



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

INTEROFFICE MEMORANDUM

TO: Imogene S. Elder, Chair
Tammy Anderson, Vice-Chair
Alex W. Bresko, Jr.
R. Steven Brockwell
Jennifer D. Canepa
V. Clarence Joyner, Jr.
Joseph E. Simmons

FROM: Tim Graves, Planner I

RE: February Planning Commission Work Session & Business Meeting

DATE: February 16, 2023

CC: Julie C. Walton, Director
Dan Whitten, County Attorney
Andre Greene, Planner II
Missy Greaves-Smith, Office Manager

The Planning Commission's Work Session will be Tuesday, February 21, 2023 at 5:30 p.m. in the Board Room. **Please note this is a different day than the normally scheduled Monday for a Work Session Meeting.**

The Planning Commission's regular Business Meeting will be Thursday, February 23, 2023 at 6:30 p.m. in the Board Room.

Please contact me at (804)722-8678 or via e-mail at tgraves@princegeorgecountyva.gov with any questions.

1	Agenda
2	Draft Revised 2023 Meeting Schedule
3	Draft Work Session Minutes January 23, 2023
4	Draft Business Meeting Minutes January 26, 2023
5	Rezoning RZ-22-05 HB Property Associates
6	Communications
7	
8	
9	
10	
11	
12	

Begin

TAB 1

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: February 23, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER – Chair

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Chair

PUBLIC COMMENTS – Chair

COMMISSIONERS' COMMENTS – Chair

ORDER OF BUSINESS – Chair

A-1. Adoption of the revised 2023 Planning Commission Meeting Schedule. [2]

A-2. Adoption of Work Session Meeting Minutes – January 23, 2023 [3]

A-3. Adoption of Business Meeting Minutes – January 26, 2023 [4]

PUBLIC HEARINGS – Chair

P-1. REZONING RZ-22-05: Request of HB Property Associates, LLC to conditionally rezone approximately 19.836 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 at the end of Corporate Lane (a road that is accessed off Birdsong Road in the corporate limits of the City of Petersburg). The property is identified as Tax Map 330(0A)00-016-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development. [5] **Andre Greene**

COMMUNICATIONS – [6] Tim Graves

C-1. Actions of the Board of Zoning Appeals

C-2. Actions of the Board of Supervisors

1. BOS Recap

C-3. Upcoming Cases for March 2023

ADJOURNMENT – Chair

Begin

TAB 2



County of Prince George, Virginia

“A welcoming community · Embracing its rural character · Focusing on its prosperous future”

2023 Planning Commission Meeting Schedule

Revised & Adopted February 23, 2023

The Prince George County Planning Commission has scheduled the following meeting dates. All Work Sessions will be held at 5:30 p.m. in the Board Room, Third Floor. All Planning Commission meetings will commence at 6:30 p.m., in the Board Room, Third Floor, of the County Administration Building, 6602 Courts Drive, Prince George, VA, 23875.

In order to schedule a pre-application appointment to be placed onto the Planning Commission Docket or for any additional information concerning a scheduled Planning Commission Case, please call the Planning Division at 804.722.8678, e-mail planning@princegeorgecountyva.gov, or please visit www.princegeorgecountyva.gov

<u>Work Session Date</u> The Monday prior to the Public Meeting at 5:30 p.m.	<u>Public Meeting Date</u> 4th Thursday of each month at 6:30 p.m.	<u>Deadline to File</u>
January 23, 2023	January 26, 2023	December 9, 2022
Tuesday, February 21, 2023*	February 23, 2023	January 6, 2023
March 20, 2023	March 23, 2023	February 3, 2023
April 24, 2023	April 27, 2023	March 10, 2023
May 22, 2023	May 25, 2023	April 7, 2023
Tuesday, June 20, 2023*	June 22, 2023	May 5, 2023
July 24, 2023	July 27, 2023	June 9, 2023
August 21, 2023	August 24, 2023	July 7, 2023
September 25, 2023	September 28, 2023	August 4, 2023
October 23, 2023	October 26, 2023	September 8, 2023
November 13, 2023*	November 16, 2023*	September 29, 2023*
December 18, 2023* December 11, 2023*	December 21, 2023* Wednesday, December 13, 2023*	November 3, 2023* October 27, 2023*
January 22, 2024	January 25, 2024	December 7, 2023

These dates are subject to change
*Changes due to scheduled County holidays

Begin

TAB 3

Minutes - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, January 23, 2023 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Chairman Bresko called the meeting to order at 5:51 p.m.

Roll Call –

Commissioners Elder, Bresko, Anderson and Canepa were present.

Commissioners Simmons, Joyner and Brockwell were absent.

Present from Staff were Julie Walton, Andre Greene and Tim Graves.

AGENDA REVIEW FOR JANUARY 26 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-1. REZONING RZ-22-02:** Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to conditionally rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of seven (7) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, and is identified as Tax Maps 240(0A)00-069-A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is planned for Industrial uses. **Andre Greene reviewed the Staff Report and answered questions. Applicants Bob Forehand and Jeff Oakley were present and answered the Commission's questions for clarification purposes.**
- P-2. SPECIAL EXCEPTION SE-22-12:** Request of Dennis and Wendy Plear to permit an Animal Boarding Place in a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(23). The purpose of the request is to allow a dog-breeding business to operate within the existing single-family dwelling on the property. The subject property is approximately 2.76 acres in size, located at 10608 Walton Lake Road, and is identified as Tax Map 440(0A)00-001-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Tim Graves reviewed the Staff Report and answered questions.**

COMMUNICATIONS - None

ADJOURNMENT – The meeting adjourned at 6:25 p.m. on a motion from Elder and second by Anderson and vote of 4-0.

Begin

TAB 4

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

January 26, 2023

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

CALL TO ORDER. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, January 26, 2023 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Alex Bresko, Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Ms. Anderson	Present
Mrs. Canepa	Present
Mr. Brockwell	Present

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

INVOCATION. Mr. Joyner provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mrs. Elder 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 Agenda for the January 26, 2023 Planning Commission meeting. Mr. Simmons made a motion to approve the meeting Agenda and Mrs. Elder seconded the motion.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

ORGANIZATIONAL MEETING.

O-1. Introduction of New Commissioner: Jennifer D. Canepa.

Mr. Bresko introduced the newest Planning Commissioner to the members, Mrs. Jennifer Canepa. Mrs. Canepa stated she works for VCU Health as a Project Manager and has lived in Prince George for the past four years.

O-2. Election of Planning Commission Officers for 2023.

Mr. Graves asked for nominees for Chairman of the 2023 Planning Commission. Mr. Bresko nominated Mrs. Elder for Chair. With no other nominees, the Commission unanimously voted to appoint Mrs. Elder as Chair.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Mr. Graves asked for nominees for Vice-Chairman of the 2023 Planning Commission. Mr. Bresko nominated Ms. Anderson for Vice-Chair. With no other nominees, the Commission unanimously voted to appoint Ms. Anderson as Vice-Chair.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

O-3. Adoption of the Planning Commission 2023 Meeting Schedule.

Mrs. Elder asked the Commissioners to review the 2023 Meeting Schedule for the Planning Commission. Mrs. Elder asked if there were any questions or comments. Mr. Bresko made a motion to change the December meeting dates to have the Work Session on December 11, 2023 and the business meeting on December 14, 2023, due to the holiday. The motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

PUBLIC COMMENT PERIOD.

At 6:40 p.m., Mrs. Elder 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 Public Hearings. 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 6:40 p.m.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – November 14, 2022.

Mrs. Elder asked the Commissioners to review the minutes of the November 14, 2022 Work Session of the Planning Commission. Ms. Anderson made a motion to approve the November 14, 2022 Work Session Minutes. The motion was seconded by Mr. Bresko.

Roll Call:

In favor: (6) Simmons, Brockwell, Elder, Bresko, Anderson, Joyner

Opposed: (0)

Abstain: (1) Canepa

A-2. Adoption of Meeting Minutes – November 17, 2022.

Mrs. Elder asked the Commissioners to review the minutes of the November 17, 2022 Planning Commission meeting. Ms. Anderson made a motion to approve the meeting Minutes of the November 17, 2022 meeting. The motion to approve the minutes was seconded by Mr. Joyner.

Roll Call:

In favor: (6) Simmons, Brockwell, Elder, Bresko, Anderson, Joyner

Opposed: (0)

Abstain: (1) Canepa

A-3. Adoption of the Work Session Minutes – December 19, 2022.

Mrs. Elder asked the Commissioners to review the minutes of the December 19, 2022 Work Session of the Planning Commission. Mr. Bresko made a motion to approve the December 19, 2022 Work Session Minutes. The motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Abstain: (2) Canepa, Joyner

PUBLIC HEARINGS.

P-1. Public Hearing; REZONING RZ-22-02. Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to conditionally rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of seven (7) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, and is identified as Tax Maps 240(0A)00-069-A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is planned for Industrial uses.

Mr. Greene presented the case to the Planning Commissioners. He shared several slides to reference the locations of the parcels, the current zonings of the area, Future Land Use map and the aerial view.

Background:

Since 1981, industrial uses related to trucking, truck repair, and maintenance have been located in the Harvest Road Industrial Park located off Prince George Drive (Route 156). The current zoning of the properties utilized for trucking related purposes is M-1, Limited Industrial. It has been determined that the appropriate zoning for the type of uses in the industrial park is M-2, General Industrial.

Request Summary:

The owners of the lots in the industrial park wish to have the existing tenants and any future industrial users to be in conformance/compliance with County's Zoning regulations. Therefore, they are requesting a rezoning from M-1 to M-2.

The owners have stated that no new businesses will be locating in the Harvest Road Industrial Park at this time. So, there will be no increase in traffic, no disturbance of land and no increase in noise.

The proffer statements were voluntarily submitted with the rezoning request by the applicants.

Planning & Zoning Staff Review Comments:

The proposed rezoning affects land and structures that have been utilized over the years (since 1981) for industrial purposes and are land uses currently permitted "by-right" in the M-2, General Industrial, Zoning District. There were no new development plans and no new establishments planning to locate in the industrial park at the time of this request. Consequently, there will be no change in the flow of traffic in and out of the existing industrial park.

The proposed rezoning is consistent with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area (See Exhibit 2: Comprehensive Plan Future Land Use Map). There appears to be a commercial designation on one (1) of the lots in question but a rezoning to M-2, General Industrial is justified because the property has been used for industrial purposes over many years.

Any new tenants or owners would be limited by existing infrastructure, space and current zoning requirements.

Other Staff Review Comments:

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

1. No traffic Study Provided - VDOT recommended that the County require trip generation data and the submission of turn lane warrant analyses for the existing entrance road.

P&Z Response/Update: This issue has been resolved because new businesses are not locating into the existing industrial park. Staff has recommended conditions

that any new businesses locating in the industrial park has to submit County trip generation data and turn lane warrant study with the site plan.

2. Condition of the Commercial Entrance - Consideration should be given to requiring repairs or improvements to the commercial entrance serving the parcels in this zoning case to bring it into compliance with current VDOT standards.

P&Z Response/Update: The applicants have voluntarily proffered to repave the first 15-20 feet of commercial entrance.

3. Road Maintenance Agreement - VDOT recommends that a road and entrance maintenance agreement be required in conjunction with the proposed rezoning case that binds all users to the continued maintenance of the commercial entrance and private road.

P&Z Response/Update: The applicants are planning to repair the entrance and Harvest Road appears to be in satisfactory condition.

4. Parcel 240(0A)00-069-0 – Entrance off Route 156 - Parcel 240(0A)00-069-0 does not appear to have access to Harvest Road or Anguilla Road. Access to this parcel will be restricted to a right-in/right-out entrance as there is not sufficient spacing between Harvest Road and Anguilla Road for a full access commercial entrance that meets VDOT's Access Management spacing standards.

P&Z Response/Update: The applicants removed Parcel 240(0A)00-069-0 from their rezoning application.

Proffers:

The applicant proffered to repave the first 15-20 feet of the Harvest Road commercial entrance off Route 156 (Prince George Drive). They also stated that the following M-2, General Industrial Uses would not be permitted upon the property:

- Blacksmith shops
- Sawmills and planing mills
- Brick manufacture
- Boiler shops
- Meat, poultry and fish processing
- Conservation areas
- Game preserves

In addition, the County included the following proffer recommendation: Any new business or businesses proposed to locate in the park in the future will require trip generation data and a turn warrant analysis at the time of site plan submittal.

Mr. Greene stated that staff recommended approval subject to the applicant's proffered conditions and staff's recommended conditions. The recommendation was based on the following considerations:

1. The applicants' request is compatible with existing and surrounding land uses.
2. A rezoning from M-1, Limited Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The issues and concerns of VDOT have been addressed.
4. No negative feedback was received from adjacent property owners and community prior to publishing the Staff Report.
5. The applicant has proffered several conditions which staff finds acceptable and supports.

Mrs. Elder asked the Commissioners if they had any questions for Mr. Greene. Ms. Anderson asked for clarification on VDOT's questions being resolved with the paving of the first 15-20 feet. She explained that VDOT also had suggested a road maintenance agreement be in place. Mr. Greene explained that staff did not feel that a road maintenance agreement was necessary because the road was in good condition now.

Mr. Simmons asked for confirmation in reference to Mr. Forehand and Mr. Oakley being the property owners of the requested rezoning area. Mr. Greene confirmed that they were the property owners and Mr. Oakley is the owner/representative for the LLC.

Mr. Simmons ask Mr. Greene for the purpose of the applicants requesting the rezoning. Mr. Greene explained that the current uses in the area are M-2 uses. The rezoning request would update the zoning to match the current uses.

At 6:59 p.m., Mrs. Elder opened the Public Hearing to anyone wishing to speak for or against the request. Citizens were asked to state their name and address and they would have three minutes to speak. With no one coming forward to speak, the Public Hearing was closed at 7:00 p.m.

Mrs. Elder asked the Commissioners if they had any additional questions. Mr. Bresko made a motion to forward request RZ-22-02 to the Board of Supervisors with a recommendation for approval, subject to the recommended conditions in the Staff Report and the applicant's proffers, and the reason for this recommendation is that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. The motion was seconded by Mr. Brockwell.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

P-2. Public Hearing; Special Exception SE-22-12. Request of Dennis and Wendy Plear to permit an Animal Boarding Place in a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(23). The purpose of the request is to allow a dog-breeding business to operate within the existing single-family dwelling on the property. The subject property is approximately 2.76 acres in size, located at 10608 Walton Lake Road, and is

identified as Tax Map 440(0A)00-001-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

Mr. Graves presented SE-22-12, a request of Dennis and Wendy Plear to permit an “Animal Boarding Place” in their home. The applicants are requesting to have dog breeding allowed on their property. The subject property is approximately 2.7 acres on Walton Lake Road. Mr. Graves shared slides referencing the property location, the zoning reference map, and the aerial view map.

Request Summary:

The applicants want to start a breeding program as a business, with a focus on providing service dogs for disabled veterans. They would maintain seven adult dogs that will produce an average of 4-6 litters per year with 5-10 puppies per litter. They would make puppies available for adoption/purchase when they are 6-12 weeks old, with most adopted at around 8 weeks old. They stated that puppies will be adopted before they are 12 weeks old and a limit of 20 puppies will on the property at one time.

Planned changes to the property:

- Relocate two existing sheds and the existing kennels toward the front of the property
- Whelp (birth) the puppies primarily in the sheds and sometimes possibly in the dwelling
- Install a fence around the kennel areas
- Install a fence between the kennels and the road
- Install French drains and concrete slabs to keep areas dry
- Possibly place a new shed for a reception area
- Provide onsite parking in driveway or in the front of the lot
- Have a small sign for advertising the business
- Limit customer visits to one (1) family at a time by appointment, mostly on weekends, between hours of 9am-6pm.
- Prevent or limit barking:
 - Any dog that is a nuisance would be removed from breeding program and adopted out
 - Use bark collars only if needed in the event of a nuisance and only on dogs over one (1) year old
 - For dogs under one (1) year old, use other means to keep puppies quiet if needed, such as tone machines, vibration collars, etc.
- Reduce or eliminate pests and odor:
 - Clean and dispose of waste regularly
 - Use a solution to clean the kennel areas
 - Groom dogs regularly

Planning & Zoning Staff Review Comments:

The desired land use is classified as:

“animal boarding place” – This land use is permitted by Special Exception under Section 90-103(23).

Zoning Ordinance Definition: “Animal boarding place means any structure or any land or any combination of either used, designed and arranged for the boarding, breeding or care of dogs, cats, pets, fowl, ponies, horses or other domestic animals for profit, but exclusive of animals used for agricultural purposes.”

Expected impacts for this request:

- Traffic from customer visits
 - Visual/Noise from seven (7) adult dogs and upwards of 20 puppies on the property at any given time, and kennels
 - Odor from dogs and waste
- Mitigation: Staff recommends conditions to address these impacts:
 - All sheds are accessory structures and will need building/zoning permits for final locations and must meet setback requirements
 - Compatibility with surrounding zoning districts, surrounding uses, and Comprehensive Plan: Yes, low impacts to surrounding residential uses with recommended conditions
 - Applicants discussed plans with neighbors and invited them to contact them to resolve any issues if they arise

Other Staff Review Comments:

Building Inspections Division

- Submit plans/layout of proposed reception area to Building Inspections office. Any meeting/reception structure(s) required to meet Building Code requirements.
- Obtain all required permit(s) for any addition(s), renovation(s), or alteration(s) to existing structure(s), or new structures, and obtain inspections/approval for all

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

- Existing entrance appears to meet VDOT’s criteria, no objection to this use

Virginia Department of Health (VDH)

- Provide waste characterization letter to confirm systems capacities are adequate

Prince George Animal Services

- Potential for noise complaints. Not aware of any calls for service or problems with the applicants.

Police Department / Sheriff’s Department

- Adhere to state codes for commercial dog breeder requirements

Mr. Simmons asked Mr. Graves about the VDH comments. Mr. Simmons stated that the VDH had strong recommendations that were not included in the presentation. Mr. Graves explained that the VDH comments in the Staff Report are in bold text and different font because they were copied from a scanned document. Mr. Graves also explained that the property owners would need to have their septic system inspected and provide the VDH with proof that the system is adequate for their use. Mr. Simmons expressed concerns in reference to ground water contamination from the French drains and how far away they are from the well. Mr. Graves stated that the VDH did not indicate a concern for ground water contamination in their report but he will ask the applicant to disclose any plans they may have.

Recommended Conditions:

- Animal Boarding Place is specifically for breeding, not for overnight boarding, etc.
- Max seven (7) dogs, 20 puppies
- Max 12 weeks age for puppies
- Max six (6) litters per year, whelped indoors
- Maintain adequate records to confirm compliance
- Onsite parking
- Dogs kept leashed, fenced or indoors (not running free on the business property)
- Screen view of kennels from the road
- Clean everything regularly
- One (1) small sign on front of property
- No employees
- Accommodate Animal Services visits

Mr. Graves stated that staff recommends approval subject to the recommended conditions. The basis of approval is supported on the following:

- Appears compatible with current and future surrounding land uses
- No negative feedback from adjacent property owners and community
- Conditions are recommended to mitigate any expected impacts
- Applicant has reviewed and supports Staff's recommended conditions

Mrs. Elder asked the Commissioners if they had any additional questions. Mr. Graves added that the applicants were present if they had any questions for them.

The applicant, Wendy Plear, explained she wished to address Mr. Simmons questions referencing the well location. She stated that the structure would be approximately 150 feet from the well area. She also stated that after speaking with the VDH representative, she recommended the Plear's to clean the bin areas with a bleach and water solution.

Mrs. Elder opened the Public Hearing for SE-22-12 at 7:17 p.m. The Public Hearing was opened to anyone wishing to speak for or against the request. Citizens were asked to state their name and address and they would have three minutes to speak. With no one coming forward to speak, the Public Hearing was closed at 7:18 p.m.

Mrs. Canepa made a motion to forward the request SE-22-12 to the Board of Supervisors with a recommendation for approval, subject to the recommended conditions in the Staff Report, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Brockwell seconded the motion.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

COMMUNICATION.

Mr. Graves presented to the Commissioners the following updates:

A. Actions of the Board of Zoning Appeals (BZA)

- a. Organization Meeting was held on Monday, January 24, 2022 – Mrs. McAllister was re-elected Chair and Mrs. Woodward was re-elected Vice-Chair

B. Actions of the Board of Supervisors (BOS)

- a. December 13, 2022 meeting approvals
 - i. Special Exception for the Jordan Point Country Club
 - ii. Special Exception Home Daycare
 - iii. Ordinance Amendment for zoning districts that allow private animal boarding – personal keeping of dogs
 - iv. Ordinance Flood Plain Map update

C. Planning Commission Communications

- a. Upcoming Cases
 - i. Industrial Rezoning for truck and trailer parking

Mr. Graves made one additional communication based on an inquiry from a citizen in the audience. He stated that the rezoning case application for Diamond Park, that was scheduled for December, was withdrawn and staff was working with the applicant. He stated that if the applicant wished to move forward with a new request in the future, surrounding property owners would be notified.

ADJOURNMENT.

At 7:23 p.m., Mrs. Elder asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn and Mr. Joyner seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (7) Simmons, Canepa, Elder, Anderson, Brockwell, Bresko, Joyner

Opposed: (0)

Absent: (0)

Begin

TAB 5

REZONING AMENDMENT REQUEST – RZ-22-05
PLANNING COMMISSION STAFF REPORT – February 23, 2023

RESUME

APPLICANT:	Matthew G. Roberts, Esquire, Hirschler Flesicher, P.C.
PROPERTY OWNER:	HB Property Associates, LLC
REQUEST:	To conditionally rezone approximately 19.836 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 at the end of Corporate Road (a road that is accessed off Rives Road in the corporate limits of the City of Petersburg). The property is identified as Tax Map 330(0A)00-016-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.
STAFF RECOMMENDATION:	Staff Recommends Approval, subject to the proffered conditions.
STAFF REPORT CONTENTS/ ATTACHMENTS	<ol style="list-style-type: none">1. Resume2. Sample Motions3. Draft Ordinance for Board of Supervisors Approval4. Staff Report5. Copy of the Application with Attachments6. Turn Lane Warrant Analysis7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

I move to forward request RZ-22-05 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:

(EXAMPLES):

- “It is compatible with the Comprehensive Plan and current surrounding uses and zoning districts.”
- “It is expected to benefit the general welfare of the community.”
- “The expected off-site impacts appear to be adequately addressed by the conditions.”
- Other _____

APPROVE WITH CHANGES:

I move to forward request RZ-22-05 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-22-05 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-22-05 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2023:

Present:

Donald R. Hunter, Chair
T. J. Webb, Vice-Chair
Floyd M. Brown, Jr.
Alan R. Carmichael
Marlene J. Waymack

Vote:

REZONING RZ-22-05: Request of HB Property Associates, LLC to conditionally rezone approximately 19.836 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 at the end of Corporate Road (a road that is accessed off Rives Road in the corporate limits of the City of Petersburg). The property is identified as Tax Map 330(0A)00-016-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-05 is granted as an amendment to the official zoning map; and

The Property known as Tax Map # 330(0A)00-016-0, consisting of approximately 19.836 acres, is hereby rezoned from M-1 Light Industrial District to M-2 General Industrial District; and

The Owner in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant in the proffer letter dated November 30, 2022:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
 - b. Blacksmith shops, welding or machine shops.
 - c. Building material sales yards and plumbing supplies storage.

- d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
- e. Petroleum Storage.
- f. Sawmills and planing mills.
- g. Brick manufacture.
- h. Boiler shops
- i. Meat, poultry and fish processing.
- j. Public Utilities.
- k. Concrete products or central mixing and proportioning plants.
- l. Vehicle impound facility.

2. Natural Buffer.

- a. The owner shall include a minimum twenty-foot wide landscaped area buffer along all frontages of the Property abutting a right-of-way. The final location of the buffer shall be as approved in connection with approval of a site plan for the Property.
- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing February 23, 2023

RZ-22-05: HB Property Associates, LLC Rezoning Request

Applicant: Matthew G. Roberts, Esquire, Hirschler Fleischer, P.C.

Owner: HB Property Associates, LLC.

Case Manager: Andre Greene - (804)722-8678

I. Request

This request is to conditionally rezone approximately 19.836 acres from M-1 Light Industrial to M-2 General Industrial to allow overflow tractor-trailer parking for E-commerce fulfillment transportation services.

II. Property

Address: N/A

Tax Map: 330(0A)00-016-0

Site Size: Approximately 19.86 acres

Legal Owner: HB Property Associates, LLC
Developments LLC

RE Taxes Paid?: Yes

Zoning District: M-1, Light Industrial

Current Use: Vacant and partially wooded

Comp Plan Land Use: Industrial

Planning Area: Prince George Planning Area

Previous Zoning Cases: ZM-84-3

III. Meeting Information

Planning Commission Public Hearing: February 23, 2023

Board of Supervisors Public Hearing: March 27, 2023 (Tentative)

IV. Background

1. The property in question was rezoned to the present zoning designation of M-1, Limited Industrial, in 1984 (ZM-84-3). There are no conditions on the site in question that would affect or restrict its use.
2. The property is immediately south and adjoins the property owned by MAT Developments, LLC who was recently approved by the County for the location of 169 tractor trailer spaces (RZ-21-05).

V. Applicant Proposal

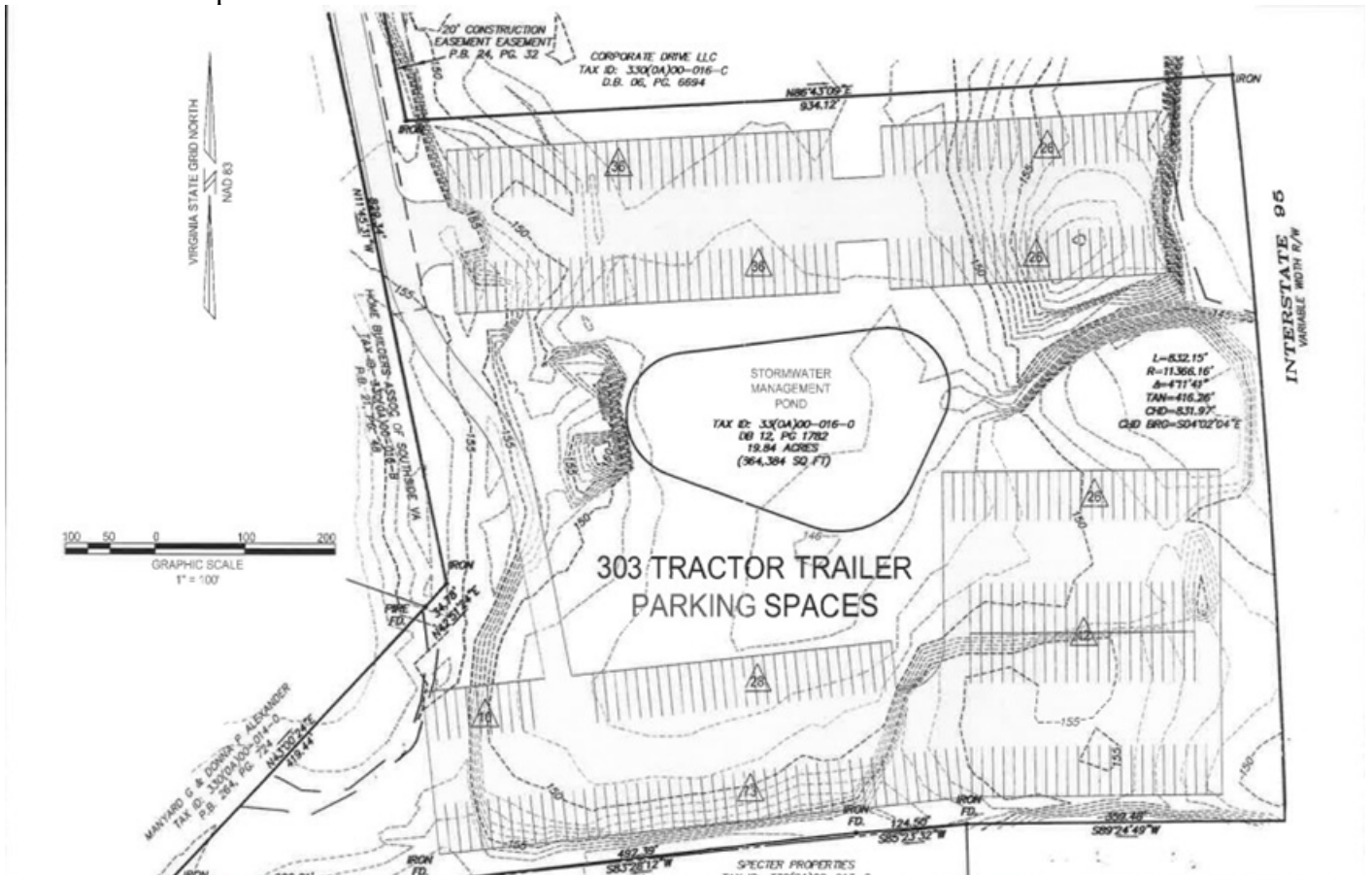
1. The applicant is requesting a rezoning in order to use the property as overflow tractor-trailer parking for E-commerce fulfillment transportation services.
2. The rezoning request includes a conceptual plan which shows the parking area(s) along with a stormwater management BMP Pond (see attached).
3. The conceptual plan included with the application has 303 parking spaces to be located on the property. As with the recently approved rezoning request of MAT Developments, the proposed truck terminal will be a trailer storage facility where the trailer portion of the tractor trailer is stored when not in use.
4. The turn warrant analysis submitted as part of the application indicates that that the proposed facility will generate only 4 truck trips during the weekday AM peak hours (6:00 AM-9:00 AM) and 4 truck trips during PM peak hours (3:00PM-6:00PM).
5. The number of trailers on the site will fluctuate during holidays, thus being a seasonal location.
6. There are no structures planned for construction and no extensions of public water and sewer utilities.
7. A proffer statement was voluntarily submitted with the rezoning request.

VI. Exhibits

Exhibit 1: Aerial view of request area



Exhibit 2: Conceptual Plan



The map displays the following features:

- City of Petersburg:** The area shown is within the City of Petersburg, Virginia.
- Major Roads:**
 - Richland Rd (top left)
 - South Crater Rd (running vertically through the center)
 - Birdsong Rd (bottom left)
 - Ravenswood Dr (bottom center)
 - Hummingbird Way (right side, near I-95)
 - I-95 (Interstate 95, running vertically on the right)
 - I-295 (Interstate 295, bottom right corner)
- Land Parcels and Zoning:**
 - Red Parcels (Lots 1-14):** Primarily zoned for residential use.
 - Purple Parcels (Lots 15-18):** Zoned for industrial use.
 - Orange Parcels (Lots 19-20):** Zoned for commercial/industrial use.
- Other Features:**
 - Water Bodies:** A blue area in the top left and a smaller blue area near lot 17.
 - Infrastructure:** A dashed line indicates the City of Petersburg boundary. A solid line indicates the location of the Village Center.

VII. Planning and Zoning Review Comments

1. Case ZM-84-3 rezoned the property to M-1. There are no conditions.
2. The proposed use of the property for tractor-trailer parking is considered a “Truck Terminal” land use which would be permitted by-right under Section 90-492(1) if the land is rezoned to M-2 General Industrial.
3. Expected impacts of proposed uses on adjacent properties and roadways include:
 - a. Additional traffic on Rives Road and Corporate Road (located in the corporate limits of the City of Petersburg).

- i. The applicant prepared a Turn Lane Warrant Analysis for the City of Petersburg. The City of Petersburg and Paul Hinson with VDOT reviewed the analysis and concluded that 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 Drive. No other road improvements have been required.
 - b. It has been determined that Corporate Road is a public road located in the jurisdiction of the City of Petersburg. The City of Petersburg maintains roads and has not requested a maintenance agreement with the applicant.
4. The proposed use appears to be compatible with the existing surrounding uses, which includes offices, warehousing/distribution, and a similar parking terminal.
5. 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 (See Exhibit 4).
6. The proposed use requires no extension of public water and sewer and therefore will have minimal impact on County services.

VIII. Supplemental Staff Review Comments

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

1. Access to the parcel is provided by Corporate Road which is a public street in the City of Petersburg that connects SR 629 Rives Road within the City limits. Corporate Road does appear to be a public roadway, but VDOT could not verify whether it is publicly maintained. As the proposed use will introduce heavy truck traffic on this roadway and maintenance responsibilities are not defined, it is recommended that the County require that a road maintenance agreement be required that defines maintenance responsibilities and responsible parties for the roadway to ensure Corporate Road can continue to provide access for the parcel.

Most of the road used to access the property is owned by the City of Petersburg. The City of Petersburg is not requiring a road maintenance agreement at this time.

2. VDOT has no objection to the zoning application.

Utilities Department - *Frank Haltom, Director of Engineering and Utilities*

1. 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.
2. 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 – *Yoti Jabri, Director of Economic Development & Tourism*

1. This property is located in the Enterprise Zone.

The departments below reviewed this request and had no comments.

Environmental Division

Fire & EMS Department

Building Inspections Division

Virginia Department of Health

Prince George Police Department

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the applicant's proffered conditions.

This recommendation is based on the following considerations:

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. The site currently adjoins property zoned M-2 (General Industrial) and recently rezoned for a similar use (truck terminal for the parking of tractor trailers).
4. Concerns of VDOT have been addressed.
5. A site plan is required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, parking area construction and outdoor lighting concerns.
6. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
7. The applicant has proffered several conditions which staff finds acceptable and supports (see proffer statement).

XI. Recommended/Proffered Conditions

The following conditions were proffered by the applicant in their proffer statement dated November 30, 2022 and are acceptable to Staff:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
 - b. Blacksmith shops, welding or machine shops.
 - c. Building material sales yards and plumbing supplies storage.
 - d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
 - e. Petroleum Storage.
 - f. Sawmills and planing mills.
 - g. Brick manufacture.
 - h. Boiler shops
 - i. Meat, poultry and fish processing.
 - j. Public Utilities.
 - k. Concrete products or central mixing and proportioning plants.
 - l. Vehicle impound facility.
2. Natural Buffer.

- a. The owner shall include a minimum twenty-foot wide landscaped area buffer along all frontages of the Property abutting a right-of-way. The final location of the buffer shall be approved in connection with the approval of a site plan for the Property.
- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

XII. Additional Information

The following is a list of all M-2, General Industrial Uses (uses that have been struck thru will not be allowed).

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) Public utilities.~~
- (12) Conservation areas.
- (13) Game preserves.
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- ~~(17) Concrete products or central mixing and proportioning plants.~~
- (18) 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.
- ~~(19) Vehicle impound facility.~~
- (20) All M-1 permitted uses.

Sec. 90-493. - Uses and structures permitted by special exception.

The following uses are permitted by special exception in the M-2 general industrial district:

- (1) Sanitary landfill in accordance with the requirements of [section 90-1033](#).
- (2) Tree stump landfills. Stumps and other natural vegetation may be buried in designated areas, provided:
 - a. A surveyed plat of the landfilling site so designated is recorded in the clerk of the circuit court's office;
 - b. All county erosion control and reclamation ordinances are adhered to; and
 - c. Such other conditions as required by the board of supervisors that are deemed appropriate.

- (3) Dredged material disposal site.
- (4) Public utility generating station, transmission station, transmission line and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station, regulation station.
- (5) Small solar energy facility.
- (6) Large-scale solar energy facility.
- (7) Tier 2 battery energy storage system, in accordance with [section 90-1042](#).

Sec. 90-493.1. - Uses and structures permitted by special exception granted by the board of zoning appeals.

Animal boarding place, private.



REZONING 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 22-05

DATE SUBMITTED:

RECEIVED

DEC 01 2022

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST: Rezone subject property from M-1 to M-2, with proffers, to permit development of truck terminal use.				
	REQUEST PROPERTY ADDRESS / LOCATION: 330 / 0A 00 / 016 0				
	REQUEST TAX MAP(S): (List all) 330 / 0A 00 / 016 0	AFFECTED ACREAGE: 19.836 AC	ENTIRE PARCEL?: (Y / N) Yes	CURRENT ZONING: M-1	PROPOSED ZONING: M-2
	REQUIRED ATTACHMENTS: (Check if Attached; * = Required) <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input checked="" type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot) <input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS: Turn lane warrant analysis				
LEGAL OWNER	NAME(S): HB Property Associates, LLC, a Virginia limited liability company				
	MAILING ADDRESS (Incl. City, State, Zip) c/o Erik Hickenlooper, 10412 Jordan Parkway North, Prince George, VA 23860				
	E-MAIL: chrisbeahr@yahoo.com		PHONE: 757-619-8745		
APPLICANT CONTACT	NAME(S) (If different than owner): Matthew G. Roberts, Esq./Hirschler Fleischer, P.C.				
	RELATION TO OWNER: Attorney/Agent				
	MAILING ADDRESS: (Incl. City, State, Zip) 2100 East Cary Street, Richmond, VA 23223				
	E-MAIL: mroberts@hirschlerlaw.com		PHONE: 804-771-9570		
OFFICE USE ONLY (Completed at time of application)					
COMMENTS:					
PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050		FEE PAID: Fees waived Enterprise Zone		PAYMENT TYPE: N/A CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: N/A		DATE RECEIVED: N/A		RECEIVED BY: N/A

OWNER AFFIDAVIT

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: HB Property Associates, LLC, a Virginia limited liability company
By: Matthew G. Roberts, Esq., u/a/d November 23, 2022

SIGNED:

M-G. Roberts

SIGNED:

DATE: November 30, 2022

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

City: Richmond
COUNTY OF: Richmond

Subscribed and sworn before me this 30th day of November, 20 22.

Cassandra M. Terrell

Notary Public

My Commission expires: March 31, 2023



AFFIDAVIT



Matthew G. Roberts
D: 804.771.9570
mroberts@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

November 30, 2022

VIA OVERNIGHT MAIL

Julie C. Walton
Director of Community Development
and Code Compliance
County of Prince George, Virginia
6602 Courts Drive
PO Box 68
Prince George, VA 23875

**Re: Final Rezoning Application
Tax Map No. 33(0A)00-016-0 (the "Property")
STATEMENT OF SUPPORT**

Dear Director Walton,

On behalf of HB Property Associates, LLC (the "Applicant"), please accept this letter as a statement in support of the Applicant's request to rezone the Property to the M-2, General Industrial District (the "M-2 District"). Rezoning the Property to the M-2 District will facilitate the development of a new overflow truck terminal that will enhance the County's tax base with minimal impacts to County services and adjacent road corridors.

Background, Planning, and Zoning

Located east of U.S. Route 301 in the Rives Magisterial District, the Property is currently vacant and contains approximately 19.8 acres of undeveloped land. The Property is bounded on the north by vacant property, which is subject to a recent rezoning approval for a similar overflow truck terminal use (RZ-21-05) (the "Adjacent Property"), on the east by the southbound lanes of Interstate 95, on the south by vacant land, and on the west by office and manufacturing uses along Corporate Road. The primary access to the site is from Corporate Road, as accessed via Rives Road in the City of Petersburg.

The Property is presently zoned to the M-1, Limited Industrial District, pursuant to Case ZM-84-3. No conditions were proffered at the time of this rezoning. To the best of the Applicant's knowledge, there are no other zoning entitlements affecting the Property.

According to the Comprehensive Plan, the Property is located within the Prince George Planning Area. The Future Land Use Map (2018) designates the Property and the surrounding area for Industrial

use. Compatible land use designations, including Commercial and Commercial/Industrial, are located in the vicinity of the Property. The Property is also included in a designated Enterprise Zone.

Proposed Development

As more fully described on the attached plan entitled “Overflow Tractor Trailer Parking Exhibit” prepared by Christopher Consultants and dated October 11, 2022, the Applicant proposes to develop the Property as an overflow truck terminal (the “Proposed Use”). To facilitate the Proposed Use, the Applicant is seeking to rezone the Property to the M-2 District. While the Proposed Use is a by-right use pursuant to Section 90-492(1) of the Zoning Ordinance, the Applicant is proposing proffered conditions to mitigate its impacts.

The Proposed Use will introduce up to 303 trailer parking spaces. The intended primary users of the Proposed Use are e-commerce transportation vehicles. At this time, the Applicant does not intend to develop an ancillary onsite office space or manager’s residence. The area of the truck terminal parking lot will consist primarily of eight inches (8”) of base material and topped with crush-and-run. New, onsite stormwater management facilities will be provided as indicated on the attached plans. Presently, there are no stormwater facilities onsite. Site lighting will be provided in conformance with all Zoning Ordinance requirements.

The Applicant proposes that trucks will access the Property from Corporate Road via Rives Road. Access for inbound and outbound truck traffic will be further coordinated with the owner of the Adjacent Property to ensure safe and efficient vehicle trips to the sites. While the Proposed Use will not be visible from U.S. 301, the Applicant is proposing landscaped buffering to ensure views of the site from adjacent roads and properties are mitigated. The Applicant anticipates the Proposed Use will generate only four (4) net new AM and PM peak hour trips.

With nearby access to Interstate 95 and U.S. Route 301, the Property serves as a logical location for the Proposed Use. Further, as there are compatible adjacent uses, the Proposed Use will not negatively impact adjacent properties or property values. The Proposed Use will also facilitate several County comprehensive planning goals. First, the Proposed Use will facilitate the planned industrial utilization of the Property, in line with Land Use Objective #1 and the Future Land Use Map. Second, the Proposed Use will help the County develop a diversified tax base, pursuant to Economic Development Objective #1, by developing the otherwise vacant and unused Property with an industrial use. As e-commerce and delivery services continues to expand, the Proposed Use offers an opportunity for the County to capture and participate in this growing segment of the economy. The Proposed Use will also have minimal impacts on County services, thereby making it net accretive to the County’s tax base.

Request for Waiver of Rezoning Fees

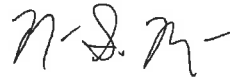
As the Property is located in an Enterprise Zone and the Proposed Use will constitute an investment of at least \$250,000.00, the Applicant requests a waiver of the rezoning fees that might otherwise be charged to file this request.

Conclusion

For the reasons noted above, the Board of Supervisors should approve this rezoning application. The Proposed Use and the rezoning request are compatible with the Property's land use planning designation and surrounding land use designations. Importantly, the Proposed Use will expand and diversify the County's tax base, while minimizing impacts to County services and adjacent landowners.

Thank you for your time and attention to this matter. We look forward to working with you, the community, and the Board of Supervisors on this request.

Very truly yours,

A handwritten signature in black ink, appearing to read "M.G. Roberts".

Matthew G. Roberts, Esq.
Counsel for Applicant

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LEGAL DESCRIPTION
TAX MAP NO. 33(0A)00-016-0

All that certain tract or parcel of land. with any improvement thereon and appurtenances thereto being, shown as Parcel "E" on the plat attached and made a part of the deed recorded in the Clerk's office, Circuit Court, Prince George County, Virginia, in Deed Book 237, page 66, containing 35.5513 acres, and described in detail by metes and bounds on the said Plat No. 2. entitled "Plat Showing Property of John H. and Rheta N. Burks on East and West Side of Interstate 95, South of Rives Road Petersburg, VA and Prince George, Virginia. made by R Chard A. Bristow. C.L.S. and revised June 20, 1978 and August 7, 1978.

LESS AND EXCEPT that certain parcel containing 5.725 acres located at the terminus of Eastwood Road, Rives District, Prince George County Virginia, as shown on a plat of survey made by Timmon S. Consulting Engineers, dated September 29th, 1995, recorded with the deed from H Lee Griffin and Betty Ann T. Griffin, husband and wife to Home Builders Association of Southside Virginia, dated November 17th. 1995, recorded in the Clerk's Office, Circuit Court, Prince George County, Virginia, in Deed Book 410, page 224: and

LESS AND EXCEPT a ten (10.00) acre portion of the property, together with an appurtenant easement, conveyed to Corporate Drive, L.L.C.. a Virginia Limited Liability Company, by deed dated December 14th 2006, recorded in the Clerk's Office, Circuit Court, Prince George's County, Virginia, as instrument No. 060006694.

The Property is more particularly described by the following Metes and Bounds:

Beginning at a point situated on the western line of Corporate Road, a variable width right of way, said point being 1080.00 feet, more or less, to the right of way of Rives Road a/k/a State Route 629, (a variable width right of way), leaving said westerly line of Corporate Road and running, North 70 Degrees 27 Minutes 35 Seconds East, a distance of 60.37 feet to an iron pin on the easterly side of Corporate Road; running thence in a south easterly direction along the easterly side of a 60.00 foot access and utility easement (DB 410 page 221), an arc distance of 84.95 feet, which arc is subtended by a chord having a chord bearing of South 12 Degrees 29 Minutes 50 Seconds East, a chord distance of 84.94 feet and which curve to the right had a radius of 3294.27' to an iron pin; running thence, South 11 Degrees 45 Minutes 31 Seconds East, a distance of 315.80 feet to an iron pin; running thence, North 86 Degrees 43 Minutes 09 Seconds East along the southerly line of the property now or formerly owned by Corporate Drive LLC (

tax ID: 330-(0A) 00-016-C), a distance of 934.12 feet to an iron pin on the Western line of the Interstate 95, (a variable width right of way); running thence, in a southerly direction along the westerly side of interstate 95, an arc distance of 832.15 feet, which arc is subtended by a chord having a chord bearing of South 04 Degrees 02 Minutes 04 Seconds East, a chord distance of 831.97 feet and which arc has a curve radius of 11366.16' to a pipe found and the northerly line of the property now or formerly known as Magdalene L. King (Tax ID: 330 (0A) 00—017-0); running thence, South 89 Degrees 24 Minutes 49 Seconds West, a distance of 359.48 feet to an iron pin found; running thence in a westerly direction along the northerly line of the property now or formerly owned by Specter Properties, (Tax ID: 330 (0A) 00-013-0), South 85 Degrees 23 Minutes 32 Seconds West, a distance of 124.50 feet to an iron pin found; running thence and continuing along the property now or formerly owned by Specter Properties, South 83 Degrees 28 Minutes 12 Seconds West, a distance of 492.39 feet to an iron pin found; running thence, South 89 Degrees 46 Minutes 45 Seconds West, a distance of 282.21 feet to an iron pin; running thence in a northerly direction following the easterly line of the property now or formerly owned by Manyard G. and Donna P. Alexander (TAX ID: 330 (0A) 00—014-0), North 43 Degrees 00 Minutes 24 Seconds East, a distance of 419.44 feet to a pipe found; running thence, North 42 Degrees 51 Minutes 24 Seconds East, a distance of 34.78 feet to an iron pin; running thence in a northerly direction along the easterly line of the property now or formerly owned by Home Builders Associates of Southside VA, (TAX ID: 330 (0A) 00—016-B), North 11 Degrees 45 Minutes 31 Seconds West, a distance of 829.34 feet to an iron pin; running thence in a northerly direction, an arc distance of 76.77 feet, said arc being subtended by a chord having a chord bearing of North 12 Degrees 26 Minutes 19 Seconds West, a chord distance of 76.77 feet and said arc having a curve radius of 3234.27 to the Point of Beginning.

STATEMENT OF CONSENT AND DESIGNATION OF AUTHORIZED AGENTS

The undersigned, as the title owner ("Owner") of that certain property identified as Tax Map No. 330 / 0A 00 / 016 0, hereby consents to the submission of a land use application for a conditional rezoning affecting the subject property, including filing, signing, and delivering such application, and any and all other documents necessary for or related thereto. Matthew G. Roberts, Esq. and Hirschler Fleischer, a Professional Corporation are hereby designated by Owner as its attorneys and authorized agents to execute those certain documents, including but not limited to applications, affidavits, proffer statements, and statements of justification, that are required to be filed and deemed necessary or reasonable to pursue the land use application on Owner's behalf.

[SIGNATURES APPEAR ON FOLLOWING PAGE]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

HB Property Associates, LLC, a Virginia limited liability company

By:

Name: Eric Craig Hickenlooper
Title: Manager

STATE/Commonwealth of Virginia,

CITY/COUNTY OF Richmond, TO WIT:

The forgoing Statement of Consent and Designation of Authorized Agents was acknowledged before me this 23 day of November, 2022 by Eric Craig Hickenlooper, as Manager of HB Property Associates, LLC, a Virginia limited liability company, on behalf of the company.



Notary Public

My commission expires: 3-31-26

Registration number: 198693

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PROFFERS

RZ-22-05

Date: November 30, 2022

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 90-782 of the Prince George County Code, 2005, as amended, HB Property Associates, LLC, a Virginia limited liability company (the "Owner"), for and on behalf of itself and its successors and assigns, in Case RZ-22-05 filed on property identified as Prince George County Tax Parcel No. 330/ 0A 00/016 0 (the "Property") hereby voluntarily proffers the following conditions ("Proffers"), provided that the Board of Supervisors (the "Board") approves a rezoning of the Property from the M-1, Limited Industrial District to the M-2, General Industrial District. These Proffers will replace and supersede any previously approved proffers on the Property. In the event the rezoning request is denied by the Board, these Proffers will immediately be null and void.

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
 - b. Blacksmith shops, welding or machine shops.
 - c. Building material sales yards and plumbing supplies storage.
 - d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
 - e. Petroleum storage.
 - f. Sawmills and planing mills.
 - g. Brick manufacture.
 - h. Boiler shops.
 - i. Meat, poultry and fish processing.
 - j. Public utilities.
 - k. Concrete products or central mixing and proportioning plants.
 - l. Vehicle impound facility.
2. Natural Buffer.
 - a. The Owner shall include a minimum twenty-foot wide landscaped area buffer along all frontages of the Property abutting a right-of-way. The final location of the buffer shall be as approved in connection with approval of a site plan for the Property.

- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

Owner:

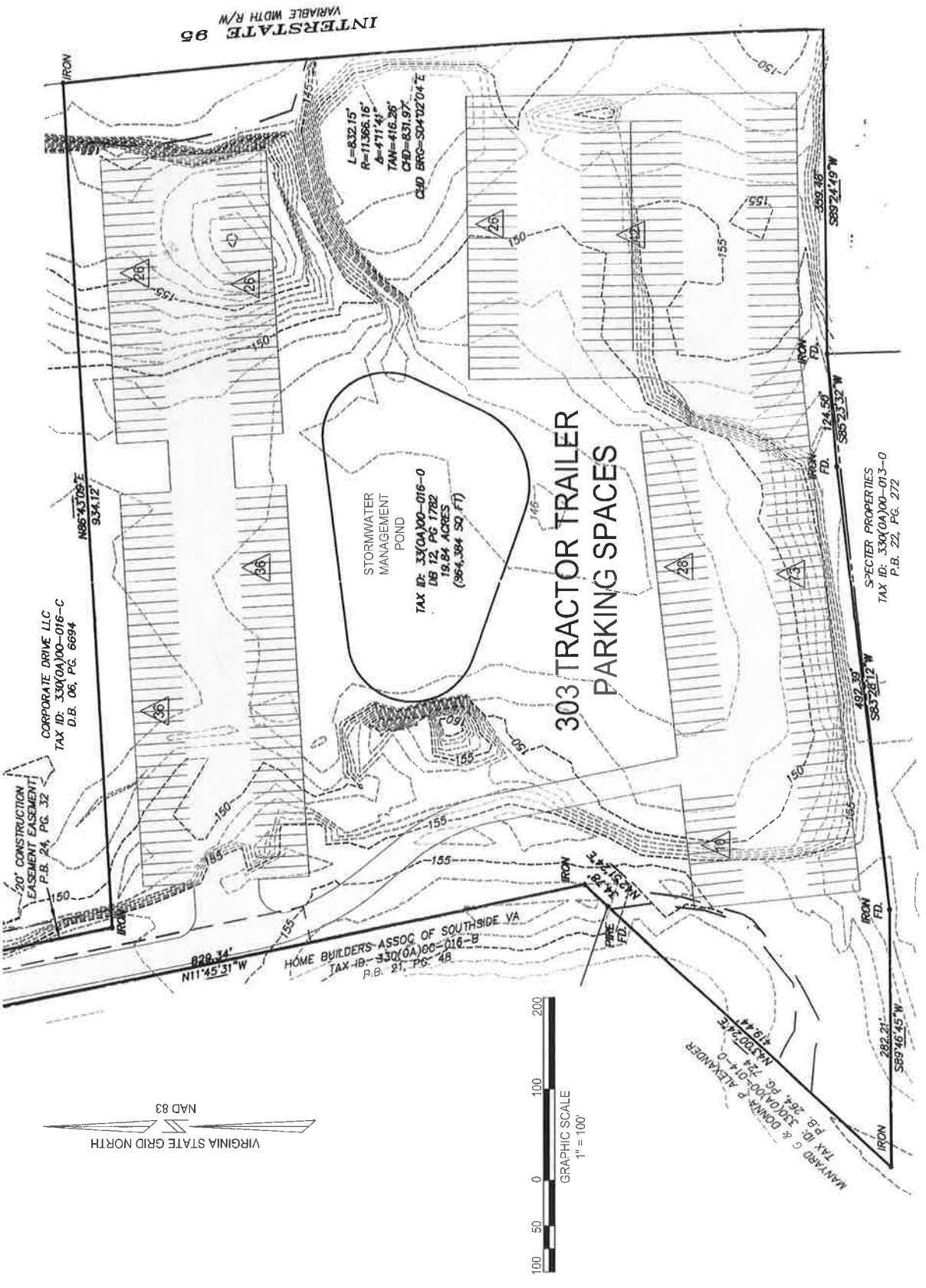
HB Property Associates, LLC, a Virginia limited liability company

By:



Matthew G. Roberts, Esq., u/a/d November 23, 2022

14636675.2 047142.00001



TURN LANE WARRANT ANALYSIS

To: Bill Riggleman	City of Petersburg
Paul Hinson, P.E.	VDOT – Dinwiddie Residency
Copy: Chris Beahr	HB Property Associates, LLC
From: Carl Hultgren, P.E., PTOE	Gorove Slade
Date: November 4, 2022	
Subject: Corporate Road Truck Terminal	



Introduction

HB Property Associates, LLC is proposing to construct a tractor trailer storage lot with 303 spaces in the southeast quadrant of the Rives Road at Corporate Road intersection in Prince George County. The property is immediately south of the MAT LLC property, which was recently approved for a tractor trailer storage lot with 169 spaces. The purpose of this analysis is to evaluate turn lane warrants for the intersection of Rives Road at Corporate Road.

The proposed development plan includes extending Corporate Road south into the property, and building 303 trailer parking spaces by 2024. Figure 1 shows the property boundary and study intersection.



Figure 1: Site Location and Study Intersection

Existing 2022 Conditions

Existing Roadway Network

A description of the major roadways within the study area is presented in Table 1.

Table 1: Existing Roadway Network

Roadway	VDOT Classification	Lanes	Speed	On-Street Parking	AADT*
Rives Road	Principal Arterial	2	35 mph	No	5,800 vpd
Corporate Road	Local	2	35 mph	No	700 vpd

* Assumes the AM and PM peak hours represent 20% of the daily volume

Existing 2022 Traffic Volumes

Kimley-Horn performed AM peak hour (6:00 to 9:00 AM) and PM peak hour (3:00 to 6:00 PM) turning movements at the study intersection for the MAT LLC Turn Lane Warrant Analysis on April 28, 2022. Figure 2 shows the peak hour traffic volumes, and the count data are included in the appendix.

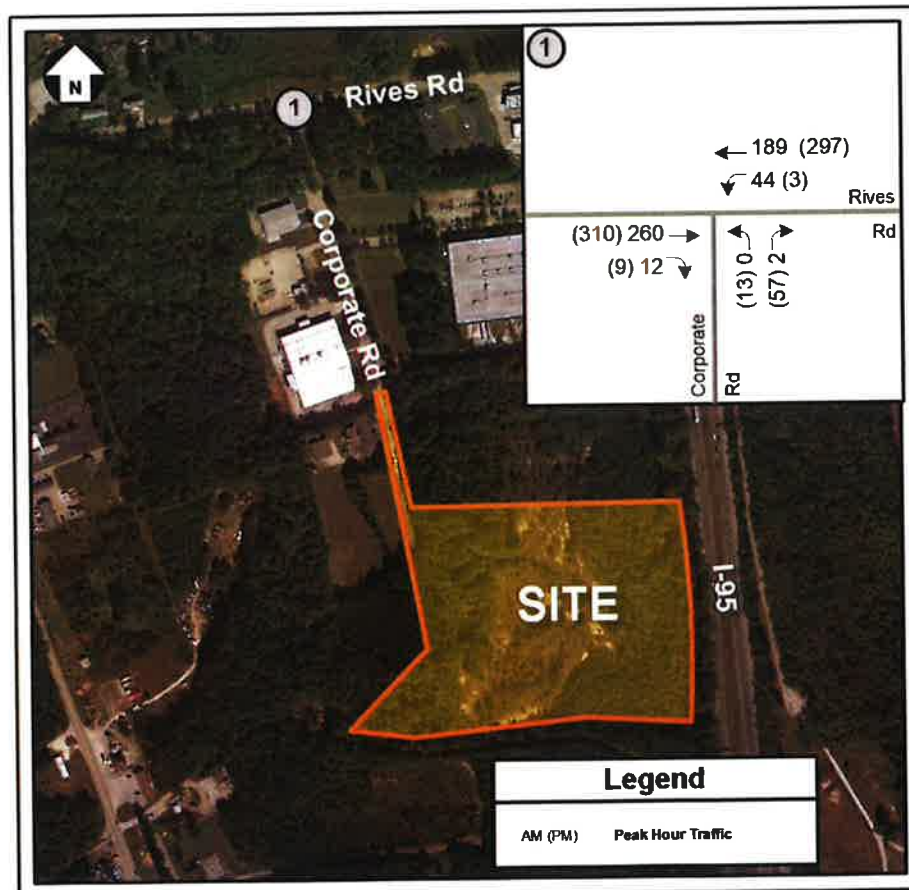


Figure 2: Existing 2022 AM and PM Peak Hour Traffic Volumes

No-Build 2024 Traffic Volumes

The anticipated project build-out year is 2024. Regional growth was added to the existing traffic volumes to develop the future without development (2024) traffic volumes. Future traffic volumes were projected by increasing the existing traffic volumes to the build-out year using a background annual growth rate of 2.0 percent applied to the existing traffic volumes. The resulting no-build traffic volumes are shown in Figure 3.

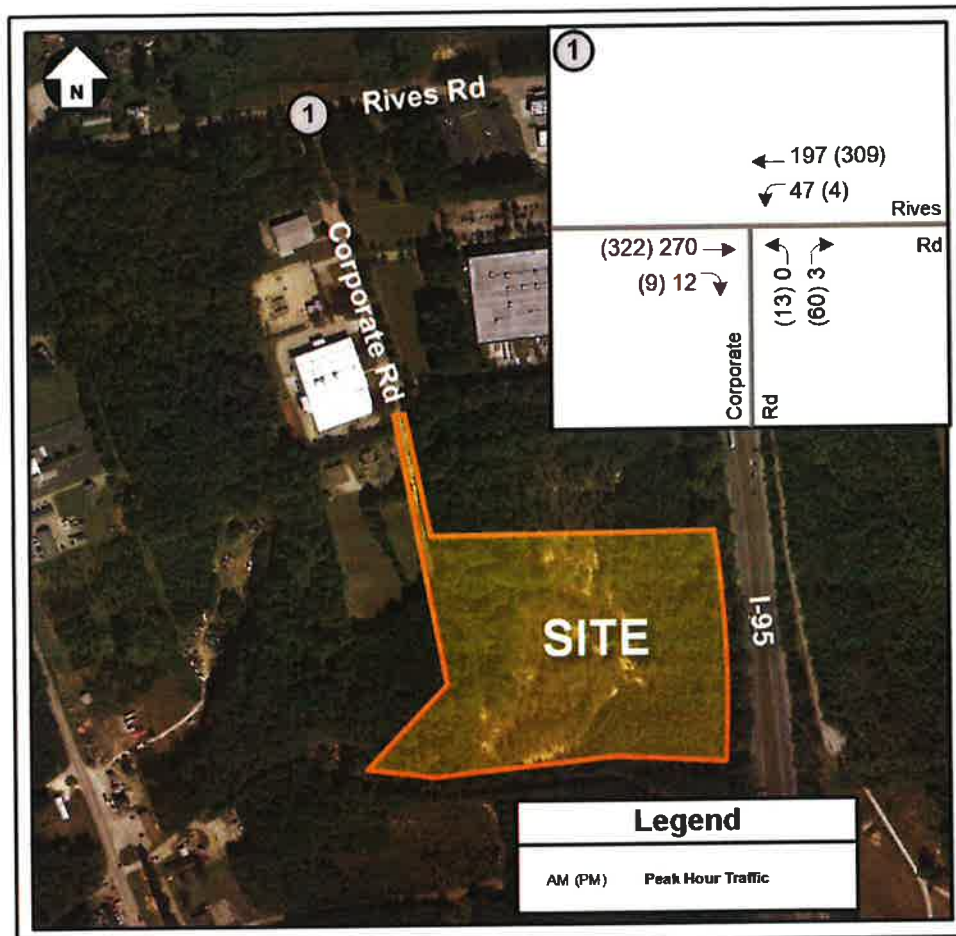


Figure 3: No-Build 2024 AM and PM Peak Hour Traffic Volumes

Future Conditions with Development

The proposed development is expected to include 303 trailer parking spaces with access on Corporate Road. The preliminary site layout is shown in Figure 4.

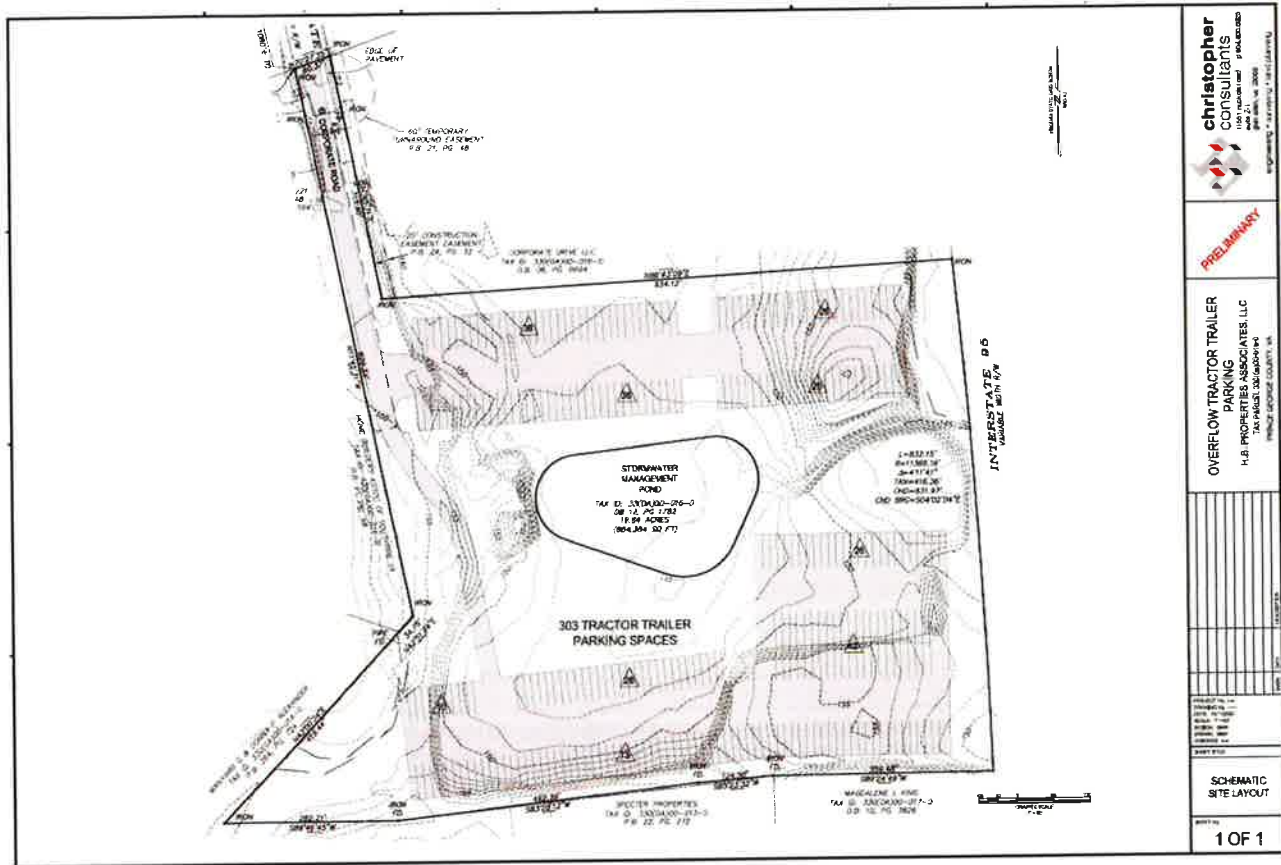


Figure 4: Preliminary Site Plan

Site Generated Volumes

The trip potential of the site was estimated based on the MAT LLC analysis as shown in Table 2.

Table 2: Site Trip Generation

Site	Number of Spaces	AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit
MAT, LLC Truck Terminal	169 spaces	1	1	1	1
HB Property Associates, LLC Truck Terminal	303 spaces (79% increase)	2	2	2	2

As shown in Table 2, the proposed truck terminal is anticipated to generate just 4 trips during the weekday AM and PM peak hours.

Site Trip Distribution

The site trip distribution was based on the distribution used for the MAT LLC turn lane warrant analysis, which is restated below:

- 90% to / from the east on Rives Road
- 10% to / from the west on Rives Road

Figure 5 shows the regional trip distribution and assignment.

Build 2024 Traffic Volumes

The proposed site trips were added to the future without development traffic volumes in order to determine the future with development (2024) traffic volumes. The future with development (2024) traffic volumes are presented in Figure 6.

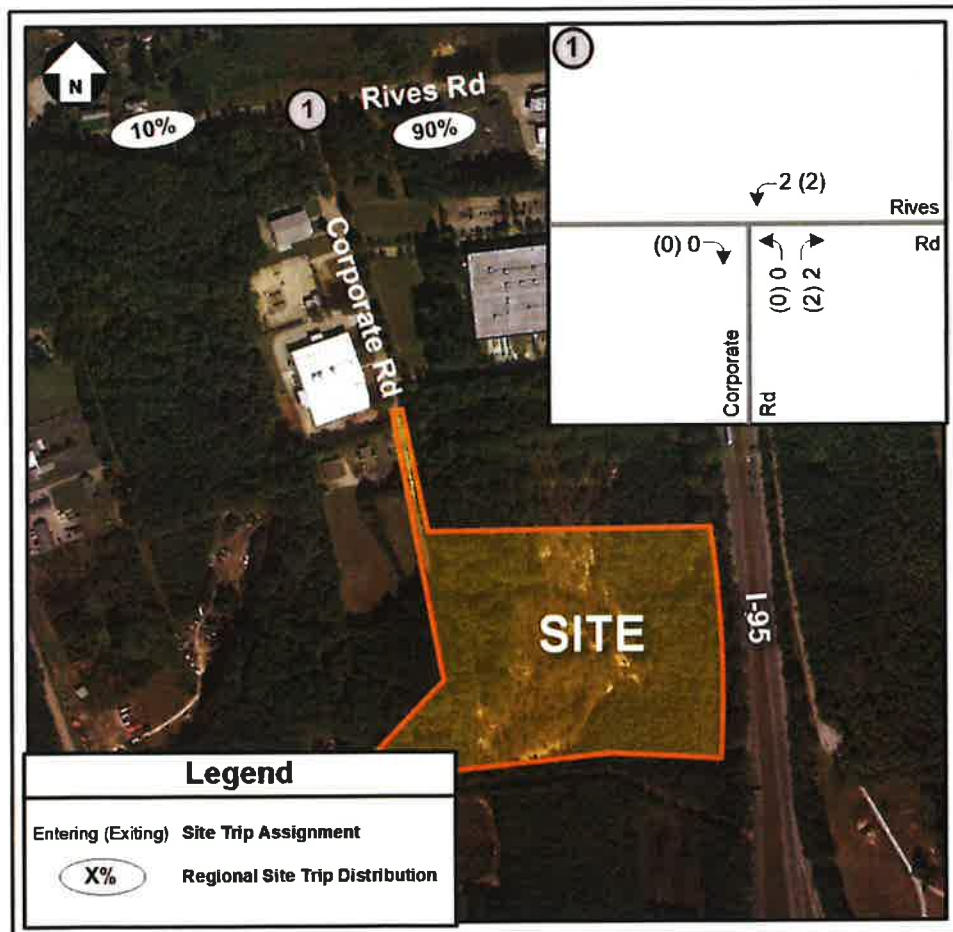


Figure 5: Site Trip Distribution and Assignment

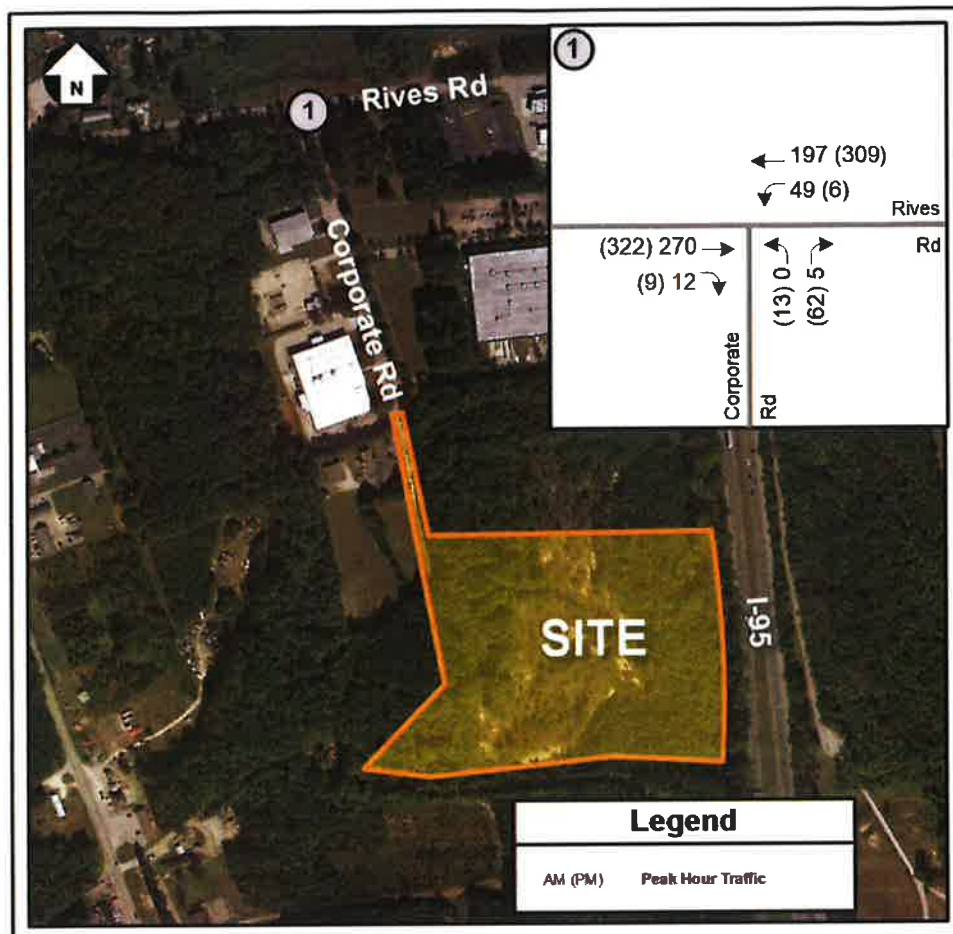


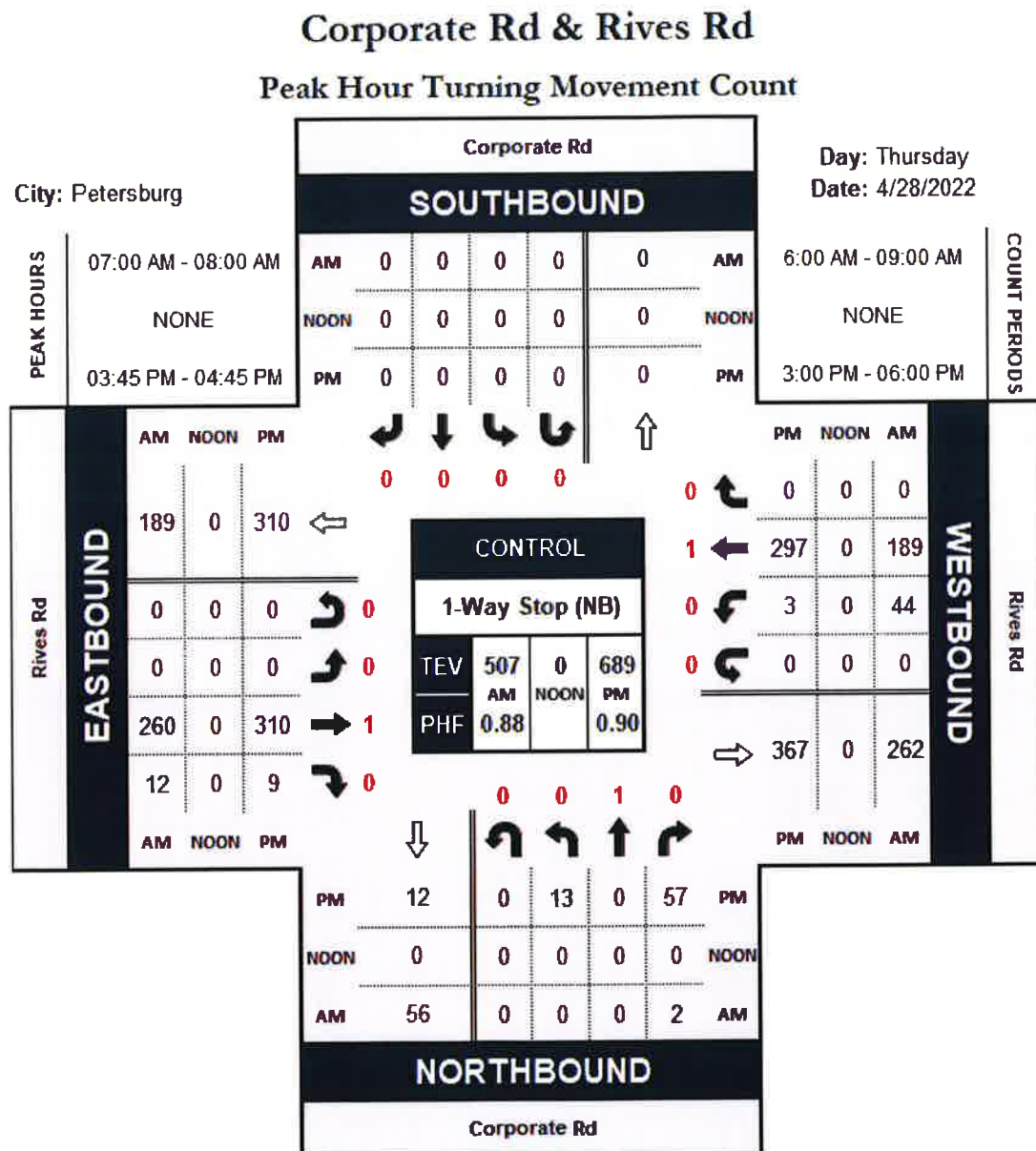
Figure 6: Build 2024 AM and PM Peak Hour Traffic Volumes

Conclusions

The projected 2024 traffic volumes at the intersection of Rives Road at Corporate Road do not meet any turn lane warrants at build-out of the proposed truck terminal. The VDOT turn lane warrant charts are included in the appendix.

APPENDIX A – TURNING MOVEMENT COUNTS

Figure 2: Corporate Road and Rives Road AM and PM peak hour volumes



APPENDIX B – TURN LANE WARRANT ANALYSES

General Project Information		Enter a value for all input cells
Project Name:	<div style="border: 1px solid black; padding: 2px;">Corporate Road Truck Terminal</div>	
County:	<div style="border: 1px solid black; padding: 2px;">Prince George</div>	
Reviewer:	<div style="border: 1px solid black; padding: 2px;">AM Peak Hour</div>	Date: 11/4/2022

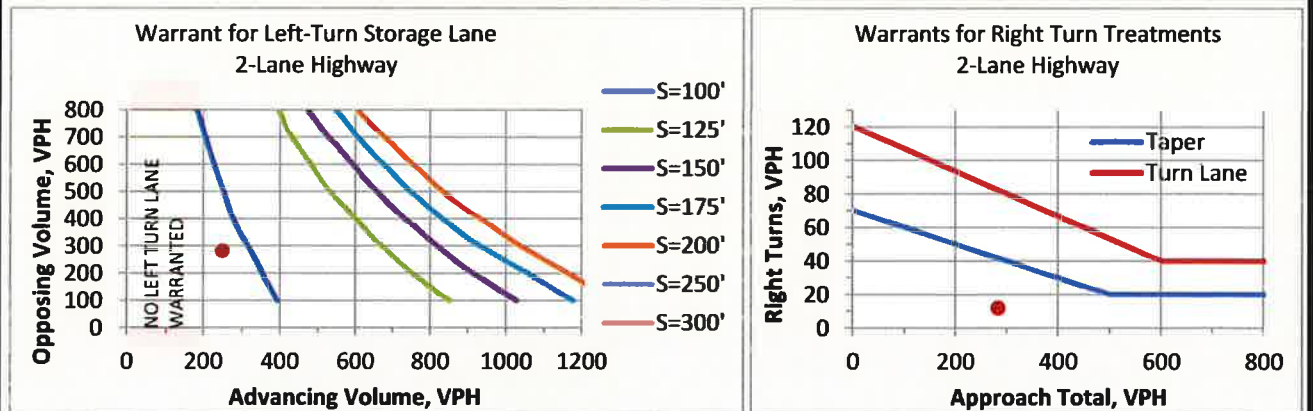
Adjacent Roadway Data		
Adjacent Road Name:	<div style="border: 1px solid black; padding: 2px;">Rives Road</div>	Number of Lanes: 2
Posted Speed:	<div style="border: 1px solid black; padding: 2px;">35</div> mph *	Classification: <div style="border: 1px solid black; padding: 2px;">Principal Rural Arterial</div>
AADT:	<div style="border: 1px solid black; padding: 2px;">N/A</div> VPD	D: <div style="border: 1px solid black; padding: 2px;">N/A</div> k: <div style="border: 1px solid black; padding: 2px;">N/A</div> <i>enter N/A if factors are unknown</i>

*Use Design Speed if available

Trip Generation		
Generated Trips:	<div style="border: 1px solid black; padding: 2px;">40</div> VPD	% Trucks in Entrance: <div style="border: 1px solid black; padding: 2px;">20</div> %
Right In:	<div style="border: 1px solid black; padding: 2px;">12</div> VPH	Advancing Volume: <div style="border: 1px solid black; padding: 2px;">246</div> VPH
Left In:	<div style="border: 1px solid black; padding: 2px;">49</div> VPH 20%	Opposing Volume: <div style="border: 1px solid black; padding: 2px;">282</div> VPH**

**Also used as Approaching Volume for Rt. Turns

Entrance Criteria		Entrance is a Low Volume Commercial Entrance
Entrance Type:	<div style="border: 1px solid black; padding: 2px;">Unsignalized Intersection/Crossover</div>	
Minimum Spacing:	<div style="border: 1px solid black; padding: 2px;">1050</div> ft	SDL: <div style="border: 1px solid black; padding: 2px;">390</div> ft SDR: <div style="border: 1px solid black; padding: 2px;">390</div> ft
Left Turn Lane Warrant: Advancing Volume ≥	<div style="border: 1px solid black; padding: 2px;">320</div> VPH	No Left Turn Lane
Right Turn Taper Warrant: Rt. Turn Volume ≥	<div style="border: 1px solid black; padding: 2px;">42</div> VPH	No Taper Required
Right Turn Lane Warrant: Rt. Turn Volume ≥	<div style="border: 1px solid black; padding: 2px;">82</div> VPH	No Right Turn Lane Required



- The minimum warranted left turn lane length shall be 100' for speeds ≤ 40 mph and 200' for speeds ≥ 45 mph
- Left turn lanes with high truck volume shall be increased as calculated and tabulated below:

Left Turn Storage Length Increase Required for Truck Ratio (in Feet)						
S = 100'	S = 125'	S = 150'	S = 175'	S = 200'	S = 250'	S = 300'
25	25	50	50	50	50	75

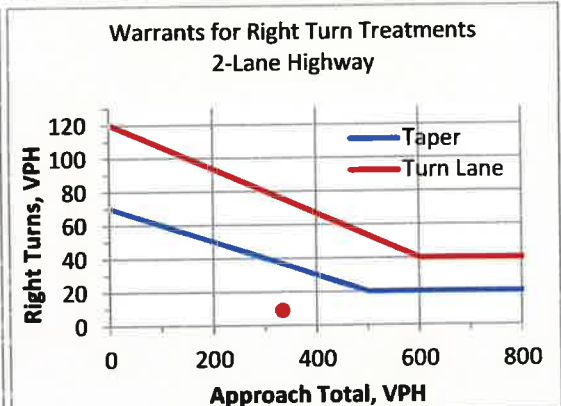
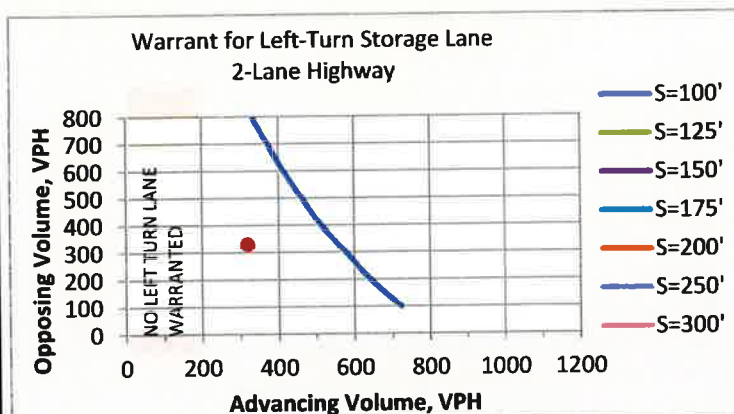
Version 2.1 - Based on July 2012 Appendix F - VDOT Road Design Manual 8-1-12

General Project Information		Enter a value for all input cells
Project Name:	<div style="border: 1px solid black; padding: 2px;">Corporate Road Truck Terminal</div>	
County:	<div style="border: 1px solid black; padding: 2px;">Prince George</div>	
Reviewer:	<div style="border: 1px solid black; padding: 2px;">PM Peak Hour</div>	Date: 11/4/2022

Adjacent Roadway Data	
Adjacent Road Name:	<div style="border: 1px solid black; padding: 2px;">Rives Road</div>
Number of Lanes:	2
Posted Speed:	<div style="border: 1px solid black; padding: 2px;">35</div> mph *
Classification:	<div style="border: 1px solid black; padding: 2px;">Principal Rural Arterial</div>
AADT:	<div style="border: 1px solid black; padding: 2px;"></div> VPD
D:	<div style="border: 1px solid black; padding: 2px;"></div>
k:	<div style="border: 1px solid black; padding: 2px;"></div> enter N/A if factors are unknown
*Use Design Speed if available	

Trip Generation	
Generated Trips:	<div style="border: 1px solid black; padding: 2px;">40</div> VPD
% Trucks in Entrance:	<div style="border: 1px solid black; padding: 2px;">20</div> %
Right In:	<div style="border: 1px solid black; padding: 2px;">9</div> VPH
Advancing Volume:	<div style="border: 1px solid black; padding: 2px;">315</div> VPH
Left In:	<div style="border: 1px solid black; padding: 2px;">6</div> VPH 2%
Opposing Volume:	<div style="border: 1px solid black; padding: 2px;">331</div> VPH**
**Also used as Approaching Volume for Rt. Turns	

Entrance Criteria		Entrance is a Low Volume Commercial Entrance
Entrance Type:	<div style="border: 1px solid black; padding: 2px;">Unsignalized Intersection/Crossover</div>	
Minimum Spacing:	<div style="border: 1px solid black; padding: 2px;">1050</div> ft	SDL: <div style="border: 1px solid black; padding: 2px;">390</div> ft SDR: <div style="border: 1px solid black; padding: 2px;">390</div> ft
Left Turn Lane Warrant: Advancing Volume \geq	<div style="border: 1px solid black; padding: 2px;">554</div> VPH	No Left Turn Lane
Right Turn Taper Warrant: Rt. Turn Volume \geq	<div style="border: 1px solid black; padding: 2px;">37</div> VPH	No Taper Required
Right Turn Lane Warrant: Rt. Turn Volume \geq	<div style="border: 1px solid black; padding: 2px;">76</div> VPH	No Right Turn Lane Required



- The minimum warranted left turn lane length shall be 100' for speeds \leq 40 mph and 200' for speeds \geq 45 mph
- Left turn lanes with high truck volume shall be increased as calculated and tabulated below:

Left Turn Storage Length Increase Required for Truck Ratio (in Feet)						
S = 100'	S = 125'	S = 150'	S = 175'	S = 200'	S = 250'	S = 300'
25	25	50	50	50	50	75

Version 2.1 - Based on July 2012 Appendix F - VDOT Road Design Manual 8-1-12



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

February 8, 2023

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, February 23, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-22-05: Request of HB Property Associates, LLC to conditionally rezone approximately 19.836 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 at the end of Corporate Road (a road that is accessed off Birdsong Road in the corporate limits of the City of Petersburg). The property is identified as Tax Map 330(0A)00-016-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

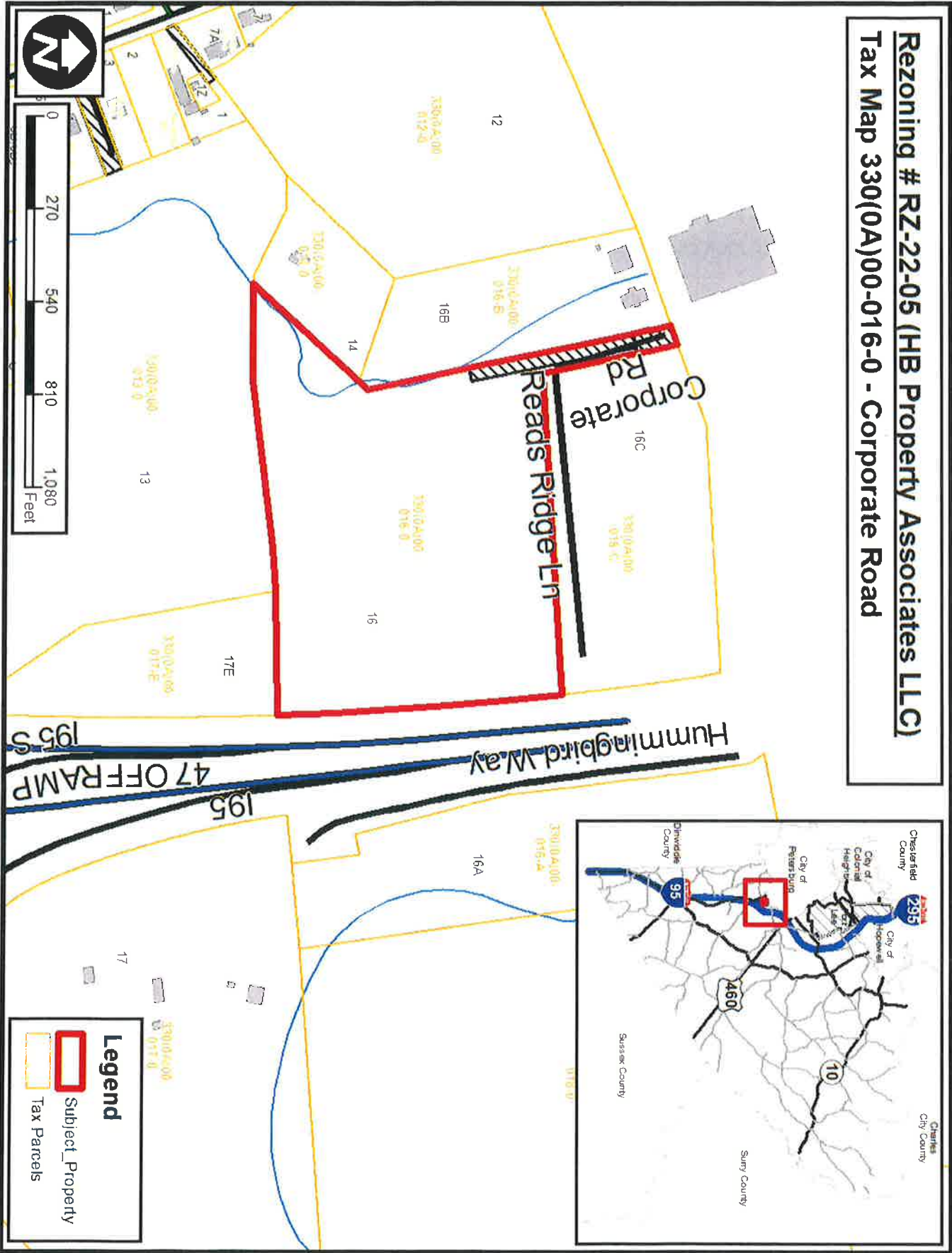
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II

Rezoning # RZ-22-05 (HB Property Associates LLC)
Tax Map 330(0A)00-016-0 - Corporate Road



RZ - 22-05

SPECTER PROPERTIES LLC
PO BOX 2455
CHESTERFIELD, VA 23832

ALEXANDER DONNA P
10500 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

H B PROPERTY ASSOCIATES LLC
8544 CULFOR CRES
NORFOLK, VA 23503

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS, VA 23834

COMSTOCK PAMELA M
117 ROANOKE AVE
COLONIAL HEIGHTS, VA 23834

MAT DEVELOPMENTS LLC
265 PEMBROKE CT
RICHMOND, VA 23238

QUALITY PROPERTIES OF VA LLC
4013 WOODCROFT DR
DISPUTANTA, VA 23842

**PUBLIC NOTICE
PRINCE GEORGE COUNTY**

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George County Planning Commission will hold public hearings on Thursday, February 23, 2023 beginning at 6:30 p.m. concerning the following requests:

REZONING RZ-22-05: Request of HB Property Associates, LLC to conditionally rezone approximately 19.836 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 at the end of Corporate Lane (a road that is accessed off Birdsong Road in the corporate limits of the City of Petersburg). The property is identified as Tax Map 330(0A)00-016-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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Tim Graves
Planner
(804)722-8678

Begin

TAB 6

February 14 Meeting Recap

Board of Supervisors Postpones Special Exception to March 14

The Planning Department brought before the Board an application requesting a Special Exception for an Animal Boarding Place. The applicant lives on Walton Lake Road in Disputanta and would like to start a dog breeding program as a business at their home. The applicant is currently approved for five adult Labrador Retrievers as pets and would like to start this breeding program with a focus on providing service dogs for disabled veterans. They would like to maintain seven adult dogs that will produce an average of 4-6 litters per year with 5-10 puppies per litter with a limit of 20 puppies on the property at one time.

The Board held a public hearing and while no one spoke for or against the applicant at the public hearing, the majority of the Board has received concerns from adjoining property owners. Therefore, the Board voted unanimously to postpone this matter to see if the Planning Department can work with the applicant to resolve any concerns prior to moving forward. The Planning Commission voted 7-0 to recommend this Special Exception to the Board for approval at its January 26 meeting.

Other matters that came before the Board at its meeting:

- Received a report on the new convenience center.
- Received an update on the Courthouse renovations.
- Received a report on vacating a recorded plat.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Received an update on Drug Court.
- Unanimously approved an award of contract and budget transfer, appropriation and authority to advertise a public hearing on March 14 for a budget amendment for the construction of the water line extension to the Route 10 Corridor.
- Unanimously approved a resolution in support of the replacement of water lines in the Beechwood Manor subdivision and authorization to submit a grant application.
- Unanimously approved awards of contract and authorization to purchase an Emergency Communications Center console and related equipment in the amount of \$92,115.90.
- Unanimously approved an appropriation to replace planned debt proceeds for FY2022 County vehicles and School bus purchases in the amount of \$400,000 in accumulated SNAP investment interest and \$412,000 in General Fund, Fund Balance.

- Unanimously approved a resolution accepting the Tourism Agreement between the County of Prince George and participating members for the 5 & Dime Trail.
- Unanimously approved a CIP Fund budget transfer and appropriation of Series 2019 SNAP interest earnings in the amount of \$68,589.96 from the Route 156 CIP Project Budget to the Food Lion/Route 460 CIP Project and an appropriation of \$56,969 in SNAP interest earnings to the Food Lion/Route 460 CIP Project budget.
- Unanimously appointed Mr. Larry Heidorn to the Recreation Advisory Commission.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by amending §§ 82-261 and 82-536 to authorize the Board of Supervisors to give a refund to property owners for unutilized water and wastewater capacity after the connection fee is paid.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by enacting §74-200 to clarify that any organization that claims exemption by classification for a real estate parcel shall make the request on forms both supplied and reviewed by the County Assessor.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by enacting §74-199 to authorize the abatement of tax levies on buildings which are razed, destroyed or damaged.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by amending §74-198 to change the dates related to the assessment of new buildings substantially completed.
- Held a public hearing and unanimously approved a request of Jeff Oakley, Robert Forehand, Jr., and Buckingham Pines, LLC to rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District to accommodate existing and future industrial land uses.