

MINUTES
Planning Commission
County of Prince George, Virginia

July 27, 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, July 27, 2023 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Ms. Elder, Chair.

ATTENDANCE. The following members responded to Roll Call:

Brian Waymack	Present
Imogene Elder, Chair	Present
Alex Bresko	Present
Clarence Joyner	Absent
Tammy Anderson, Vice-Chair	Present
Jennifer Canepa	Present
Stephen Brockwell	Absent

Also present: Robert Baldwin, Planning Director, Andre Greene, Planner II; Tim Graves, Planner I; Missy Greaves-Smith, CDCC Office Manager

INVOCATION. Mr. Waymack provided the Invocation.

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

ADOPTION OF THE AGENDA. Ms. Elder asked the Commissioners for a motion to approve the Agenda for the July 27, 2023 Planning Commission meeting. Mr. Bresko made a motion to approve the Agenda and Ms. Anderson seconded the motion.

Roll Call:

In favor: (5) Canepa, Elder, Bresko, Waymack, Anderson

Opposed: (0)

Absent: (2) Brockwell, Joyner

PUBLIC COMMENT PERIOD.

At 6:32 p.m., Ms. 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 6:32 p.m.

COMMISSIONERS' COMMENTS.

Ms. Elder asked the Commissioners if they had any comments they would like to share. No comments were shared.

ORDER OF BUSINESS.

A-1. Welcome new Planning Director Robert Baldwin

Ms. Elder welcomed the new Planning Director, Robert Baldwin.

A-2. Adoption of the Work Session Minutes – June 20, 2023

Ms. Elder asked the Commissioners to review the Work Session Minutes from June 20, 2023. Ms. Canepa made a motion to approve the June 20, 2023 Work Session Minutes. The motion was seconded by Mr. Waymack.

Roll Call:

In favor: (4) Canepa, Elder, Bresko, Waymack

Abstain: (1) Anderson

Absent: (2) Brockwell, Joyner

A-3. Adoption of Business Meeting Minutes – June 22, 2023

Ms. Elder asked the Commissioners to review the Minutes of the June 22, 2023 Planning Commission meeting. Mr. Bresko made a motion to approve the June 22, 2023 meeting minutes as written. The motion for approval was seconded by Ms. Canepa.

Roll Call:

In favor: (4) Canepa, Elder, Bresko, Waymack

Opposed: (0)

Abstain: (1) Anderson

Absent: (2) Brockwell, Joyner

PUBLIC HEARINGS.

P-1. REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

Mr. Graves presented RZ-23-02 to the Commissioners. He provided a location map, an aerial view map, the Comprehensive Plan Future Land Use Map, the Zoning Map, Conceptual Plan layout and site photos for case discussion and reference.

Applicants' Goals:

- Develop the property for commercial uses including a mini storage facility and office spaces (short term) and office, retail and potentially restaurant uses (longer term)

Applicants' Request:

- Rezone from Residential Agricultural (R-A) to General Business (B-1) with proffered restriction on B-1 land uses permitted.

Review Comments:

Planning & Zoning Staff Comments:

- The acreage proposed for rezoning is approximately 14.8 acres as defined by the current tax parcel number 350(0A)00-044-A which was subdivided from a larger property on a recently recorded subdivision plat.
- The initial desired land use, a mini storage facility, may be permitted by Special Exception in the B-1 zoning district, under the enumerated land use, "Warehousing with indoor storage", pursuant to Section 90-393(15).
- The identified initial uses for the property include office, warehouse, retail and restaurant. The B-1 zoning district allows these uses and more, however, the applicant has proffered to restrict the possible uses of the property and develop the property in substantial conformance to the conceptual plan.
- The Comprehensive Plan shows future land use designation of "Commercial" (BOS approved change from "Residential" on 6-13-23)
- The most recent rezoning case similar to this request was for the "Ample Storage" facility, which was approved by the BOS in February 2021, for the intersection of South Crater Road and Birdsong Road.

Virginia Department of Transportation (VDOT):

1. If proffers are not offered limiting the proposed development of the site to a specific use or layout plan, VDOT is recommending that the applicant schedule a Chapter 527 TIA scoping meeting to define the parameters of the study with VDOT and the county.
(NOTE: The applicant proffered to restrict uses and conform to a conceptual plan. VDOT indicated this comment was resolved.)
2. No trip generation data or turn lane warrant analyses were submitted with the application. Right and/or left turn lanes will be required if warranted.
(NOTE: This will be resolved during Site Plan review. Applicant is responsible if warranted.)
3. Any entrances located on either of these roadways will be subject to the entrance spacing requirements in accordance with VDOT's Access Management Regulations. Full access entrances on Prince George Drive must be 555' from any street intersections or other commercial entrances. Full access entrances from W. Quaker Road must be 335' from any street intersections or other commercial entrances.

(NOTE: This means the applicant shall place entrances in conformance with requirements, a sufficient distance from intersections. Applicant is aware.)

Utilities Department:

1. This proposed development is located within the Prince George Planning Area. The use of public water and wastewater is required.
2. Currently there is not capacity in the water and wastewater systems for new development. Projects are in process that will provide additional capacity. Anticipated completion for wastewater projects is October 2023 and anticipated completion for water projects is April 2025. If water and wastewater service are needed before these anticipated completion dates, the applicant may request from the Board of Supervisors the ability to use private well and septic as a temporary measure with the understanding that connection to the public utilities will be made once capacity is available.

Proffered Conditions:

1. Land Uses. The use of the Property zoned B-1 shall be limited as provided for in the County Zoning Ordinance, except that the following by-right land uses shall be prohibited:
 - (3) Dry cleaners.
 - (4) Laundries.
 - (6) Drugstores.
 - (7) Barbershops and beauty shops.
 - (9) Theaters and assembly halls.
 - (11) Churches.
 - (12) Libraries.
 - (13) Funeral homes.
 - (14) Service stations with major repair facilities under cover.
 - (15) Clubs and lodges.
 - (16) Auto sales and service.
 - (19) Machinery sales and service.
 - (20) Waterfront business activities
 - (27) Shopping centers.
 - (30) Community centers.
 - (31) Financial institutions.
 - (33) Wayside stands for display and sale of farm products.
 - (35) Radio, television stations.
 - (37) Cemeteries.
 - (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
 - (39) Noncommercial fairgrounds.
 - (45) Mobile home and recreational vehicle sales, service and repair.

2. Conceptual Layout. The development of the property shall be in substantial conformance to the Conceptual Plan provided with the application, subject to approval of any required Special Exceptions.

Public Comments/Questions:

- Two (2) public comments (with concerns) were received prior to public hearing for CPA-23-02 (provided in Staff Report)
- Additional comments were heard during the public hearing for CPA-23-02
- Public concerns from CPA-23-02 summarized in the Staff Report, with staff comments

Staff opinion: Concerns raised during the process for CPA-23-02 are adequately addressed by the proffers as well as standard regulations applicable during Site Plan review.

- No comments have been received about RZ-23-02

Mr. Graves stated that staff recommends approval, subject to the proffered conditions on the following basis:

- The Comprehensive Plan supports this rezoning request
- The applicant's request appears to be compatible with current and future surrounding land uses
- The applicant has proffered conditions for this request which staff supports

Mr. Graves explained that the case was properly advertised in the local newspaper and signs were posted on the subject property. He stated that the applicants were present if the Commissioners had any questions.

Mr. Bresko asked if a gas station would be allowed. Mr. Graves stated that according to the proffers, a gas station would be prohibited.

With no questions or concerns from the Commissioners, Ms. Elder opened the Public Hearing at 6:45 p.m. With no one indicating, they wished to speak, the Public Hearing closed at 6:45 p.m.

Mr. Waymack made a motion to forward RZ-23-02 to the BOS with a recommendation of approval subject to the proffered conditions and based on the fact that it is compatible with the Comprehensive Plan. The motion was seconded by Ms. Canepa.

Roll Call:

In favor: (5) Canepa, Elder, Bresko, Waymack, Anderson

Opposed: (0)

Absent: (2) Brockwell, Joyner

- P-2. SPECIAL EXCEPTION SE-23-03:** Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the

development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

Mr. Graves presented SE-23-03 to the Commissioners. He provided a location map, an aerial view map, Future Land Use Map, the Zoning Map, Conceptual Plan layout and a site photo for case discussion and reference.

Applicants’ Request:

Special Exception for “Warehousing with indoor storage” in a B-1 zoning district.

- Applicant is working with All American Mini Storage to develop a mini storage facility, with RV/boat storage, to serve residents in the surrounding area
- 4-5 new jobs created
- Facility open from 9:00 a.m. to 5:00 p.m. Monday through Saturday
- The facility will be built on the portion of the property farthest from Prince George Drive and West Quaker Road, on approximately 11.3 acres
- Approx. 96,000 square feet of storage space
- Approx. 20 exterior RV/boat storage spaces
- No rental office – access to storage units via keyless entry codes
- The front of the property would be retained for office/commercial/retail uses that are not part of this Special Exception request

Review Comments:

Planning & Zoning Staff Comments:

Definition of Special Exception:

“a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”

Definition of “Warehousing with Indoor Storage” in PG County Zoning Ordinance:

[Doesn’t exist in Zoning Ordinance]

Staff-recommended definition for this request:

“A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property”.

Current Land Uses on Adjacent Properties:

- North: 126-acre parcel with a house and a field
- South: Vacant (forestry)
- East: Vacant (County property)
- West: 10-acre single family lot and 13-acre single family lot

Expected Impacts and Mitigation:

- Traffic: Traffic for commercial use of a commercially zoned property –
Mitigation: Entrance location will meet VDOT requirements and turn lanes will be installed if warranted.
- Visual: View of storage buildings and RV/boat storage
Mitigation: Proffers and conditions require buildings to be significant distance from adjacent public roads and property lines, with trees and fencing to screen the facility from outside view.

All remaining buffering, landscaping and access requirements can be addressed during Site Plan review.

Virginia Department of Transportation (VDOT):

1. No trip generation data or turn lane warrant analyses were submitted with the application. Right and/or left turn lanes will be required if warranted.
2. A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards.
3. Full access entrances on Prince George Drive must be 555’ from any street intersections or other commercial entrances. Full access entrances from W. Quaker Road must be 335’ from any street intersections or other commercial entrances. The full access entrance shown on the provided conceptual plan meets these spacing standards.
4. VDOT has no objection to the proposed special exception.

Utilities Department:

1. This proposed development is located within the Prince George Planning Area. The use of public water and wastewater is required.
2. Currently there is not capacity in the water and wastewater systems for new development. Projects are in process that will provide additional capacity. Anticipated completion for wastewater projects is October 2023 and anticipated completion for water projects is April 2025.

If water and wastewater service are needed before these anticipated completion dates, the applicant may request from the Board of Supervisors the ability to use private well and septic as a temporary measure with the understanding that connection to the public utilities will be made once capacity is available.

Recommended Conditions - Highlights:

- Permitted: a “self-storage facility”, outdoor storage of recreational vehicles and boats, and office-warehouse units of a size and scope consistent with the conceptual plan
- A “self-storage facility” means “A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property”.
- Development shall substantially conform to the conceptual plan
- Vehicles, RVs, boats, etc. must be adequately screened from view from public rights of way and any occupied dwelling and no stored item can exceed the height

of the compound fence, screening or buildings to include boat masts, and satellite dishes/ antennas

- Monument sign required; Portable signs and flashing arrows not be permitted
- Facility secured by gate with keyless entry
- A 25' buffer yard of trees and shrubs shall be maintained in between the commercial uses on this property and any adjacent residentially-zoned properties, in accordance with the provisions of the zoning ordinance. Up to 25' of additional buffer width may be required by the Planning Director at the time of Site Plan review where necessary to achieve adequate separation of land uses

Public Comments/Questions:

- Two (2) public comments (with concerns) were received prior to public hearing for CPA-23-02. (provided in Staff Report)
- Additional comments were heard during the public hearing for CPA-23-02
- Public concerns from CPA-23-02 are summarized in the Staff Report, with staff comments
- No comments have been received about SE-23-03

Staff opinion: Concerns raised during the process for CPA-23-02 are adequately addressed by the RZ-23-02 proffers, recommended conditions for this special exception, and standard regulations applicable during Site Plan review.

Mr. Graves explained that the case was properly advertised in the local newspaper and signs were posted on the subject property. Staff recommended approval, subject to the recommended conditions with the basis of the following:

- The applicant's request appears to be compatible with current and future surrounding land uses
- Staff has recommended conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The applicant reviewed and agrees with the conditions

Mr. Graves specified that the applicants were present if the Commissioners had any additional questions. Mr. Bresko asked if there would be buffering between Prince George Drive and the storage area. Mr. Graves explained there are requirements for landscaping around parking areas and the applicant's Conceptual Plan proposes a layout that will result in low visibility of the storage areas from the road, and that at the time of Site Plan review, this would be examined in greater detail.

Ms. Elder asked for confirmation that the entrance would be on Prince George Drive. Mr. Graves stated that the applicant proposes an entrance on that road, and based on VDOT's requirements, it appears it would not be permitted to have an entrance on West Quaker Drive.

The applicant, Tim Stewart, addressed the Commissioners and thanked them for their consideration on the project and asked them if they had any additional questions. Mr.

Stewart explained that they planned to keep the facility as hidden as possible with trees surrounding it, and they would need an area for signage.

With no questions or concerns from the Commissioners, Ms. Elder opened the Public Hearing at 6:57 p.m. With no one indicating, they wished to speak, Mrs. Elder closed the Public Hearing closed at 6:58 p.m.

Ms. Canepa made a motion to forward SE-23-03 to the BOS with a recommendation of approval subject to the recommended conditions in the Staff Report and based on the fact that the expected off-site impacts appear to be adequately addressed by the conditions. The motion was seconded by Mr. Waymack.

Roll Call:

In favor: (5) Canepa, Elder, Bresko, Waymack, Anderson

Opposed: (0)

Absent: (2) Joyner, Brockwell

- P-3. REZONING RZ-23-05:** Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

Mr. Greene presented RZ-23-05 to the Commissioners. He provided a location map, an aerial view map, Future Land Use Map, the Zoning Map, Conceptual plan and site photos for reference.

Background:

- The property consists of approximately 4 acres located at 8801 County Drive (U.S. Route 460)
- In 1987, approximately 1.4 acres of the property was rezoned to B-1 in zoning case ZM-87-9, with only one proffered condition relating to screening, which does not appear to affect this request. Subsequent special exceptions for a woodworking shop and auto repair shop were obtained in 1995 and 2000
- In 2005, 2.6 additional acres were added to the 1.4 acres, the 2.6 acres are zoned R-A - the 1.4 acres are zoned B-1
- There are three (3) Quonset huts located on the property that are being used commercially (auto sales, auto repair, and antiques shop)
- Martha Johnson is the owner/operator of Providential Structures, LLC. Ms. Johnson wishes to locate an office building (10' X 12') on the subject property and to sell Graceland sheds/storage buildings on the property. The applicant has a display lot located in the City of Petersburg, which she would like to relocate to the property in Prince George County

Review Comments:

Planning & Zoning Staff Comments:

1. The desired land use(s) appears to be similar to, or no more intensive than, the following land uses enumerated as by-right uses in the B-1 zoning district under Section 90-392, therefore the desired activities would be permitted by-right if the rezoning is approved.
 - Retail stores and shops.
 - (10) Office buildings.
 - (17) Lumber and building supply with storage facilities under cover.
 - (34) Retail catalog sales offices.
 - (43) Farm supplies.
 - (45) Mobile home and recreational vehicle sales, service and repair.
2. Other zoning approvals required after the RZ is approved:
 - Building/Zoning Permit for any new buildings used for the business
 - Professional Business Zoning Approval for the new/expanded business
 - Based on the information provided, a Site Plan will not be required for the new business, however if there is a proposed building addition or land disturbance that will exceed 2,500 SF, then a Site Plan will be required at that time
3. Consistency with surrounding zoning districts and surrounding uses: Yes.
Consistency with the Comprehensive Plan: No, but staff feels the rezoning is compatible with the existing land uses on the property and is generally consistent with the Comp Plan based on existing B-1 zoning on this property and presence of surrounding commercial and industrial uses on nearby properties.
4. Expected impacts and mitigation for this request: Minimal Traffic and Noise

Virginia Department of Transportation (VDOT):

1. Only one entrance will be allowed to service the existing buildings and proposed commercial uses. A commercial entrance in accordance with VDOT standards will be required to provide access. The existing entrance requires maintenance as the driving surface contains potholes. VDOT does not maintain commercial entrances. The site is currently served by a commercial entrance.
2. Modifications may be needed to the existing fence line and gate to ensure that vehicles accessing the facility before the gates are unlocked have sufficient distance between the gate and road so that the vehicle does not encroach into the roadway.
3. VDOT does not object to the proposed rezoning.

Mr. Greene explained the case was properly advertised in the local newspaper and signs were posted on the subject property. Staff recommended approval based on the following considerations:

- A portion of the subject property is already zoned B-1, General Business and used for commercial purposes
- The applicant's request appears to be compatible with current and future surrounding land uses
- No negative feedback received from adjacent property owners and community

With no questions or concerns from the Commissioners and no comments from the applicant, Ms. Elder opened the Public Hearing at 7:09 p.m. With no one indicating they wished to speak, the Public Hearing was closed at 7:10 p.m.

Mr. Bresko made a motion to forward RZ-23-05 to the BOS with a recommendation of approval based on the fact that it is compatible with the current surrounding uses and zoning districts. The motion was seconded by Ms. Canepa.

Roll Call:

In favor: (5) Anderson, Canepa, Elder, Bresko, Waymack

Opposed: (0)

Absent: (2) Brockwell, Joyner

P-4. **SPECIAL EXCEPTION SE-23-06:** Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(OA)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

Mr. Graves presented SE-23-06 to the Commissioners. He provided a location map, an aerial view map, the Zoning Map and a site photo for case discussion and reference.

Background:

- The property was rezoned to B-1 in 1988 with no proffered conditions
- A prior special exception was obtained in 2012 for a special care hospital for a dementia treatment facility, known as Sunflower Gardens

Applicants’ Goals:

- Use existing 1-story building on 21-acre parcel to treat patients who choose to be there for substance abuse and other mental health illnesses
- Veterans are a key segment of the clientele
- Alcohol is the most commonly misused substance
- The facility will be secured and monitored 24/7 and individuals would not be able to exit the building independently. Any individuals wishing to leave would be transported in a company vehicle
- \$1 million in refurbishments and upgrades planned
- Estimated creation 50+ jobs, including medical, clinical and administrative positions

Applicants’ Request:

- Special Exception to allow a “special care hospital”, pursuant to Section 90-393(8)

Adjacent Uses:

- North and West– Fort Gregg-Adams (training facilities separated by 300+’ of trees)

- South – 700+’ of trees and VDOT right of way including Temple Ave (SR 144) and Oaklawn Boulevard (SR 36)
- East – Brighter Living (assisted living facility) and Oaklawn Plaza (commercial shopping center) in City of Hopewell

Expected Impacts on Adjacent Properties and Roadways:

- No additional impacts in comparison with current land use

Mitigation of Expected Impacts:

- N/A

Compatibility with the Comprehensive Plan:

- Yes (Plan calls for Public/Semi-Public uses)

Recommended Conditions - Highlights:

1. This Special Exception is granted for a “special care hospital” that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
2. Limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion shall require review of this special exception.
3. All required federal, state and local licenses/permits shall be obtained for the approved use.

Mr. Graves explained the case was properly advertised in the local newspaper and signs were posted on the subject property. Staff recommended approval based on the following considerations:

- Appears to be compatible with current and future surrounding land uses
- No negative feedback received from adjacent property owners /community
- Recommended conditions are provided and supported by Applicant

With no questions or concerns from the Commissioners, Ms. Elder opened the Public Hearing at 7:18 p.m. With no one indicating they wished to speak, the Public Hearing was closed at 7:18 p.m.

Ms. Canepa made a motion to forward SE-23-06 to the BOS with a recommendation of approval with the recommended conditions in the Staff Report. The reason for this recommendation is that it is expected to benefit the general welfare of the community. The motion was seconded by Mr. Waymack.

Roll Call:

In favor: (5) Anderson, Canepa, Elder, Bresko, Waymack

Opposed: (0)

Absent: (2) Brockwell, Joyner

- P-5. **REZONING RZ-23-08:** Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject

property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land uses.

Mr. Greene presented RZ-23-08 to the Commissioners. He stated that the applicant updated the proffer conditions after the Monday night Work Session. Mr. Greene explained that the Planning Commission Bylaws Article VII, Section 2 would need to be waived.

A motion by Ms. Anderson to suspend the application of Article VII, Section 2 of the Planning Commission Bylaws for Case RZ-23-08, to waive the time limit for submitting proffers, so that the Commission may consider the proffers submitted for this case. The motion was seconded by Mr. Bresko.

Roll Call:

In favor: (5) Anderson, Canepa, Elder, Bresko, Waymack

Opposed: (0)

Absent: (2) Brockwell, Joyner

He provided a location map, an aerial view map, the Zoning Map, Future Land Use Map and a site photo for case discussion and reference.

Background:

- The site has been used industrially in the past as the former Rolls Royce (gas turbine engine) complex
- The site contains approximately 291,689 square feet of building space and is now vacant
- SL Wells Station Road, LLC purchased 880.4 acres from Rolls Royce and conditionally rezoned the property from I-2 to M-2 (General Industrial) in 2022 to market the site for industrial development
- 74.15 acres were divided from the 880.4 acres and is the subject of the rezoning request

Request:

- The applicant is requesting that the 74.15 acres be conditionally rezoned from M-2 (General Industrial) to M-3 (Heavy Industrial) to allow battery manufacturing, battery parts manufacturing and potentially R & D (research and development) associated with batteries. The potential tenants intend to setup various components of battery manufacturing, including, an advanced prelithiation and lithium anode manufacturing facility to accelerate the transition to next-generation lithium-ion (Li-ion) batteries
- The applicant has voluntarily proffered several conditions with the rezoning request

Proffered Conditions: Proffered Conditions dated and received July 27, 2023

- The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-3 (Heavy

Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance

- The following development limitation is applicable to the Property:
Use of the subject Property containing 74.15 acres for M-3 uses shall be limited to the 291,689 square feet of building space that currently exists on the Property. In addition, development of the entirety of the 880.4 acre property subject to RZ-22-01 (which includes the subject 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 880.4 acre property (including 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 880.4 acre property) based on the Land Use Code determination at the time of Site Plan approval
- Only the following uses from the M-3 District shall be permitting on the Property:
 - Battery and battery parts manufacturing
 - R & D (Research and development) of batteries and battery part
- All M-2 permitted uses, except the following uses will not be permitted on the Property
- Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community
- Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity
- Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves
- Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically, and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block
- Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business, and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations
- Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals
- Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products
- Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not

intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

- 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

Review Comments:

Planning & Zoning Staff Comments:

1. The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility). The remaining land owned by the property owner (approx. 806 acres) which is not affected by this rezoning remains undeveloped at this time.
2. The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area (See Exhibit 3).
3. The proposed use (battery manufacture) will be contained in existing buildings.
4. The proposed use should not produce any negative impacts such as foul odor or noise.

Virginia Department of Transportation (VDOT)

1. VDOT concurs that the proposed rezoning case does not require the submission of a Chapter 527 TIA.
2. VDOT has no objection to the proposed rezoning.

Utilities Department

1. The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
2. The available capacity for the property is 48,508 gallons per day for the building where connection fees have been paid. There is currently limited additional capacity. The County currently has projects in progress that will provide an additional 1 to 1.5 million gallons per day of both water and wastewater capacity. The water project is anticipated to be completed in the Spring of 2025. The wastewater project is anticipated to be completed in approximately 4 years.

Mr. Greene explained the case was properly advertised in the local newspaper and signs were posted on the subject property. Staff recommended approval based on the following considerations:

- The applicant's request is compatible with existing and surrounding land uses
- A rezoning from M-2, General Industrial to M-3, Heavy Industrial is consistent with the Prince George County adopted Comprehensive Plan
- There are no major concerns from other County departments
- No negative feedback was received from adjacent property owners and the community prior to publishing this staff report
- The applicant has proffered several conditions which staff finds acceptable

With no questions or concerns from the Commissioners, Ms. Elder opened the Public Hearing at 7:31 p.m. With no one indicating they wished to speak, the Public Hearing was closed at 7:31 p.m.

Mr. Bresko made a motion to forward RZ-23-08 to the BOS with a recommendation of approval. The reason for this recommendation is that it is compatible with the Comprehensive Plan and the surrounding uses and Zoning Districts. The motion was seconded by Ms. Canepa.

Roll Call:

In favor: (5) Anderson, Canepa, Elder, Bresko, Waymack

Opposed: (0)

Absent: (2) Brockwell, Joyner

COMMUNICATIONS.

- C-1.** Actions of the Board of Zoning Appeals (BZA)
 - July 24th meeting was cancelled – no requests
 - August 28th meeting will be cancelled – no requests
- C-2.** Actions of the Board of Supervisors (BOS)
 - July 11th Meeting
 - BOS approved RZ-23-06 & SE-23-05
- C-2.** Upcoming Planning Commission Cases for August
 - One (1) case is scheduled for the August 24th meeting

Mr. Graves announced the August 31st retirement of Andre Greene, Planner II.

Ms. Anderson inquired if the Planning Commission could ask to change the Comprehensive Plan for the area of Route 156 and Route 460, due to the large amount of requests for special exceptions. Mr. Graves explained that staff is working on the scope of the Comprehensive Plan, which is scheduled to begin soon, and that the number of Special Exceptions would be a separate issue from the Comprehensive Plan. Ms. Elder asked about land clearing activities on or near Route 10.

ADJOURNMENT.

At 7:38 p.m., Ms. Elder asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Ms. Canepa made a motion to adjourn and Mr. Bresko seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (5) Anderson, Canepa, Elder, Bresko, Waymack

Opposed: (0)

Absent: (2) Brockwell, Joyner