any questions. He explained his clients' goals were to come into compliance with the current zoning ordinance and amend the proffers.

At 7:57 p.m., Mr. Bresko opened the public hearing to anyone wishing to speak for or against this case. With no one coming forward, the public hearing was closed at 7:59 p.m.

Mr. Simmons made a motion to move forward request RZ-22-01 to the Board with a recommendation for approval, subject to the recommended conditions, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Joyner seconded the motion.

Roll Call:

In favor: (5) Simmons, Elder, Joyner, Anderson, Bresko

Opposed: (0)

Absent: (2) Brown, Brockwell

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

- A. Actions of the Board of Zoning Appeals
 - a. Meetings Cancelled - no scheduled cases for September and October
- B. Actions of the Board of Supervisors
 - a. BOS Recap
- C. Upcoming Cases for September 2022
 - a. SE-22-07: Jordan Point Country Club
 - b. RZ-22-02: Harvest Road Rezoning
 - c. CPA-22-02: County of Prince George Future Land Use Map update

- d. RZ-22-03: County of Prince George Rezoning – Former Continental Motel Property
- e. SE-22-10: Robert Dempsey Home Occupation Car Repair Shop

ADJOURNMENT. At 8:02 p.m., Mr. Bresko asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. A motion to adjourn was made by Mrs. Elder and seconded by Mr. Joyner. Roll was called on the motion.

Roll Call:

In favor: (5) Simmons, Elder, Anderson, Bresko, Joyner

Opposed: (0)

Absent: (2) Brown, Brockwell