



PLANNING COMMISSION

Imogene S. Elder, Chair
Tammy Anderson, Vice Chair
Alex W. Bresko, Jr.
R. Steven Brockwell
Jennifer D. Canepa
V. Clarence Joyner, Jr.
M. Brian Waymack

County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

MEMORANDUM

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

FROM: Tim Graves, Planner I

RE: April Planning Commission Work Session & Business Meeting

DATE: April 20, 2023

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

The Planning Commission's Work Session will be Monday, April 24, 2023 at 5:30 p.m. in the Kines Memorial Breakroom. **Please note this is a different meeting location than the normal location in the Board Room.**

The Planning Commission's regular Business Meeting will be Thursday, April 27, 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 Work Session Minutes March 20, 2023
3	Draft Business Meeting Minutes March 23, 2023
4	Subdivision Waiver SW-23-01 DLDGH, LLC (Bostic) Sidewalk
5	Comp. Plan Amendment CPA-23-02 It's His Land LLC – Future Land Use
6	Rezoning RZ-23-02 It's His Land LLC – R-A to B-1
7	Special Exception SE-23-03 It's His Land LLC – Mini Storage
8	Special Exception SE-23-02 Lingerfelt Development, LLC
9	Rezoning RZ-23-03 Roslyn Farm Corp. – R-A/R-2 to M-2
10	Special Exception SE-23-04 PG County – Convenience Center
11	Communications
12	

Begin

TAB 1

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: April 27, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER – Madam Chair Elder

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Madam Chair Elder

PUBLIC COMMENTS – Madam Chair Elder

COMMISSIONERS' COMMENTS – Madam Chair Elder

ORDER OF BUSINESS – Madam Chair Elder

- A-1. Introduction of New Planning Commissioner – Brian Waymack
- A-2. Adoption of Work Session Meeting Minutes – March 20, 2023 [2]
- A-3. Adoption of Business Meeting Minutes – March 23, 2023 [3]
- A-4. **SUBDIVISION WAIVER SW-23-01:** Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road. [4] **Tim Graves**

PUBLIC HEARINGS – Madam Chair Elder

- P-1. **COMPREHENSIVE PLAN AMENDMENT CPA-23-02:** Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. [5] **Tim Graves**
- P-2. **REZONING RZ-23-02:** Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for “Residential” land uses; however, the applicant has requested to change the Future Land Use designation to “Commercial”. [6] **Tim Graves**

- P-3. SPECIAL EXCEPTION SE-23-03:** Request of It’s His Land, LLC 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 Future Land Use Map indicates the property is planned for “Residential” land uses; however, the applicant has requested to change the Future Land Use designation to “Commercial”. [7] **Tim Graves**
- P-4. SPECIAL EXCEPTION SE-23-02:** Request of Lingerfelt Development, LLC, contract purchaser, to permit “Wholesale and processing” and “Warehousing with indoor storage” land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses. [8] **Andre Greene / Julie Walton**
- P-5. REZONING RZ-23-03:** Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses. [9] **Andre Greene / Julie Walton**
- P-6. SPECIAL EXCEPTION SE-23-04:** Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses. [10] **Tim Graves**

C-1. Actions of the Board of Zoning Appeals

C-2. Actions of the Board of Supervisors
A. BOS Recap(s)

C-3. Upcoming Cases for May 2023

ADJOURNMENT – Madam Chair Elder

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, March 20, 2023 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Madam Chair Elder called the meeting to order at 5:30 p.m.

Roll Call – **Commissioners Present: Elder, Bresko, Anderson, Canepa (Mr. Brockwell arrived at 5:33 p.m.)**

Commissioners Absent: Joyner, Simmons

Staff Present: Julie Walton, Tim Graves

AGENDA REVIEW FOR MARCH 23 BUSINESS MEETING - Tim Graves reviewed the agenda for Thursday's Business Meeting.

CASE REVIEW

- A-3. VACATION OF PLAT S-23-01:** Request of Ethel R. Krenicky for Vacation of plat before sale of lot therein, pursuant to Section 70-802. The plat which is requested to be vacated was recorded in the Circuit Court Clerk's office in Instrument # 2200001939. The property is 73.436 acres in size, located on South Crater Road, and is currently identified as Tax Map # 510(0A)00-070-0. Vacating the plat will restore five (5) tax parcels to the boundaries that existed before the plat was recorded. **Julie Walton reviewed the staff report and answered clarification questions from the Commission.**
- P-1. REZONING AMENDMENT RZ-22-06:** Request of James R. Jones Builder, Inc. to amend the proffered conditions of Rezoning Case ZM-03-004 relating to buffer requirements, minimum house size, and number of building permits permitted per year. The subject property, zoned Residential Estate (R-E) District, comprises approximately 128 acres with frontage on Bull Hill Road and Courthouse Road, and is identified as Tax Map 340(0A)00-020-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. **Julie Walton reviewed the staff report and answered clarification questions from the Commission.**
- P-2. COMPREHENSIVE PLAN AMENDMENT CPA-23-01:** Request of Erica Craft and Pamela Craft to amend the Comprehensive Plan Future Land Use Map designation for a specific property from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The companion request is identified as Rezoning RZ-23-01, which is scheduled for public hearing immediately following this request. The subject property, approximately 2 acres in size, is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**

- P-3. REZONING RZ-23-01:** Request of Erica Craft and Pamela Craft to rezone approximately 2 acres from Residential Agricultural (R-A) to General Commercial (B-1). The applicants plan to operate a bakery on the property. The subject property is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses; however, the applicants have requested to change the Future Land Use designation to Commercial. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**
- P-4. SPECIAL EXCEPTION SE-23-01:** Request of Nicole Shenjobi & Daphne Moore to permit an adult daycare facility within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an adult daycare facility to open and provide services on the property. The subject property is approximately 1.15 acres in size, located at 4821 Prince George Drive, and is identified as Tax Map 24D(01)00-00B-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses. **Tim Graves reviewed the staff report and answered clarification questions from the Commission.**

COMMUNICATIONS – Julie Walton discussed date options for a VDOT official to provide an update at a future Planning Commission Work Session.

ADJOURNMENT – Madam Chair Elder asked for a motion to adjourn the meeting. Mr. Brockwell made a motion, seconded by Mr. Bresko, and the motion passed by a 5-0 vote to adjourn the meeting at 6:25 p.m.

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

March 23, 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, March 23, 2023 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mrs. Elder, Chair.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Ms. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Absent
Ms. Anderson	Present
Ms. 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. Bresko provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Ms. Anderson 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 March 23, 2023 Planning Commission meeting. Ms. Anderson made a motion to approve the meeting Agenda and Mrs. Canepa seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) 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 6:33 p.m.

COMMISSIONERS' COMMENTS.

Ms. Elder asked the Commissioners if they would be able to pick up their packets prior to the meetings from the Planning office. Mr. Graves stated staff could notify the Commissioners to let them know that the packets were ready for pick up. Ms. Anderson stated she would need to have her packet delivered because she works in Richmond.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – February 21, 2023.

Ms. Elder asked the Commissioners to review the minutes of the February 21, 2023 Work Session of the Planning Commission. Mr. Bresko made a motion to approve the February 21, 2023 Work Session Minutes. The motion was seconded by Mrs. Canepa.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

A-2. Adoption of Business Meeting Minutes – February 23, 2023

Ms. Elder asked the Commissioners to review the minutes of the February 23, 2023 Planning Commission meeting. Mrs. Canepa made a motion to approve the February 23, 2023 meeting minutes. The motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Abstain: (1) Simmons

Absent: (1) Joyner

A-3. VACATION OF PLAT S-23-01: Request of Ethel R. Krenicky for Vacation of plat before sale of lot therein, pursuant to Section 70-802. The plat which is requested to be vacated was recorded in the Circuit Court Clerk's office in Instrument # 2200001939. The property is 73.436 acres in size, located on South Crater Road, and is currently identified as Tax Map # 510(0A)00-070-0. Vacating the plat will restore five (5) tax parcels to the boundaries that existed before the plat was recorded.

Mrs. Walton presented Vacation of Plat – S-23-01 to vacate a plat that was recently recorded and is being requested to be restored back to the previous condition. She explained the requirements to vacate a recorded plat and the request from the applicant.

Background Information:

- Parcels were consolidated to meet minimum acreage requirements for a potential Solar Facility development site

- All related parcels are still owned by the original owner
- The proposed Solar Facility was found not in compliance with the County's Comprehensive Plan by the Planning Commission, and the request did not move forward
- The property owner wishes to vacate the recorded plat and return the individual parcels to their previous state
- Both County Code and State law have provisions on how to proceed with this type of request

Mrs. Walton shared a copy of the consolidation plat and the County Code sections related to vacating a plat. These codes are as follows:

- Sec. 70-802. Vacation of plat before sale of lot therein; by the owners
- Sec. 70-804. Vacation of plat before sale of lot therein; ordinance of vacation

The property owner and staff requested a plat vacation in accordance with Sec. 70-802.

Under State law there are two options:

- § 15.2-2271. Vacation of plat before sale of lot therein; ordinance of vacation. provides for two options for vacation in cases where no lots/parcels have been sold:
 1. By consent of the governing body
 2. By ordinance of the governing body

The property owner and staff are requesting a plat vacation in accordance with Option 1.

The action steps for this process are:

1. Request considered by the Planning Commission, with a recommendation forwarded to the BOS
2. BOS to review and consider the request at a future meeting
3. If approved, consent would be forwarded to the Clerk of Court for recordation

Mrs. Walton explained that the staff and the Commissioners job is to review whether the plat is in conformance with the Comprehensive Plan. The Comprehensive Plan indicates this area as a residential zoned area and this request is in line with the Comprehensive Plan and is eligible for the Commissioners' approval.

Ms. Anderson moved to forward Vacation of Plat S-23-01 to the BOS with the recommendation of approval. She stated it was consistent with Comprehensive Plan and the Future Land Use. The motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

PUBLIC HEARINGS.

P-1. REZONING AMENDMENT RZ-22-06: Request of James R. Jones Builder, Inc. to amend the proffered conditions of Rezoning Case ZM-03-004 relating to buffer requirements, minimum house size, and number of building permits permitted per year. The subject property, zoned Residential Estate (R-E) District, comprises approximately 128 acres with frontage on Bull Hill Road and Courthouse Road, and is identified as Tax Map 340(0A)00-020-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

Mrs. Walton presented RZ-22-06 to the Commissioners. The applicant's request is to amend the current conditions and proffers from a 2003 rezoning case (# ZM-03-004). Mrs. Walton shared the location map, the zoning map, and the aerial view of the subject property. The property was rezoned R-E, Residential Estate in 2003 by the former owner. James R. Jones, Builder Inc. purchased the property recently and is asking to amend the buffer requirements, minimum house size and number of building permits permitted per year.

Background:

The zoning case ZM-03-004 was approved by the Board of Supervisors on June 10, 2003. The request rezoned approximately 129 acres from R-A, Residential Agricultural, to R-E, Residential Estate, with proffered conditions. In the rezoning case, the applicant proffered conditions which were accepted by the Board of Supervisors and addressed buffers, public utilities, roads, house size minimum, phasing of construction, and cash proffers.

Applicant's Request:

The applicant's request is to amend three of the proffered conditions of zoning case ZM-03-004 and leave the remaining conditions in place. The requested revisions to the proffers are as follows:

Proffer #1 - Screening – Remove the construction of an earthen berm of six feet in height along the frontage of Bull Hill Road from the condition. Replace with a mixture of shrubs and trees.

Proffer #4 - House Size Minimum – Remove the condition requiring all homes to have a minimum square footage of three thousand (3,000) square feet of living space excluding garage and storage space, and replace with: All one story homes shall have a minimum of 1,800 square feet and all two story homes shall have a minimum of 2,000 square feet excluding the garage and storage space.

Proffer #5 – Phasing- Amend the condition limiting the developer to no more than 15 building permits per year, on a cumulative basis over a five-year period, to no more than 20 per year.

The conceptual plan from 2003 shows two entrances off Bull Hill Road. The new developer will use this conceptual plan as a guideline.

Planning & Zoning Staff Review Comments:

Mrs. Walton stated that if this request is approved, the zoning district will not change, only the conditions. No additional conditions were recommended. The proffered conditions are appropriate and reflect current building and zoning standards for this type of development. The issues and concerns of VDOT and Public Utilities listed in the staff report will be addressed at the time of Subdivision Plat submittal and Site Plan review and approval.

Other Staff Review Comments:

Utilities Department:

The comments are more informational and do not affect the approval of the rezoning request.

1. Based on the proposed number of lots, at least two connections to the water system will be required with adequate looping within the subdivision. Exact locations of connection will be determined during preliminary plat review.
2. The central water system currently does not have capacity for new connections. There are capital improvement projects in the final stages of design that will provide a limited amount of additional capacity and are anticipated to be complete by late spring 2025.

Mrs. Walton reviewed the Public Notice & Community Feedback for this case. Staff notified adjacent property owners by mail, ran the required legal ads, provided the applicant a copy of the report prior to the hearing, and no comments from the community were received.

Revised Proffers:

1. Buffers – A 25-foot, existing mature natural vegetation buffer shall remain along the property boundary, except for the frontage along Bull Hill Road. ~~An earthen berm of 6 feet in height shall be placed along the frontage of Bull Hill Road.~~ **A mixture of shrubs and trees shall be planted along the frontage of Bull Hill Road.**
4. House size minimum – ~~All homes shall have a minimum 3000 square feet of heated living space excluding garage and storage space.~~ **one story homes shall have a minimum of 1,800 square feet and all two story homes shall have a minimum of 2,000 square feet, excluding the garage and storage space.**
5. Phasing – Upon approval, developer shall phase the development at no more than ~~15~~ **20** building permits per year on a cumulative basis, over a five-year period.

Staff's recommendation is for approval, subject to the proffered conditions by the applicant. This recommendation is based on the following considerations:

- The applicant's request appears to be compatible with current and future surrounding land uses and will not have negative impacts
- No negative feedback was received from adjacent property owners and community prior to publishing this staff report
- The applicant has requested changes to the existing proffered conditions which staff finds appropriate for our current building/neighborhood trends

Mrs. Walton asked the Commissioners if they had any questions. Ms. Anderson asked if Proffer Condition #6 needed to be reviewed in reference to the standard proffer rate of \$2,500 per lot. Mrs. Walton explained that the standard rate that the County sets, even at the time this was proposed, was approximately \$10,000, but the Board accepted a reduced proffer offer from the developer at that time. The developer has not offered a different rate.

Mr. Simmons asked if J. R. Jones Builders were the original developers of the subject property. Mrs. Walton stated that they recently purchased the property last year. Mr. Simmons asked if the house sizes they are proposing are in the size range of neighboring subdivisions. Mrs. Walton indicated that the developer has developed Brickhouse Landing, Cedar Creek and Cedar Creek West and the houses are comparable in size.

At 6:58 p.m., Ms. 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.

Ms. Hogwood, 5400 Courthouse Road, inquired about the locations of the entrances to the subdivision.

Mrs. Walton stated the Conceptual Plan shows the entrances on Bull Hill Road. Mrs. Walton stated that she felt an entrance on Courthouse Road would be challenging.

Karen Vieira, 7701 Bull Hill Road, expressed concerns about the amount of traffic on Bull Hill Road and the intersection at Courthouse Road. Ms. Vieira also stated she had concerns with the buffer only being 25 feet, pollution to the creek, wildlife and effect on the capacity of the new school.

Mr. Brockwell explained to Ms. Vieira that the Planning Commissions are only voting on the revised proffered conditions.

The applicant, Jay Jones, clarified that the proposed buffer amendment would help with the maintenance and cleanliness of the property. He noted that the berm at Brickhouse Landing needs to be cut and trash collects along the road. A tree buffer would be more effective.

With no one else coming forward to speak, the Public Hearing was closed at 7:06 p.m.

Mrs. Walton asked if she could address the questions of the school population and the Blackwater Creek concerns. Erosion and sediment control concerns are reviewed during the construction process. The State and the County have regulations for any development

or structures that are built near a waterway. These items are reviewed, approved and inspected during the building process. In reference to the school population increase, the School Board was a part of this review process and did not have any issues with the project.

Ms. Elder asked the Commissioners if they had any additional questions. Mr. Bresko made a motion to forward request RZ-22-06 to the Board of Supervisors with a recommendation for approval, subject to the amended proffer conditions, and the reason for this recommendation is that it is compatible with the Comprehensive Plan and current surrounding uses. The motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

P-2. COMPREHENSIVE PLAN AMENDMENT CPA-23-01: Request of Erica Craft and Pamela Craft to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Residential” to “Commercial”, in order to support a companion rezoning request for the same property. The companion request is identified as Rezoning RZ-23-01, which is scheduled for public hearing immediately following this request. The subject property, approximately 2 acres in size, is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0.

Mr. Graves presented to the Commissioners the request of Erica & Pamela Craft. He shared the Location map, Zoning map, Comprehensive Plan Future Land Use map and the Aerial map. He described the subject property as being triangular in shape and currently zoned R-A, Residential Agriculture.

Background:

1. The Comprehensive Plan Future Land Use Map (FLUM) indicates this area is planned for Residential development (dating back to the 1986 Comprehensive Plan).
2. The entire FLUM is due for review and update.
3. The building on the property was formerly used as a church and has sat vacant for a number of years.
4. The applicants purchased the property in May 2022.
5. The Planning & Zoning office advised the applicants that the FLUM does not currently support a rezoning of the property to B-1 General Commercial.
6. The applicants decided to apply for a change to the FLUM.

Request Summary:

- Applicants’ Goal - Operate a bakery on property
- Applicants’ Request - Change the Comprehensive Plan Future Land Use Map designation for tax parcel 15A(02)00-011-0 from “Residential” to “Commercial”

- Rationale provided for Change - None (except that they wish to operate a bakery on the property)
- Result if this request is approved - The Comprehensive Plan designation for this property would change to “Commercial” (or “Neighborhood Commercial”), which would support the applicants’ request to rezone the property.

Planning & Zoning Comments:

Mr. Graves stated that the Future Land Use Map has not benefitted from a full-scale review in at least 15 years, so there has not been ample opportunity to consider whether the current “Residential” designation remains appropriate. It is reasonable to revisit the future land use plan for this property as well as the surrounding area and traffic corridor.

The property is situated at an important intersection for vehicular traffic. Route 10 (James River Drive) is classified by VDOT as a “Minor Arterial” which accommodates high speed traffic in both directions. Route 635 (Heritage Road) is classified as a “Minor Collector” which is meant to “collect” traffic from lower usage “local” roads and deposit the traffic onto the high-speed arterials roads. The Comprehensive Plan calls for both of these roads and their rights-of-way to be widened in the future.

Mr. Graves explained that there are no current private or public plans to expand public water and sewer service lines to the area of this subject property. The nearest lots currently served by public utilities are more than 1 mile to the west in Rivers Edge subdivision.

The Comprehensive Plan provides descriptions for the various future land use designations. Mr. Graves shared the chart below to show the three that are most relevant to this request, with staff comments:

Residential	Commercial	Neighborhood Commercial
<i>This category includes areas within the PGPA where small lot residential development is encouraged. Public water and/or wastewater facilities are available and required for such development.</i>	<i>This category designates areas where commercial developments have occurred and where future urban and suburban commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.</i>	<i>This category designates those areas where small scale commercial uses are encouraged. Such uses provide goods and services designed to meet the needs of the surrounding residential community.</i>
The Residential designation indicates that development should be served by public utilities, however, no public water or sewer is currently planned for this area to support higher density residential development. Therefore, <u>the Residential designation is not the only appropriate use of this property.</u>	The Commercial designation could be considered appropriate for this property given its past history of commercial use as a church, and because there is a church on the adjacent property. However, since no public water or sewer is currently planned for this area to support larger-scale commercial uses, <u>this designation is not as suitable as “Neighborhood Commercial”.</u>	Of the available future land use designations described in the current adopted plan, <u>this designation seems to be the most appropriate for this particular property,</u> based on the existing non-residential building, small size of the property, the existing surrounding residential uses, and the lack of available public water and sewer to serve a larger development.

Mr. Graves stated that staff recommends that the future land use designation for tax parcel 15A(02)00-011-0 be changed from “Residential” to “Neighborhood Commercial” (rather than the “Commercial” designation that was requested).

Secondarily, and separate from this request, Staff recommends that the Route 10 Corridor be re-examined in greater detail during the next major update to the Comprehensive Future Land Use Map.

The Basis for the Recommendation:

“Neighborhood Commercial” appears to be the most appropriate designation for this description in the currently adopted Comprehensive Plan. The County’s Future Land Use Map is due for a complete review. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

At 7:17 p.m., Ms. 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 7:18 p.m.

Ms. Elder asked the Commissioners if they had any additional questions. Mrs. Canepa made a motion to forward request CPA-23-01 to the Board of Supervisors with a recommendation to change the Future Land Use Map designation for the subject property to “Neighborhood Commercial, and the reasons for this recommendation are that it is compatible with the envisioned land uses for the subject property and adjacent properties, and it is expected to benefit the general welfare of the community. The motion was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

P-3. REZONING RZ-23-01: Request of Erica Craft and Pamela Craft to rezone approximately 2 acres from Residential Agricultural (R-A) to General Commercial (B-1). The applicants plan to operate a bakery on the property. The subject property is located at 12415 James River Drive and is identified as Tax Map 15A(02)00-011-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses; however, the applicants have requested to change the Future Land Use designation to Commercial.

Mr. Graves presented RZ-23-01 and explained that the applicants, Erica and Pamela Craft were the same as the previous case. Mr. Graves shared the Location map, Zoning map, Comprehensive Plan Future Land Use map and the Aerial map.

Background:

1. The property has been zoned R-A since the County blanket rezoned this area from A-1 to R-A in 1995.
2. The building on the property was formerly used as a church and has sat vacant for a number of years.
3. The applicants purchased the property in May 2022.
4. The applicants met separately with the Planning & Zoning office, Building Official and Health Department prior to submitting their rezoning application on January 20, 2023.
5. The Planning & Zoning office advised the applicants that the current zoning of the property (R-A) does not allow for the proposed commercial use and that they would need to rezone the property before they could legally operate their business in the building on the property.
6. The applicants were also advised that the Comprehensive Plan Future Land Use Map does not currently support a rezoning on the property, but they could also apply to change that. They applied for that change at the same time as this rezoning.

Request Summary:

Primary Goal:

- Open a commercial bakery in the existing building
- Process, bake and package the baked goods (primarily cookies) within the building and sell them at off-site retail locations (no on-site customers currently envisioned)
- No more than 5 employees envisioned

Request:

- Rezone from R-A Residential Agricultural to B-1 General Commercial
- Proffered restriction on certain commercial uses of property

If Rezoning is approved:

- Bakery would be permitted
- Other B-1 uses would be permitted on the property in the future

Planning & Zoning Staff Review Comments:

Adjacent uses:

- Single-family residential housing on approximately 1-acre lots
- A church (Crystal Ministries Cathedral) on one adjacent property

Expected Impacts on adjacent properties and roadways:

- Minimal change for initial bakery use
- Higher impacts possible for future B-1 uses

Mitigation of expected impacts:

- Applicant has proffered restriction on certain B-1 uses

Compatibility with the comprehensive plan:

- Applicants submitted request to change Future Land Use from Residential to Commercial
- Staff recommends Neighborhood Commercial
- If the Future Land Use Map is amended, then it will support this rezoning

Other Staff Review Comments:

Building Inspections Division – Charles Harrison III, Building Official

The applicants will be required to participate in the Change of Use/Classification process to be in conformance with VUSBC occupancy requirements. The structure is not to be operational until all required permit(s) have been obtained and inspection(s) have been performed. If all provisions are complied with, a new Certificate of Occupancy will be produced and the business will be granted operational status.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

The sewage disposal and well are being evaluated by a Professional Engineer to determine if the site is suitable for the proposed use as a bakery. Once the Waste Characterization information is received, it will be reviewed.

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

SR 10, James River Drive has a functional classification of minor arterial and an average annual daily traffic (AADT) of 3,900. A low volume commercial entrance will be required to provide access to the site. A low volume commercial entrance must demonstrate that stopping sight distance is available at the proposed entrance and be encumbered by an entrance maintenance agreement. It is unknown whether the existing entrance will meet these criteria. VDOT has no objection to the submitted zoning application.

Mr. Graves noted that the applicants are aware of the need to resolve the above items prior to occupancy/operations.

Proffered Conditions:

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 land uses shall be prohibited:

- Funeral homes;
- Service stations with major repair facilities under cover;
- Auto sales and service;
- Auto and home appliance services;
- Lumber and building supply;
- Machinery sales and service;
- Cemeteries;
- Circuses;
- Noncommercial fairgrounds;
- Mobile home and recreational vehicle sales, service and repair.

Staff's recommendation is approval, subject to the proffered conditions and the basis are as follows:

1. The requested rezoning appears to be generally compatible with current and future surrounding land uses (with proffers and approval of CPA-23-01).
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. The applicant proffered to prohibit certain uses to address potential concerns about rezoning the property.

Mrs. Anderson asked for clarification on the request needing to be modified for "Neighborhood Commercial" for the Commission's vote. Mrs. Walton explained that the BOS would address the cases in the same order as the Planning Commission. If the first case fails, the second case is not presented.

At 7:27 p.m., Ms. 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 7:27 p.m.

Ms. Elder asked the Commissioners if they had any additional questions. Mrs. Canepa made a motion to forward request RZ-23-01 to the Board of Supervisors with a recommendation for approval, subject to the proffered conditions, and the reason for this recommendation is it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. The motion was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

P-4. SPECIAL EXCEPTION SE-23-01: Request of Nicole Shenjobi & Daphne Moore to permit an adult daycare facility within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an adult daycare facility to open and provide services on the property. The subject property is approximately 1.15 acres in size, located at 4821 Prince George Drive, and is identified as Tax Map 24D(01)00-00B-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

Mr. Graves presented to the Commissioners Special Exception SE-23-01. The subject property is located at 4821 Prince George Drive. Mr. Graves shared the Location map, Zoning map and Aerial map.

Request Summary:

Applicants' Primary Goal:

- Open an “adult daycare facility” in an existing building

Key Details from Application:

- Participants will have opportunities to socialize and do activities
- Name of business = “Our Loved Ones”
- Applicants will Lease/rent Suites A,B, and C = 4,800 square feet
- Operational hours Monday through Friday, 7:30 a.m. to 5:00 p.m.
- Structured activities provided, including but not limited to: Arts & Crafts, Cooking Classes, Computer Work Shops, Exercise, Games, Gardening, Music Therapy, Outings, and Pet Therapy, etc.
- Participants attend two to five days a week, and for the hours that work best for their schedules
- Highly-trained Staff will be provided, with Staff to Participant ratio that exceeds state licensure requirements (at least 1 staff per 6 participants)

Planning & Zoning Staff Review Comments:

- The subject property is approximately 1.15 acres in area and is zoned B-1.
- A special exception for a commercial childcare center was approved in 2015 and Kidco Academy operated on the property for several years following that approval.
- The term “Adult daycare facility” is not listed among the permitted uses in any zoning district. In the absence of a more relevant permitted use, the described activities appear to fall within the definition of the “special care hospital” land use which is permitted by Special Exception pursuant to Section 90-393(8). The Zoning Ordinance provides a definition for this land use:
Hospital, special care, means an institution rendering care primarily for mental or feeble-minded patients, epileptics, alcoholics or drug addicts.
 - Expected impacts (Traffic, Visual, Noise, etc.) and mitigation for this request:
 - N/A Similar to other possible commercial uses of the property
 - There is no apparent need for special conditions for parking, signage, hours, etc. because this property is already zoned properly for business activities and such details are addressed by existing code requirements

Other Staff Review Comment Highlights:

Building Inspections Division – Charles Harrison III, Building Official

A Change of Use/Updated Certificate of Occupancy will be required before occupancy/use of the structure(s) is granted. This process may include submission of floor plan/building layout, egress components, exits, occupant loads, and any applicable permitting requirements.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Based on the information provided by the applicant, they will not need a food permit at this time. If the food operations plan changes, they will need to inform the Health Department for a reassessment. The facility is connected to public sewer and does not require a waste characterization study. Regarding the private well that serves the facility,

the applicant will need to contact the VDH Office of Drinking Water (ODW) so that the use can be evaluated. A permit may be required by ODW.

Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer
An existing commercial entrance meeting VDOT standards serves the proposed facility. No objection to the submitted special exception application.

Recommended Conditions Highlights:

- For the purposes of this special exception, an adult daycare facility is defined as: A facility, licensed by the state if applicable, operated for the purpose of providing care, protection, and/or guidance to adults who do not reside in the facility, for a portion of a 24-hour day.
- Obtain any required approvals from the Health Department prior to issuance of the updated Certificate of Occupancy or Business License.
- Obtain Change of Use Permit and an updated Certificate of Occupancy prior to the use of the structure for an adult daycare facility.
- Obtain all required local and state licenses/permits for operation of an adult daycare facility.

Mr. Graves stated that staff recommends approval subject to the recommended conditions with the basis of the following:

- Compatible with current and future surrounding uses
- No more intensive use than other B-1 permitted uses
- No negative feedback from community
- Applicant agrees with staff-recommended conditions

Mr. Simmons asked for clarification on the meaning of the “special care hospital”. Mr. Graves explained that the applicant is only requesting an “adult daycare facility”. The facility would be licensed by the State, operated for the purpose of providing care protection and guidance to adults that do not reside in the facility.

One of the applicant’s, Daphne Moore, stated that she and her sister are registered nurses and they would like to open this facility to help a large range of people. Some clients may not need any additional assistance and some may need guidance and supervision.

Mrs. Elder asked Ms. Moore about the step-up into the property. Ms. Moore explained that the property does have several ramps to get into the building. Mrs. Elder asked about the clients having access to the garden area outside. Ms. Moore stated that the area will be suitable for the clients to access.

At 7:42 p.m., Ms. 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 7:42 p.m.

Ms. Elder asked the Commissioners if they had any additional questions. Mr. Bresko made a motion to forward request SE-23-01 to the Board of Supervisors with a recommendation for approval, subject to the recommended conditions in the Staff Report and the reason is that it is expected to benefit the general welfare of the community. The motion was seconded by Mrs. Canepa.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

COMMUNICATION.

Mr. Graves presented to the Commissioners the following updates:

- A. Actions of the Board of Zoning Appeals (BZA)
 - a. BZA scheduled to meet March 27th
 - b. One special exception case scheduled for April
- B. Actions of the Board of Supervisors (BOS)
 - a. March 14th the County Administrator presented the County Administrator's Proposed Budget, and included in the proposed budget was funding for a Planning Director and funding for updates to the Comprehensive Plan and Ordinances.
- C. Planning Commission Communications
 - a. Six to Seven Upcoming Cases in April
 - b. VDOT – Crystal Smith training - May Work Session

Mrs. Elder asked staff for a time limit on when the Commissioners needed to call the Planning office to confirm attendance for their meetings. Mr. Graves requested that the Commissioners call or email by noon the day of the meeting.

Mr. Simmons stated that he had deep regrets to announce that effective immediately he needed to resign. Mrs. Elder thanked him for his years for service.

Mr. Bresko announced that Farm Day, for all the second graders in the County, to come to his farm on Pole Run Road to learn about where their food comes from. The event will be on April 18th, from 9:30-2:00 p.m. The Extension office and Farm Bureau will be sponsoring the event.

ADJOURNMENT.

At 7:52 p.m., Ms. 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. Brockwell seconded the motion. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Joyner

Begin

TAB 4

SUBDIVISION WAIVER REQUEST – SW-23-01
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: DLDGH, LLC (Donnie Bostic)

PROPERTY OWNER: Same

REQUEST: Waiver of the sidewalk construction requirement for a proposed subdivision of one 1.083-acre lot into two lots.

STAFF RECOMMENDATION: Staff is not making a recommendation because this type of request is for an exception to the standard ordinance requirements, and is the decision of the Planning Commission pursuant to Section 70-208 through 70-208.8.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Resolution for Planning Commission Approval
4. Staff Report
5. Copy of the Application with statement
6. Copy of proposed Subdivision Plat S-22-28
7. APO letter, map, mailing list

Sample Motions

Sample Motion to APPROVE:

“I move that subdivision waiver request SW-23-01 be hereby APPROVED, by adopting resolution R-23-01 to include the following findings:

1. Strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, specifically:

EXAMPLE:

The applicant would bear the financial burden to construct a sidewalk that would not accepted by VDOT for maintenance, and that would not connect any other foreseeable development in this area.

OTHER (SPECIFY):

2. There is no prejudice to the health and safety of the surrounding citizens.
3. The subdivision will be required to meet applicable zoning requirements during the administrative review process.

Sample Motion to APPROVE WITH CHANGE(S):

“I move that we approve subdivision waiver request SW-23-01 by adopting resolution R-22-03 with the following change(s) (specify):

Sample Motion to DENY:

“I move that we DENY subdivision waiver request SW-23-01 for the following reason(s):

Sample Motion to POSTPONE:

“I move that we POSTPONE a decision on subdivision waiver request SW-23-01 until _____ to
allow time for _____.”
(ACTION/EVENT) (DATE)

Planning Commission
County of Prince George, Virginia

Resolution

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 25th day of April, 2023:

Present:

Alex Bresko, Jr.
Roy Stephen Brockwell
Tammy Anderson, Vice-Chair
Jennifer D. Canepa
Imogene S. Elder, Chair
V. Clarence Joyner, Jr.
M. Brian Waymack

Vote:

SUBDIVISION WAIVER SW-23-01: Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road.

WHEREAS, the applicant for this waiver request submitted an application to subdivide property identified as Tax Map 230(07)00-00B-0, located on Baxter Road (SR 603), with the application identified as # S-22-28; and

WHEREAS, § 70-752 of the Code of Prince George County requires that “sidewalks shall be provided along existing streets in the Prince George Planning Area, when lots are proposed to be platted along existing streets”; and

WHEREAS, the subject property is located in the Prince George Planning Area along an existing street; and

WHEREAS, Section 70-208 authorizes the Planning Commission, “in cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship”, to “waive standards contained in article VII”; and

WHEREAS, the applicant has applied for a waiver of the standard set out in § 70-752 with the following explanation:

“Baxter Road is already developed as a residential use with no sidewalks in place. A sidewalk on this parcel would start and end solely on this parcel with no plan of future development in the area.”; and

WHEREAS, the VDOT Area Land Use Engineer has indicated that even if the sidewalk were constructed inside the right-of-way as required by County Code, it would not be accepted by VDOT

for state maintenance, because it “would not provide a public need and would only be accepted for state maintenance if part of a larger county pedestrian plan.”; and

WHEREAS, there is currently no applicable pedestrian plan for the vicinity of the subject property; and

WHEREAS, adjacent property owners were mailed a notice of this request by U.S. Mail and provided opportunity to comment on this request; and

WHEREAS, the Commission finds that in the case of this request:

1. Strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, specifically _____; and
2. There is no prejudice to the health and safety of the surrounding citizens; and

WHEREAS, the Commission recognizes that if the applicant does not accept the decision or the approved conditions for the request, the applicant may make appeal to the Prince George County Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby approves this subdivision waiver request to allow the subdivision of the subject property into two lots without the requirement to construct a sidewalk in accordance with the standard Subdivision Ordinance requirements.

Adopted on April 27, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Meeting – April 27, 2023

SW-23-01 – Subdivision Waiver: Sidewalk Requirements

Applicant: DLDGH, LLC (Donnie Bostic)

Case Manager: Tim Graves - (804)722-8678

I. Request Summary

Property owner DLDGH, LLC (Donnie Bostic) wishes to subdivide one 1.083-acre lot into two smaller lots on Baxter Road and submitted a plat showing the proposed division.

The Subdivision Ordinance requires certain design standards at the time of subdivision, including the provision of a sidewalk when the subdivision occurs in the Prince George Planning Area and the density exceeds 1.0 unit per acre.

After being informed of the requirement, the owner submitted this request for a waiver of the sidewalk construction requirement.

This waiver request, authorized under Section 70-208 of the Subdivision Ordinance, requires consideration and approval by the Planning Commission.

II. Property

Address: TBD Baxter Road

Tax Map: 230(07)00-00B-0

Site Size: 1.083 acres

Legal Owner: DLDGH, LLC (Donnie Bostic)

Zoning District: R-2 Limited Residential

Current Use: Vacant

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases affecting property: None

III. Meeting Information

Planning Commission Meeting: April 27, 2023 (NOTE: Not a public hearing)

Board of Supervisors Meeting: TBD (only applicable if the Planning Commission decision is appealed)

IV. Applicant Proposal

In support of their request to waive the sidewalk requirement, the applicants provided the following explanation:

“Baxter Road is already developed as a residential use with no sidewalks in place. A sidewalk on this parcel would start and end solely on this parcel with no plan of future development in the area.”

V. Exhibits

Exhibit 1 – Subdivision Plat showing proposed subdivision (# S-22-28)

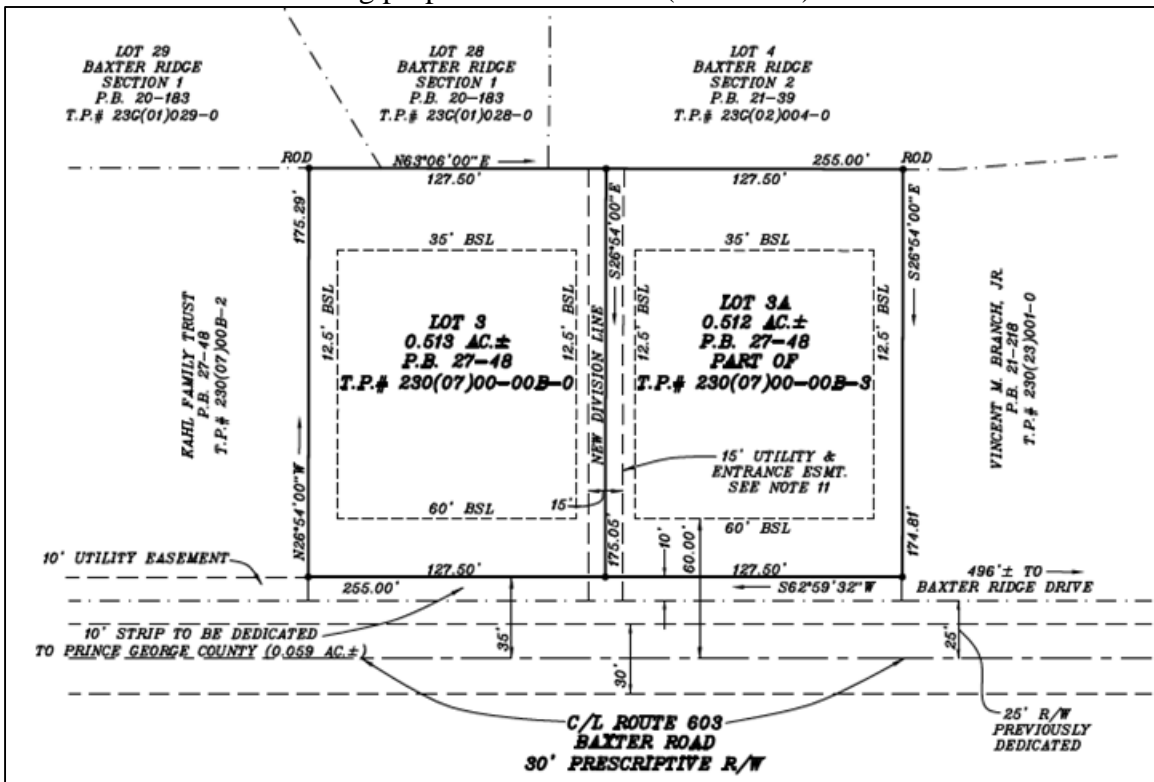


Exhibit 2 – Satellite view of area including subject property



Exhibit 3 – Street view (2019)



VI. Background and Ordinance Requirements

1. The property owner submitted a subdivision application identified as S-22-28 on 8-26-22 showing the proposed subdivision of one parcel into two.
2. Article VII of the Subdivision Ordinance provides the “Requirements for Design Standards and Public Improvements” that apply to new subdivisions proposed in the County (including the subdivision of one parcel into two).
3. Within that Article, Section 70-752 requires:
 - *“Sidewalks shall be provided along existing streets in the Prince George Planning Area, when lots are proposed to be platted along existing streets.”*
 - Based on a density of 1.01 to 2.0 units per acre, the sidewalk is required on one side of the street.
 - *“They shall be located within the public right-of-way and shall be constructed to VDOT specifications.”*
4. Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to waive standards of Article VII and specifies the criteria for granting approval:
 - *“In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”*
 - *“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”*

VII. Planning & Zoning Division Comments

1. A copy of the proposed subdivision plat submitted under application # S-22-28 is provided with this Staff Report (also see Exhibit 1). The resulting lots on the submitted plat generally comply with the remaining

standards of the zoning and subdivision ordinances. If this request is approved, the resulting lots will still need to meet all other applicable requirements prior to final plat approval by the Subdivision Agent.

2. Per VDOT's comments, even if the sidewalk were constructed inside the right-of-way as required by County Code, it would not be accepted by VDOT for state maintenance, because it "would not provide a public need and would only be accepted for state maintenance if part of a larger county pedestrian plan."
3. The adopted Comprehensive Plan does not include a pedestrian plan, nor any specific plans for sidewalk connections. It is recommended that this be addressed in the next Comprehensive Plan update.
4. The Planning Commission has previously considered and approved subdivision waiver requests related to public water and sewer connection requirements for single-lot divisions in the Prince George Planning Area, and for additional lots on a private road, however this is the first time that another section of the Article VII design standards has been requested.
5. Staff reviewed the request against the criteria for making a decision, as provided in Section 70-208 and found that it does appear to meet the criteria provided.

Criteria	Staff Comments
"In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship..."	<p>This does not appear to be an unusual situation because the same requirement would apply to any proposed subdivision in the Prince George Planning Area with a density meeting or exceeding one unit per acre.</p> <p>This does appear to be a situation where the strict adherence to the regulations may result in a substantial injustice or hardship, namely that the applicant would bear the financial burden to construct a sidewalk that would not be accepted by VDOT for maintenance, and that would not connect any other foreseeable development in this area.</p>
"No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county."	<p>There does not appear to be anything illegal about this request.</p> <p>There does not appear to be anything that would prejudice the health and safety of citizens of the county, based on the assumption there will not be significant pedestrian traffic in this area.</p>

VIII. Supplemental Staff Review Comments

Virginia Department of Transportation (VDOT) – Paul Hinson, P.E., Area Land Use Engineer

"VDOT's policy for sidewalks and other pedestrian facilities requires that the facilities provide a public benefit in order to be state maintained. VDOT assesses whether the facility will provide a public benefit by looking at the starting and ending locations for the proposed sidewalk. VDOT looks to determine if the starting point is likely to generate pedestrian traffic and that the destination is somewhere that people would travel to. VDOT will accept and maintain sidewalk that is proposed in conjunction with private development projects when the county has a comprehensive plan for providing pedestrian facilities and it can be demonstrated that the sidewalk fits within this plan. VDOT's evaluation is that this proposed sidewalk would not provide a public need and would only be accepted for state maintenance if part of a larger county pedestrian plan."

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by U.S. Mail prior to the public meeting date.
- Because this is not a public hearing, no notice was required or advertised in the local newspaper.

- The applicant received a copy of this report prior to the Planning Commission meeting date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Given that this request is for an exception to the standard ordinance requirements, and is therefore similar to a variance request to the Board of Zoning Appeals, Staff is not providing a recommendation on approval or disapproval, however Staff does note that it appears to meet the criteria for a waiver.

If the Commission wishes to approve this request, it is required to find that the request meets all of the criteria provided for in the ordinance (copied below and in the draft resolution).

Staff has prepared sample motions and a draft resolution for the Commission to use if it finds this request worthy of approval.

Criteria for this type of request, as defined in Section 70-208:

- A. In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.
- B. There is no prejudice to the health and safety of the surrounding citizens.

XI. Recommended Conditions

If the Planning Commission finds this request worthy of approval, Staff has not identified any conditions that should apply, since all other applicable ordinance requirements would remain in effect.

Even Gov WVR-23-0004



SUBDIVISION WAIVER REQUEST

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 #:

SW-23-01

DATE SUBMITTED:

FEB 24 2023

BY: JWG

PLEASE FILL IN ALL BLANKS BELOW

TYPE OF WAIVER REQUESTED: (As authorized by Section 70-208 – Check one)

☐ Minor subdivision exception Section 82-31 / 82-351

☒ Chapter 70 Article VII Standard (provide code reference): 70-208 70-752

ATTACHMENTS: (Check all that apply)

☒ APPLICANT STATEMENT (REQUEST DETAILS)*

Attach additional document(s) to provide details about your request. At a minimum, describe your goals and describe why the situation is unusual or why a strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, per Section 70-208.

☒ PLAT REVIEW APPLICATION* (Application #: S-22-28)

☐ APPLICABLE LEGAL DOCUMENTS OR AFFIDAVITS FROM DIRECTLY AFFECTED PARCEL OWNERS

For requests involving private roads or if otherwise applicable, attach document(s) such as a letter, deed of easement, draft road maintenance agreement, etc. that indicate agreement or acceptance from directly affected property owners.

☐ OTHER: _____ * Required

REQUEST TAX PARCELS: (List all parcel numbers for the request property)

230(07)00-00B-0

NAME(S):

DLDGH, LLC.

MAILING ADDRESS: (Incl. City, State, Zip)

P.O. Box 37 Church Road, VA 23833

E-MAIL:

donniebosticrealtor@yahoo.com

PHONE:

(804)712-6631

NAME(S): (If different than owner)

Donnie Bostic (Manager of DLDGH, LLC.)

RELATION TO OWNER:

Self

MAILING ADDRESS: (Incl. City, State, Zip)

P.O. Box 37 Church Road, VA 23833

E-MAIL:

donniebosticrealtor@yahoo.com

PHONE:

(804)712-6631

OFFICE USE ONLY (Completed at the time of accepting application)

COMMENTS:

N/A

IDENTIFY & LIST OTHER PARCELS AFFECTED:

N/A

OWNER AFFIDAVITS (Attach multiple sheets if necessary)

REQUEST PROPERTY OWNER(S) / AGENT STATEMENT

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.

OWNER / AGENT NAME:

Donnie Bostic

OWNER / AGENT NAME :

Ronald H. Gordon Jr., CLS

SIGNATURE:

Donnie Bostic

SIGNATURE:

Ronald H. Gordon Jr.

DATE: 02/14/2023

DATE: 02/14/2023

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Dinwiddie

Subscribed and sworn before me this

14th

day of

February

2023

Kimberly D. Bostic
Notary Public

My Commission expires:

March 31, 2026



Kimberly D. Bostic
Commonwealth of Virginia
Notary Public
Commission No. 7041633
My Commission Expires 03/31/2026

AFFIDAVIT

Related to:

Application: S-22-28 Bostic Subdivision

Baxter Road is already developed as residential use with no sidewalks in place. A sidewalk on this parcel would start & end solely on this parcel with no plan of future development in the area.

This plat is made without the benefit of a title binder and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

OWNERS CONSENT AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE SUBDIVISION OF LAND SHOWN ON THIS PLAT CONTAINING 1.083 ACRES, MORE OR LESS, AND DESIGNATED A DIVISION OF LOT 3, KAHL ESTATES SITUATED IN RIVES DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS
GIVEN UNDER OUR HANDS THIS ____ DAY ____ OF ____

DLDGH, LLC. (MANAGING MEMBER)

STATE OF VIRGINIA TO WIT:
COUNTY OF _____ A NOTARY PUBLIC IN AND FOR
I, _____ OF _____, STATE OF VIRGINIA
DO HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS/ARE
SIGNED TO THE OWNERS CONSENT AND DEDICATION
HAVE ACKNOWLEDGED THE SAME BEFORE ME
IN MY _____ AND STATE AFORESAID
GIVEN UNDER MY HAND THIS ____ DAY OF ____

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE ON THE ____ DAY OF ____

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS DIVISION WAS CONVEYED TO DLDGH, LLC FROM KANDICE HELENNE KAHL BARTON, TRUSTEE OF THE KAHL FAMILY TRUST BY DEED DATED MAY 14, 2022 AND DULY RECORDED ON JUNE 3, 2022 IN THE CLERK'S OFFICE, CIRCUIT COURT COUNTY OF PRINCE GEORGE, VIRGINIA, AS INSTRUMENT 220001954

SOURCE OF TITLE

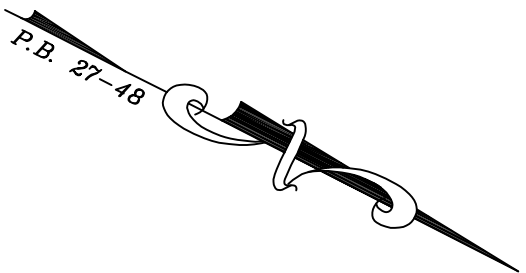
RONALD H. GORDON JR., CLS

I hereby certify that this boundary survey to the best of my knowledge and belief, is in accordance with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

SURVEYORS CONFORMING STATEMENT

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS 5TH DAY OF DECEMBER, 2022.

RONALD H. GORDON JR., CLS



CERTIFICATE OF APPROVAL

THIS DIVISION OF T.P.# 230(07)00-00B-0 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MUST BE COMMITTED TO RECORD WITHIN 6 MONTHS OF THE DATE OF THE APPROVAL.

SUBDIVISION AGENT

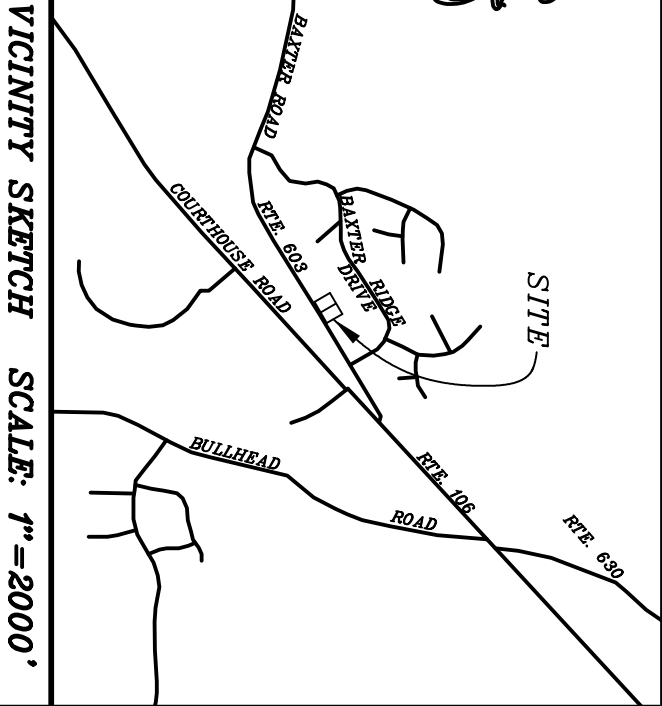
DATE

VDOT ENGINEER

DATE

VDH HEALTH OFFICIAL

DATE



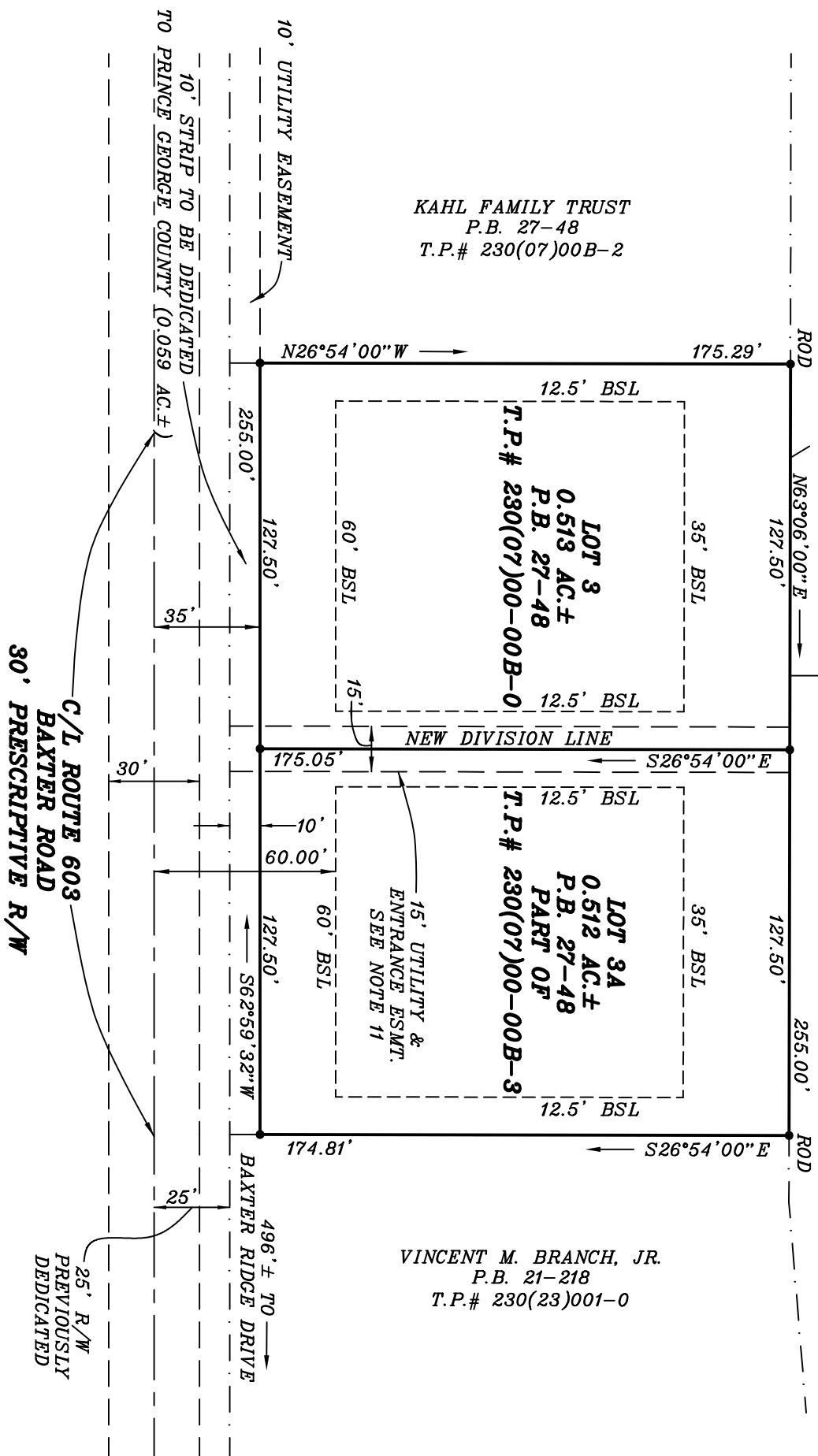
LOT 29
BAXTER RIDGE
SECTION 1
P.B. 20-183
T.P.# 230(01)029-0

LOT 28
BAXTER RIDGE
SECTION 1
P.B. 20-183
T.P.# 230(01)028-0

LOT 4
BAXTER RIDGE
SECTION 2
P.B. 21-39
T.P.# 230(02)004-0

KAHL FAMILY TRUST
P.B. 27-48
T.P.# 230(07)00B-2

VINCENT M. BRANCH, JR.
P.B. 21-218
T.P.# 230(23)001-0



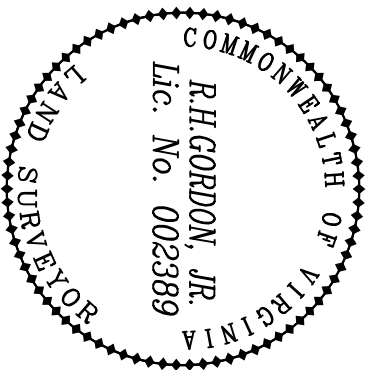
ACREAGE SCHEDULE

EXISTING ACREAGE OF
T.P.# 230(07)00-00B-0 = 1.083 AC.±
10' STRIP TO BE DEDICATED TO PRINCE GEORGE
COUNTY = 0.059 AC.±

DIVISION OF T.P.# 230(07)00-00B-3
CREATING 0.512 AC.± PARCEL
REMAINING ACREAGE OF
T.P.# 230(07)00-00B-0 = 0.513 AC.±

GENERAL NOTES:

- OWNER: DLDGH, LLC - T.P.# 230(07)00-00B-0. MAILING ADDRESS: P.O. BOX 37, CHURCH ROAD, VA 23833.
- THIS PROPERTY IS OUTSIDE OF THE CHESAPEAKE BAY PRESERVATION AREA.
- THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 5149C0165B, EFFECTIVE 5-16-2012.
- ZONING IS R-2.
- THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE PRINCE GEORGE PLANNING AREA.
- CURRENT NUMBER OF LOTS: 1 - PROPOSED NUMBER OF LOTS: 2.
- IRONS TO BE SET AT ALL CORNERS UPON COUNTY APPROVAL.
- WATER & SEWER - BOTH LOTS MUST BE CONNECTED TO THE COUNTY SYSTEM.
- THE EXISTING PUBLIC WATERLINE PERMANATES AT THE SOUTHWEST CORNER OF PROPERTY. THE PUBLIC WATERLINE WILL NEED TO BE EXTENDED ACROSS THE FRONTAGE OF THIS SUBDIVISION INSIDE OF THE DEDICATED STRIP.
- THE EXISTING PUBLIC WASTEWATER LINE IS LOCATED ALONG THE OPPOSITE SIDE OF BAXTER ROAD. SERVICE LATERALS WILL BE REQUIRED TO SERVE THE TWO PROPOSED LOTS.
- BOTH LOTS ARE REQUIRED TO ACCESS PROPERTY VIA THE SHARED EASEMENT.



PLAT SHOWING A DIVISION OF LOT 3, KAHL ESTATES AS REQUESTED BY DLDGH, LLC.
CREATING 2 PARCELS TOTALING 1.025 AC.± LOCATED ON THE NORTH SIDE OF ROUTE 603, IN RIVES DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA

SCALE 1"=60'
DATE: AUGUST 17, 2022
REVISED: DECEMBER 5, 2022
RONALD H. GORDON & ASSOCIATES, LLC.
14100 BORDYON PLANK ROAD
DINWIDDIE, VIRGINIA 23841
SHEET 1 OF 1 F.B. FILE FILE: 22-BOSTIC DONNIE (DIV. BAXTER ROAD)



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 2023

PLANNING COMMISSION MEETING NOTICE

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 meeting on **Thursday, April 27, 2023 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia. During the meeting, the Commission will consider the following request that involves the Prince George County Subdivision Ordinance:

SUBDIVISION WAIVER SW-23-01: Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road.

This notification is being sent to you because your property adjoins the subject property. We have included a GIS Map showing the general location of the request. This letter is for informational purposes and there is no obligation for you to respond back to the County. If you would like, you may attend the meeting, which will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. 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 comment section of the meeting in person. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/.

Public comments can be submitted prior to 5:00 p.m. on the meeting 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.

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

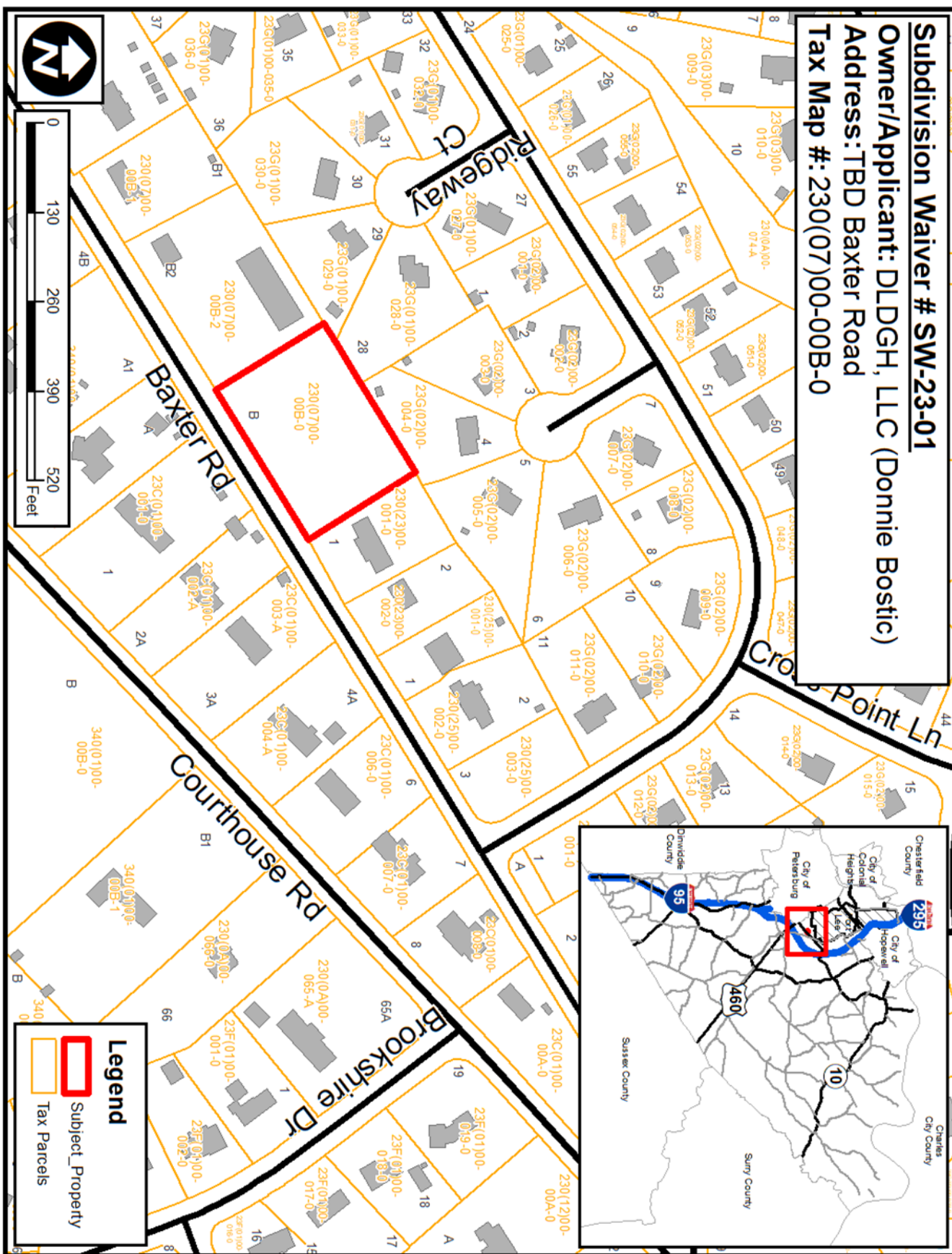
Tim Graves
Planner

Subdivision Waiver # SW-23-01

Owner/Applicant: DLDGH, LLC (Donnie Bostic)

Address: TBD Baxter Road

Tax Map #: 230(07)00-00B-0



DLDGH LLC
PO BOX 37
CHURCH RD, VA 23833

BRANCH JR VINCENT M
229 GREEN ACRES AVE
RICHMOND, VA 23224

LACY BRIAN & LAURA
4604 COURTHOUSE RD
PRINCE GEORGE, VA 23875

PASE VALENTINO L
4608 COURTHOUSE RD
PRINCE GEORGE, VA 23875

BOWES JOHN A & MARY K
7504 RIDGEWAY CT
PRINCE GEORGE, VA 23875

JOHNSON MANETTA M & JOHNNY
7508 RIDGEWAY CT
PRINCE GEORGE, VA 23875

WILLIAMS DERIUS M
7509 REBEL LNDG
PRINCE GEORGE, VA 23875

HUGHES ROGER E & JANET A
4516 COURTHOUSE RD
PRINCE GEORGE, VA 23875

KAHL FAMILY TRUST C/O BARTON
KANDICE KAHL TRUSTEE
211 CIRCLE DR
TOWNVILLE, SC 29689

Begin

TAB 5

COMPREHENSIVE PLAN AMENDMENT REQUEST – CPA-23-02
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: It's His Land, LLC (Tim Stewart)

PROPERTY OWNER: Same

REQUEST: Change the Comprehensive Plan Future Land Use Map designation for tax parcel 350(OA)00-044-A from "Residential" to "Commercial".

STAFF RECOMMENDATION: Staff recommends Approval.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request CPA-23-02 to the Board with a recommendation for APPROVAL, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

- "The recommended change to the Future Land Use Map is compatible with the envisioned land uses for the subject property and adjacent properties."
- "It is expected to benefit the general welfare of the community."
- Other _____

APPROVE WITH CHANGES:

I move to forward request CPA-23-02 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request CPA-23-02 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request CPA-23-02 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

County of Prince George, Virginia

DRAFT 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
 Marlene J. Waymack
 Floyd M. Brown, Jr.
 Alan R. Carmichael

Vote:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That the Generalized Future Land Use Map of the Prince George County Comprehensive Plan be amended to change the future land use designation of the property presently identified as Tax Parcel 350(0A)00-044-A from "Residential" to "Commercial".*
- (2) This ordinance shall be effective immediately upon adoption.*

Adopted on _____, 2023 pursuant to Sections 15.2-2204 and 15.2-2229 The Code of Virginia (1950, as amended) and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

CPA-23-02 – Comprehensive Plan Amendment – Change Future Land Use from Residential to Commercial

Applicant: It's His Land, LLC (Tim Stewart)

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicants have requested to change the Comprehensive Plan Future Land Use Map designation for tax parcel 350(0A)00-044-A from "Residential" to "Commercial".

Their primary goal is to develop a mini storage facility on the property and have also submitted a rezoning request and special exception request for County approval.

II. Property

Location: West side of Prince George Drive at the intersection with West Quaker Rd

Tax Map: 350(0A)00-044-A

Site Size: 14.8 acres

Legal Owner: It's His Land, LLC (Tim Stewart)

RE Taxes Paid?: Yes

Zoning District: Current: R-A Residential Agricultural
Proposed: B-1 General Commercial

Current Use(s): Vacant

Comp Plan Land Use: Residential

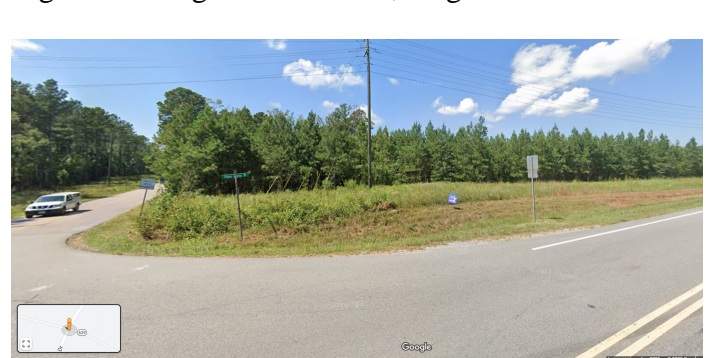
Planning Area: Prince George Planning Area

Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Google Street View, August 2021



III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

IV. Background

- The property has been zoned R-A since the County blanket rezoned this area from A-1 General Agricultural in 1995.
- The Comprehensive Plan Future Land Use Map (FLUM) has indicated this area is planned for Residential uses since at least 1986, however the entire FLUM is due for review and update.
- The applicant divided this property from the larger property to the north, with plans to develop a mini storage on the subject property.
- The Planning & Zoning (P&Z) office advised the applicant that he would need a rezoning and special exception in order to develop the property as planned. After the applicant submitted those applications, staff advised the applicant that the Comprehensive Plan did not support the rezoning since the Future Land Use designation is currently Residential, however it was possible that the County could support a change to a Commercial designation if deemed appropriate by the Planning Commission and Board of Supervisors. The applicant then submitted this request to change the Future Land Use designation.

V. Applicant Proposal

The applicant did not provide any rationale as to why a Commercial land use designation is appropriate for this area other than that they wish to rezone the property with plans for a mini storage facility.

VI. Exhibits

Exhibit 1 – Zoning Map (Tan color = R-A Residential Agricultural)

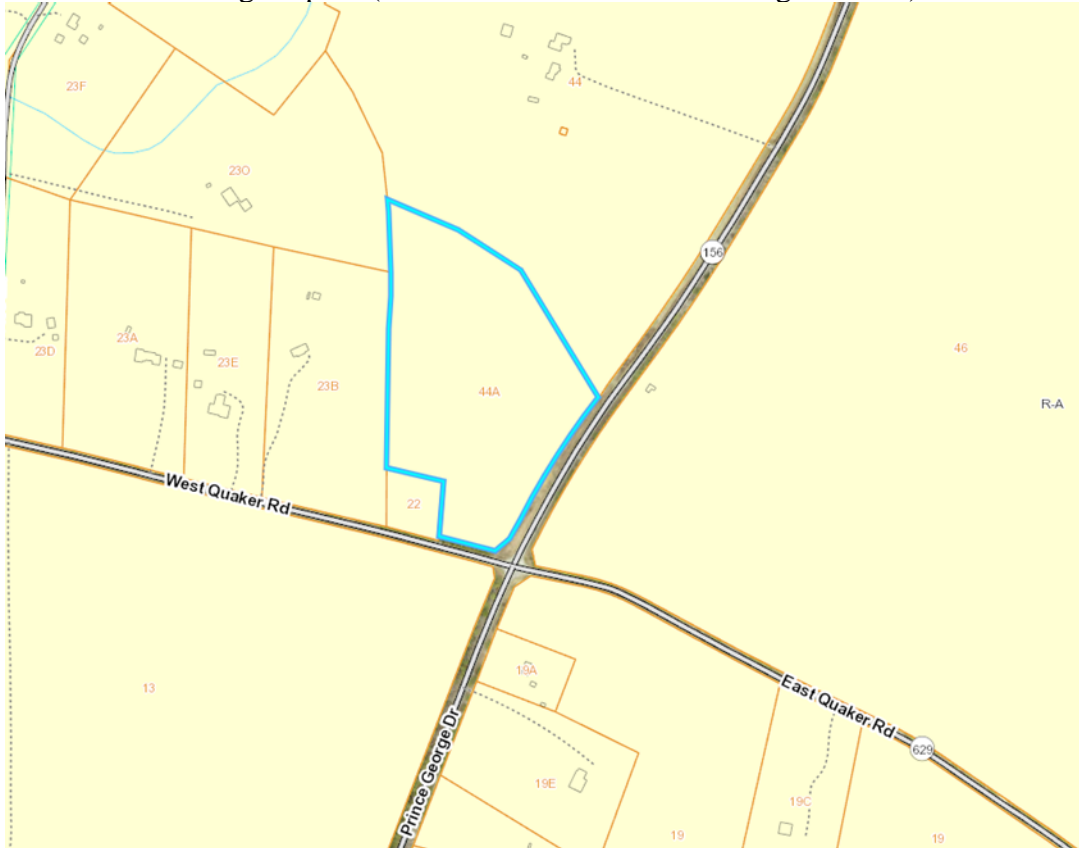
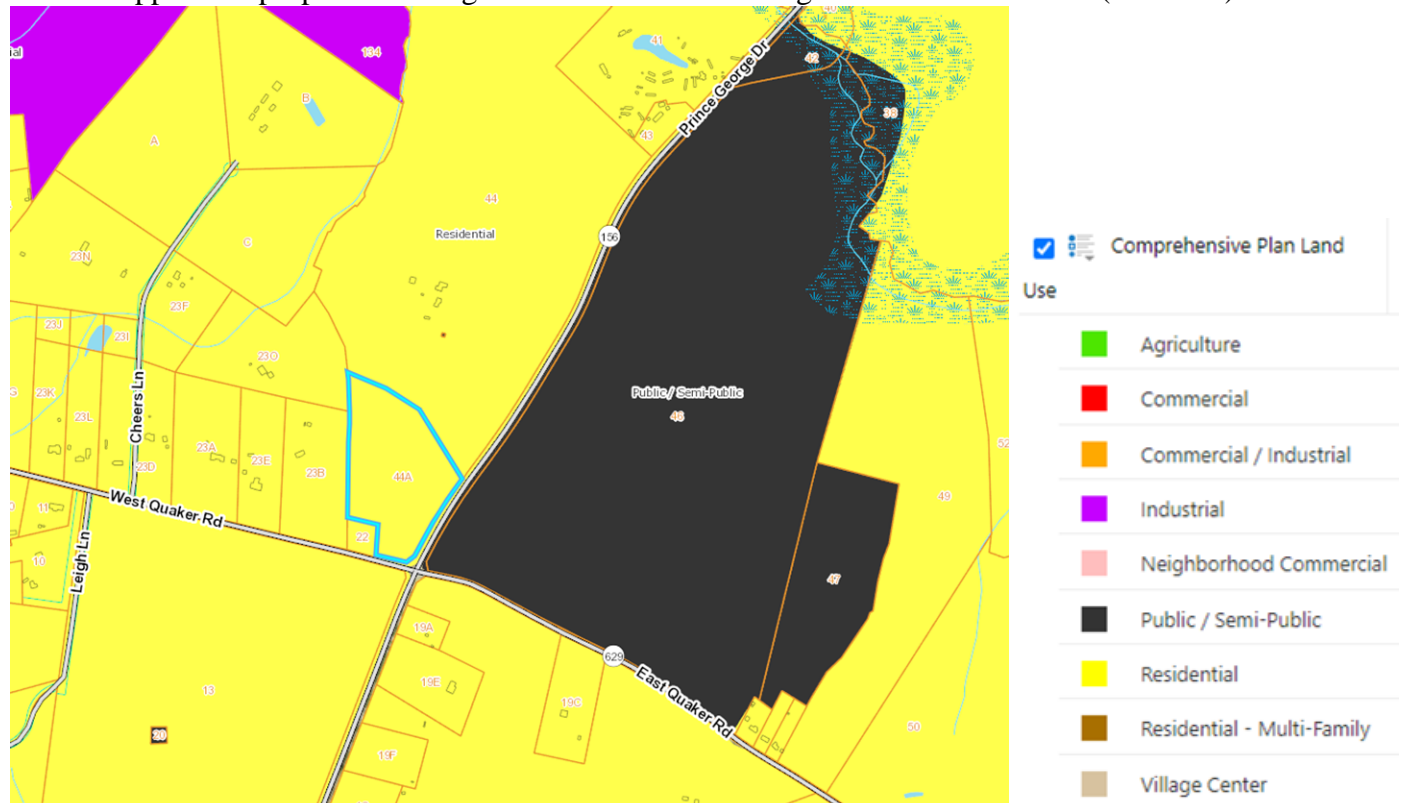


Exhibit 2 – Comprehensive Plan Future Land Use Map

NOTE: Applicants propose to change the future land use designation to Commercial (red color)



VII. Planning and Zoning Review Comments

1. The Future Land Use Map has not benefitted from a full-scale review in at least 15 years, so there has not been ample opportunity to consider whether the “Residential” designation remains appropriate. It is reasonable to revisit the future land use plan for this property as well as the surrounding area and traffic corridor.
2. The Comprehensive Plan provides descriptions for the various future land use designations. Below are the current and proposed designations:

Future Land Use Categories:	Residential	Commercial
Description from the Comp Plan	<i>This category includes areas within the PGPA where small lot residential development is encouraged. Public water and/or wastewater facilities are available and required for such development.</i>	<i>This category designates areas where commercial developments have occurred and where future urban and suburban commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.</i>

3. The property is situated at an important intersection for vehicular traffic.

- a. Route 156 (Prince George Drive) is classified by VDOT as a “Minor Arterial” which accommodates high speed traffic in both directions.
 - b. Route 629 (West Quaker Road) is classified as a “Major Collector” which is meant to “collect” traffic from lower usage “local” roads and deposit the traffic onto the high-speed arterials roads.
 - c. The Comprehensive Plan calls for both of these roads and their rights-of-way to be widened in the future.
 - d. It is consistent with best planning practices for commercial development to be located where there is high traffic volume and visual exposure to potential customers.
4. Based on recent discussions with the Utility Department related to the Water & Wastewater Master Plan, this area falls within areas planned to be served by public water and sewer service lines at such time as they are extended by private development. This supports a Commercial future land use designation.
 5. If this request is approved, then the Comprehensive Plan would indicate that a commercial zoning is appropriate for this property, which would in turn support the applicant’s request to rezone the same property from R-A Residential Agricultural to B-1 General Commercial.

VIII. Supplemental Staff Review Comments

N/A – Other Department comments have been provided for the rezoning request

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.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Staff recommends Approval of this request.


Secondarily, Staff recommends that in the next major update to the Comprehensive Future Land Use Map, major intersections in the County that have reasonable access to public utility infrastructure, such as this one, should be considered for commercial uses.

This recommendation is based on the following considerations:

1. “Commercial” appears to be the most appropriate designation for this property based on vehicular access, future utility plans, and current and future anticipated land uses on surrounding properties.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Inv. 3965

Exen Gov ACP-23-0005

	<h2 style="text-align: center;">COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		<p>OFFICE USE ONLY</p> <p>APPLICATION #:</p> <p>CPA-23-01</p> <p>DATE SUBMITTED:</p> <p>RECEIVED</p> <p>MAR 23 2023</p>	
			<p style="text-align: center;">APPLICANT FILL-IN ALL BLANKS BELOW</p>	
REQUEST / PROPERTY DETAILS	<p>IS THIS REQUEST RELATED TO A CURRENT ZONING APPLICATION? (IF SO, SPECIFY ID#): <u>YES - RZ-23-02</u></p>			
	<p>REQUEST ADDRESS / LOCATION: <u>Tax Parcel 350(0A)00-044-A</u></p>			
	<p>REQUEST TAX MAP(S): <u>350(0A)00-044-A</u></p>		<p>AFFECTED ACREAGE: <u>14.8</u></p> <p>ENTIRE PARCEL (Y/N):</p>	
	<p>WHAT SPECIFIC CHANGE(S) IS/ARE REQUESTED FOR THE FUTURE LAND USE MAP? <u>change property FLUM from Residential to Commercial</u></p>			
	<p>EXISTING FUTURE LAND USE DESIGNATION: <u>Residential</u></p>		<p>REQUESTED FUTURE LAND USE DESIGNATION: <u>Commercial</u></p>	
	<p>REQUIRED ATTACHMENTS (CHECK IF ATTACHED):</p> <p><input type="checkbox"/> RATIONALE DOCUMENT (SUPPORTING FACTS, REASONS)</p> <p><input type="checkbox"/> MAP TO SCALE (USE GIS OR ENGINEER DRAWING)</p> <p><input type="checkbox"/> ADDITIONAL ATTACHMENTS (LIST):</p>			
	<p>LEGAL OWNER NAME(S): <u>It's His Land, LLC (Tim Stewart)</u></p>			
	<p>LEGAL OWNER MAILING ADDRESS (INCL. CITY, STATE, ZIP): <u>13227 South Crater Rd. Prince George, VA 23805</u></p>			
	<p>LEGAL OWNER E-MAIL: <u>trsals@gmail.com</u></p>		<p>LEGAL OWNER PHONE: <u>804.704.4125</u></p>	
	<p>APPLICANT CONTACT NAME(S) (IF DIFFERENT THAN OWNER): <u>same as above</u></p>			
	<p>APPLICANT CONTACT RELATION TO OWNER:</p>			
	<p>APPLICANT CONTACT MAILING ADDRESS (INCL. CITY, STATE, ZIP):</p>			
	<p>APPLICANT CONTACT E-MAIL:</p>		<p>APPLICANT CONTACT PHONE:</p>	

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:

Tim Stewart

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

3-28-23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

28th

day of

March

, 20 23

Notary Public

My Commission expires:

4/30/

, 20

25



OFFICE USE ONLY

CURRENT ZONING DISTRICT(S):

SURROUNDING ZONING DISTRICT(S):

CURRENT LAND USE(S):

SURROUNDING LAND USE(S):

PRE-APPLICATION MEETING REQUIRED? (CIRCLE ONE)

Y / N / TBD / Held: _____

COMMUNITY MEETING REQUIRED? (CIRCLE ONE)

Y / N / TBD / Held: _____

COMMENTS:

PAYMENT

FEE DUE:

AMEND COMPREHENSIVE PLAN: \$700

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

RECEIPT (REC-003527-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Tim Stewart
It's His Land LLC



Payment Date: 03/28/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ACP-23-0005	PGC Amend Comprehensive Plan	Fee Payment	Check #00165	\$700.00
SUB TOTAL				\$700.00
TOTAL				\$700.00



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 2023

PLANNING COMMISSION - NOTICE OF PUBLIC HEARINGS

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 public hearings on **Thursday, April 27, 2023 beginning at 6:30 pm** to consider the following requests that involve the Prince George County Zoning Ordinance:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

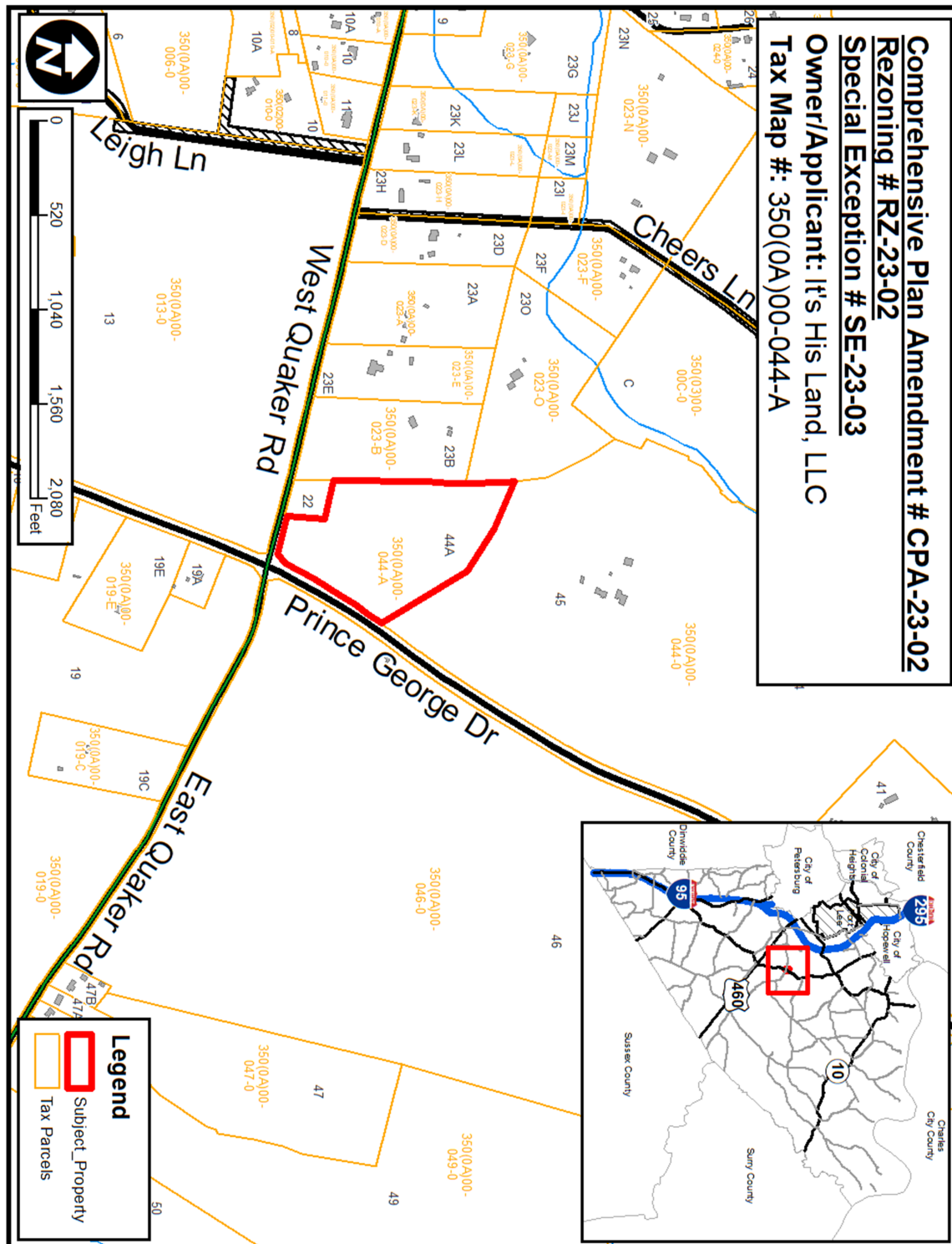
The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed 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,



Tim Graves
Planner



CAMP S V ET ALS C/O GAIL B CAMP
18466 PLANK RD
COURTLAND, VA 23837

GLAZIER TROY G & GLAZIER
CHRISTOPHER L ET ALS
9321 PRINCE GEORGE DR
DISPUTANTA, VA 23842

CRAFTECH HOMES LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

CHEEK DARRYL P & PATRICIA A
7400 W QUAKER RD
DISPUTANTA, VA 23842

SHOTWELL JAMES E & LAUREN V
9145 CHEERS LN
DISPUTANTA, VA 23842

COX AMY L & JACK K JR
9000 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

It's His Land, LLC (Tim Stewart)
13227 South Crater Road
Prince George VA, 23805

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 6

REZONING REQUEST – RZ-23-02
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: It's His Land, LLC (Tim Stewart)

PROPERTY OWNER: Same

REQUEST: Rezone a 14.8-acre property from Residential Agricultural (R-A) to General Business (B-1) in order to use the property for commercial uses including a mini-storage facility.

STAFF RECOMMENDATION: Staff recommends Approval, subject to the proffered conditions.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application with Attachments
6. Copy of Permitted Uses in B-1 Zoning District (with proffered changes)
7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request RZ-23-02 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-23-02 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-02 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-02 until _____ to allow time for _____
(MEETING DATE)

(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
Marlene J. Waymack
Floyd M. Brown, Jr.
Alan R. Carmichael

Vote:

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-02 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 350(0A)00-044-A, consisting of 14.8 acres, is hereby rezoned from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning 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 3-28-23:

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.

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

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

RZ-23-02 – Rezone from R-A to B-1

Applicant: It's His Land, LLC (Tim Stewart)

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicant would like to rezone a property from Residential Agricultural (R-A) to General Business (B-1) in order to use the property for commercial uses including a mini-storage facility. The applicant, which is also the landowner, filed a separate special exception application to allow a mini storage facility under the "Warehousing with indoor storage" land use.

II. Property

Location: West side of Prince George Drive at the intersection with West Quaker Rd

Tax Map: 350(0A)00-044-A

Site Size: 14.8 acres

Legal Owner: It's His Land, LLC (Tim Stewart)

RE Taxes Paid?: Yes

Zoning District: Residential Agricultural (R-A)
Proposed: General Business (B-1)

Current Use(s): Vacant

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Google Street View, August 2021



III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

IV. Applicant Proposal

The applicant wishes to rezone the property in preparation to develop the property for commercial uses. The commercial uses planned by the developer include a mini-storage facility with RV/boat storage and an office/warehouse for commercial tenants in the short term, as well as the future construction of office, retail and/or restaurant uses on the remainder of the property. All details about the mini-storage facility are provided in the separate Special Exception application materials (see application # SE-23-03).

V. Exhibits

Exhibit 1 – Zoning Map

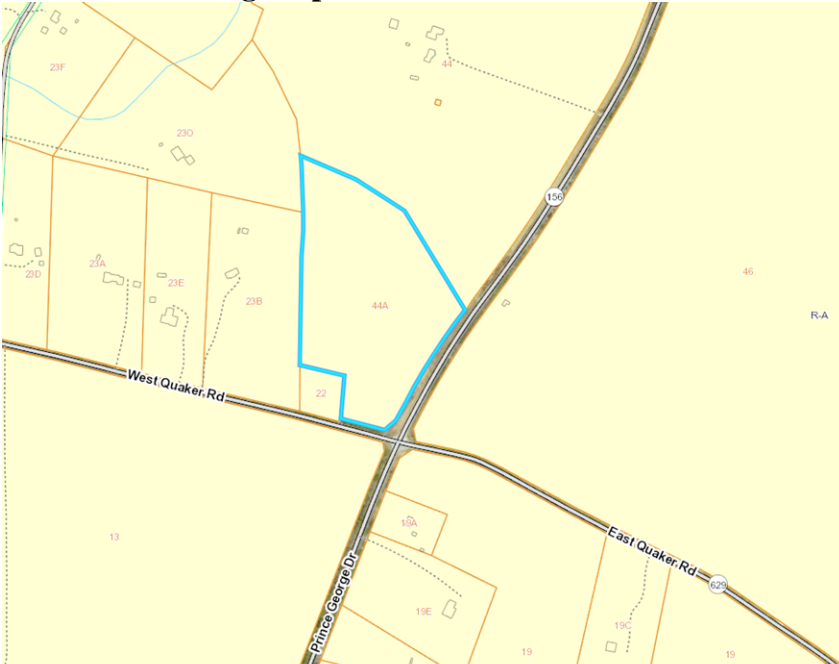


Exhibit 2 – Comprehensive Plan Future Land Use Map



6. The most recent rezoning case similar to this request was for the “Ample Storage” facility, which was approved by the BOS in February 2021, with construction beginning soon, at the intersection of South Crater Road and Birdsong Road.
7. Current land uses on adjacent properties:
 - a. West: 10-acre single family lot
 - b. East: Vacant County property (with Convenience Center planned)
 - c. North: 141-acre parcel with a house and a field
 - d. South: Vacant, forestry
8. Expected impacts and mitigation for this request
 - a. Traffic: Varies by commercial use – Mitigation: Addressed by VDOT during Site Plan process
 - b. Visual: Varies by commercial use – Mitigation: Addressed by landscaping and screening requirements during Site Plan process
 - c. Noise: Varies by commercial use – Mitigation: Existing noise ordinance
9. Is this request compatible with surrounding uses and zoning districts?: Yes, because surrounding properties have limited or no development.
10. Landscaping requirements and other development standards are applicable during Site Plan review.
11. If this request and the companion Special Exception request are approved, additional zoning approvals will be required:
 - a. Site Plan review and approval for the development, required prior to Building Permit approval.
 - b. Building/Zoning Permit, required prior to construction of new buildings
 - c. Professional Business Zoning Approval, required prior to operation of the new business.

VIII. Supplemental Staff Review Comments

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

1. VDOT has reviewed the application and rezoning statement included with the zoning application package. Based upon the information submitted, the applicant intends to develop a mini-storage facility with future development in a reserved portion of the parcel for office or other related uses. The applicant statement included a concept plan. The application did not offer any proffers that would limit the allowable uses from the B1 zoning requested or bind the development to a conceptual plan. B1 zoning includes uses that could generate a significant amount of traffic that would exceed VDOT’s requirements for submission of a Chapter 527 Traffic Impact Analysis (TIA). 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.
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.
3. SR 629, West Quaker Road has a functional classification of major collector with an average annual daily traffic (AADT) volume of 2,000 vehicles per day (VPD) and a posted speed limit of 45 MPH. SR 156, Prince George Drive has a functional classification of minor arterial with an AADT of 5,500 VPD and a posted speed limit of 55 MPH. 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.

Planning & Zoning Staff Notes:

- Comment #1 has been address through submittal of a proffer statement which includes restricting the possible uses and ensuring development is in substantial conformance with the conceptual plan.
- Comment #2 is addressed at the time of Site Plan review, based on the specific development that is envisioned. For a mini storage facility, it is anticipated that turn lanes will not be required.
- Comment #3 will be addressed at the time of Site Plan review.

Utilities Department – Rachael Lumpkin, Utility Project Engineer

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.

The departments below reviewed this request and had no comments.

Building Inspections Division – Charles Harrison III, Building Official

Environmental Division - Angela Blount, Environmental Program Coordinator

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

The departments/agencies below received a copy of this request and did not provide comments.

Fire & EMS Department – Paul Beamon, Chief

Economic Development - Yoti Jabri, Director Economic Development & Tourism

Police Department / Sheriff's Department – Harold Shreves

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

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.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the recommended conditions in the section below.

This recommendation is dependent on approval of CPA-23-02 to change the Future Land Use Map designation.

This recommendation is based on the following considerations:

1. If Comprehensive Plan Amendment CPA-23-02 is approved to change the Future Land Use Map designation to Commercial, then the Comprehensive Plan will support this rezoning request.
2. The applicant's request appears to be compatible with current and future surrounding land uses.
3. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
4. The applicant has proffered conditions for this request which staff supports.

XI. 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.

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.



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-23-02

DATE SUBMITTED:

FEB 23 2023

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS

REQUEST:

Re-Zone property from R-A to B for future mini-storage facility

REQUEST PROPERTY ADDRESS / LOCATION:

Intersection of Rt. 156 (PG Drive) & W. Quaker Rd.

REQUEST TAX MAP(S): (List all)

350(OA) 00-0004-A

**AFFECTED
ACREAGE:**

14.8

ENTIRE PARCEL?:
(Y / N)

**CURRENT
ZONING:**

R-A

**PROPOSED
ZONING:**

B1

REQUIRED ATTACHMENTS: (Check if Attached; * = Required)

☒ **APPLICANT STATEMENT*** (Specify goals, details, etc.)

☐ **PROPOSED CONDITIONS / PROFFER STATEMENT**

☒ **CONCEPTUAL SITE PLAN***

(Show any planned improvements; Use GIS or Engineer Drawing)

☐ **COMMUNITY MEETING SUMMARY**

☐ **SURVEY OR LEGAL DESCRIPTION OF REZONING
REQUEST AREA** (If different than recorded lot)

☐ **ADDITIONAL ATTACHMENTS:**

LEGAL OWNER

NAME(S):

ITS His Land LLC

MAILING ADDRESS (Incl. City, State, Zip)

13227 South Crater Rd South Prince George VA 23805

E-MAIL:

TRSALES@gmail.com

PHONE:

804-704-4125

APPLICANT CONTACT

NAME(S) (If different than owner):

same

RELATION TO OWNER:

MAILING ADDRESS: (Incl. City, State, Zip)

E-MAIL:

PHONE:

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:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

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:

Tim Stewart

NAME:

SIGNED:

Tim Stewart

SIGNED:

DATE:

2-23-23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

23rd

day of

February

20

23

Notary Public

My Commission expires:

April 30, 2025

INVOICE (INV-00003708)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Tim Stewart
It's His Land LLC



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00003708	02/23/2023	03/25/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-23-0013	PGC Rezoning	\$1,050.00
SUB TOTAL		\$1,050.00

REMITTANCE INFORMATION
Prince George County, VA 6602 Courts Drive P.O. Box 68 Prince George, VA 23875

TOTAL	\$1,050.00
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LANDTECH RESOURCES, INC.

Rezoning Statement

For

**Prince George Mini-Storage / RV-Boat Storage /
Commercial Uses
Tax Parcel: 350(0A)00-0044-A**

Prince George County, Virginia

Preparation Date:

February 7, 2023

LRI Project No. 22-126

ENGINEERING AND SURVEYING CONSULTANTS

205-E Bulifants Blvd, Williamsburg, VA 23188

Ph.: (757) 565-1677 Fax: (757) 565-0782

Web: landtechresources.com

It's His Land, LLC
13227 South Crater Rd
South Prince George, VA 23805
February 20, 2023

Prince George County:

It's His Land, LLC and All American Mini Storage are requesting to build a storage facility in Prince George County. All American Mini Storage companies are family owned and operated by members living in the County. We have a desire to create jobs within the County and meet a growing need for County residents. Members of All American Mini Storage have other businesses in the County and have a strong commitment to the community in which we serve.

Storage is an ongoing need for existing and future County residents and supports both multi-family and single family housing developments that provide limited in-home storage space. Storage space is crucial to support growth in housing as well as the expansion of nearby Fort Lee. However, our facility will offer storage to not only residential customers, but we will also advertise to and provide storage space for local and internet-based businesses. This would bring revenue to the County by those traveling to and from the facility, and create small business incubator opportunities.

All American Mini Storage will provide the County with 4-5 new job opportunities to support and advertise for the facility. Hours will range from 9:00 a.m. to 5:00 p.m. Monday thru Saturday. The staff will receive above average pay with benefits.

We would like to leave the front of the property open for future monster storage or other commercial business opportunities within the County. The property will be well maintained and aesthetically pleasing. We welcome the County to come and visit any of our other All American Mini Storage locations.

Sincerely,

Tim Stewart
It's His Land, LLC, Managing Member

A handwritten signature in black ink that reads "Tim Stewart". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Project Narrative and Description

The subject property is located at the intersection of Prince George Drive, US Highway 156, and West Quaker Road, VA State Route 629. The property is currently a vacant wooded property and totals approximately 14.8 acres. The property is known as Prince George County tax parcel 350(0A)00-044-A and fronts approximately 225 feet along West Quaker Road and 650 feet along Prince George Drive. The property is currently zoned R-A, Residential Agricultural District, and is surrounded on all side by other parcels of the same zoning.

The owners of parcel wish to rezone the parcel from R-A to B1, General Business, with the intent on planning and constructing a mini-storage and RV/boat storage lot, a small commercial office building containing warehouse space for smaller local businesses to operate out of as well as the future construction of approximately 3.5 acres into a traditional commercial use containing a mix of office, retail and possible restaurant space.

The mini-storage and RV/boat storage portion of the development would occupy approximately 11.3 acres of the property and be located the farthest away from Prince George Drive to screen the facility. The facility proposes 96,000 square feet of storage space as well as approximately 20 exterior RV/boat storage spaces. The mini-storage facility will not contain a rental office and will be accessed via keyless entry codes for the paying tenants. The facility will be screened as required by the Prince George zoning ordinance.

The proposed rezoning of the parcel would allow for the construction of business related uses as provided for within 90-392 of the zoning ordinance which would include the proposed contractors office and future office-retail space located at the corner of West Quaker Road and Prince George Drive. The construction of the proposed mini-storage warehouse and RV/boat storage facility will require the granting of a *special exception* along with the rezoning for that portion of the property to be developed with this use.

The current parcel is not served by public utilities. The owner wishes to seek a waiver from the requirements of public utility installation for the construction of the mini-storage project as well as the proposed office building as shown on the provided master plan. The mini-storage facility will not contain water and sewer appurtenances, while the smaller office building as shown will be served by a private well and septic system. The future construction of the 3.5 acres located at the intersection of West Quaker Road and Prince George Drive will require a connection to both public water and sanitary sewer services.



**STATEMENT OF PROFFER
REZONING**

Date: 3-28-23

The property owner and applicant in this rezoning case ("Owner"), pursuant to Section 15.2-2298 of the Code of Virginia (1950, as amended) and the Zoning Ordinance of Prince George County ("County"), for themselves and their successors and assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the Owner. In the event this request is denied or approved with conditions not agreed to by the Owner, the proffers shall immediately be null and void and of no further force or effect. As used here, "Property" shall mean the property currently identified as Tax Map Number 350(0A)00-044-A, consisting of 14.8 acres.

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.
-

NAME:

Tim Stewart

REGISTERED COMPANY:

ITS His Land

SIGNED:

[Signature]

NOTARIZATION:

STATE OF VIRGINIA

COUNTY/CITY OF:

Prince George

I, Laura L. Greaves, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that
Tim Stewart, on this 28th day of March, 20 23,
has personally appeared and acknowledged the same before me in the Commonwealth and in the County/City aforesaid.

[Signature]
Notary Public

My Commission expires:

4/30, 20 25

Notary Registration number:

7739195

NAME:

REGISTERED COMPANY:

SIGNED:



If this rezoning request (RZ-23-02) is approved with the proffered conditions, the following uses will be permitted by-right on the subject property.

Sec. 90-392. Uses and structures permitted by right.

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- ~~(3) Dry cleaners.~~
- ~~(4) Laundries.~~
- (5) Wearing apparel stores.
- ~~(6) Drugstores.~~
- ~~(7) Barbershops and beauty shops.~~
- (8) Auto and home appliance services.
- ~~(9) Theaters and assembly halls.~~
- (10) Office buildings.
- ~~(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.~~
- (17) Lumber and building supply with storage facilities under cover.
- (18) Plumbing and electrical supply with storage facilities under cover.
- ~~(19) Machinery sales and service.~~
- ~~(20) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving; packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.~~
- (21) Public utilities.
- (22) Offstreet parking as required by this chapter.
- (23) Business signs.
- (24) General advertising signs.
- (25) Location signs.
- (26) Restaurants.
- ~~(27) Shopping centers.~~
- (28) Volunteer fire or rescue squads.
- (29) Exhibits operated by nonprofit organizations.

- ~~(30) Community centers.~~
- ~~(31) Financial institutions.~~
- (32) Office buildings.
- ~~(33) Wayside stands for display and sale of farm products.~~
- (34) Retail catalog sales offices.
- ~~(35) Radio, television stations.~~
- (36) Home service establishments such as exterminators, plumbers, decorators.
- ~~(37) Cemeteries.~~
- ~~(38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.~~
- ~~(39) Noncommercial fairgrounds.~~
- (40) Commercial greenhouses, nurseries.
- (41) Buildings or uses for federal, state, county or local governmental purposes.
- (42) Instructional and/or training facilities, including but not limited to dancing schools and dancing studios.
- (43) Farm supplies.
- (44) Public utility distribution facilities.
- ~~(45) Mobile home and recreational vehicle sales, service and repair.~~
- (46) Agriculture.
- (47) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment: [See ordinance for provisions].
- (48) Temporary outdoor Christmas tree sales and holiday items provided that: [See ordinance for provisions].
- (49) Temporary outdoor Virginia legal fireworks sales provided that: [See ordinance for provisions].
- (50) Mobile food units, subject to the provisions of section 90-1041.



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 2023

PLANNING COMMISSION - NOTICE OF PUBLIC HEARINGS

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 public hearings on **Thursday, April 27, 2023 beginning at 6:30 pm** to consider the following requests that involve the Prince George County Zoning Ordinance:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

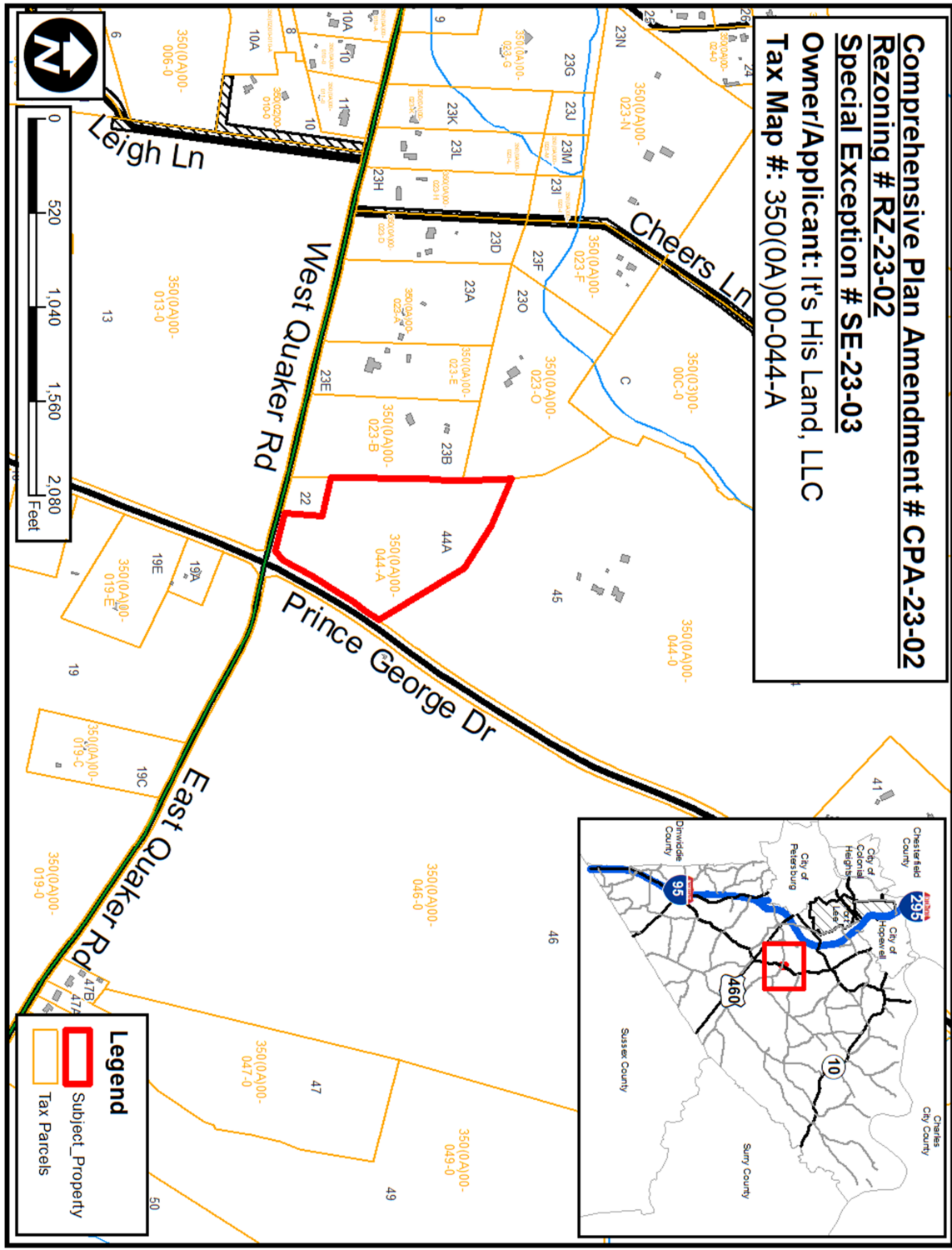
The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed 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,



Tim Graves
Planner



CAMP S V ET ALS C/O GAIL B CAMP
18466 PLANK RD
COURTLAND, VA 23837

GLAZIER TROY G & GLAZIER
CHRISTOPHER L ET ALS
9321 PRINCE GEORGE DR
DISPUTANTA, VA 23842

CRAFTECH HOMES LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

CHEEK DARRYL P & PATRICIA A
7400 W QUAKER RD
DISPUTANTA, VA 23842

SHOTWELL JAMES E & LAUREN V
9145 CHEERS LN
DISPUTANTA, VA 23842

COX AMY L & JACK K JR
9000 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

It's His Land, LLC (Tim Stewart)
13227 South Crater Road
Prince George VA, 23805

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 7

SPECIAL EXCEPTION REQUEST – SE-23-03
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: It's His Land, LLC

PROPERTY OWNER: Same

REQUEST: Special Exception for "Warehousing with indoor storage" in a B-1 zoning district, in order to develop a mini-storage facility including RV/boat storage, and small office-warehouse units.

STAFF RECOMMENDATION: Staff recommends Approval, subject to the recommended conditions.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application with Attachments
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request SE-23-03 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, 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 SE-23-03 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request SE-23-03 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request SE-23-03 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

DRAFT 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
Marlene J. Waymack
Floyd M. Brown, Jr.
Alan R. Carmichael

Vote:

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-03 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted on the property currently identified as Tax Map 350(0A)00-044-A, for 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 which is further identified in these conditions, pursuant to Section 90-393(15).
2. For the purpose of this special exception, the term "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".
3. The development of the property shall substantially conform to the conceptual plan included with the application materials, entitled "Prince George Drive Mini-Storage Site", prepared by Landtech Resources Inc., a copy of which shall be attached to these conditions and is hereby specifically incorporated by reference.
4. Vehicles, RVs, camper trailers and boats shall be permitted provided they are 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.

5. Any freestanding signage shall be of monument type.
6. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
7. The entry into the storage area shall have a gate operated by a keyless entry system.
8. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
9. 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.
10. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
11. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

[CONCEPTUAL PLAN TO BE ATTACHED]

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

SE-23-03 – Special Exception for Warehousing with indoor storage

Applicant: It's His Land, LLC (Tim Stewart)

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicant would like to develop a mini-storage facility including RV/boat storage and small office-warehouse units. In order to accomplish this, the applicant has applied for a Special Exception for the "Warehousing with indoor storage" land use in a B-1 zoning district.

II. Property

Location: West side of Prince George Drive at the intersection with West Quaker Rd

Tax Map: 350(0A)00-044-A

Site Size: 14.8 acres

Legal Owner: It's His Land, LLC (Tim Stewart)

RE Taxes Paid?: Yes

Zoning District: Current: Residential Agricultural (R-A) Proposed: General Commercial (B-1)

Current Use(s): Vacant

Comp Plan Land Use: Residential

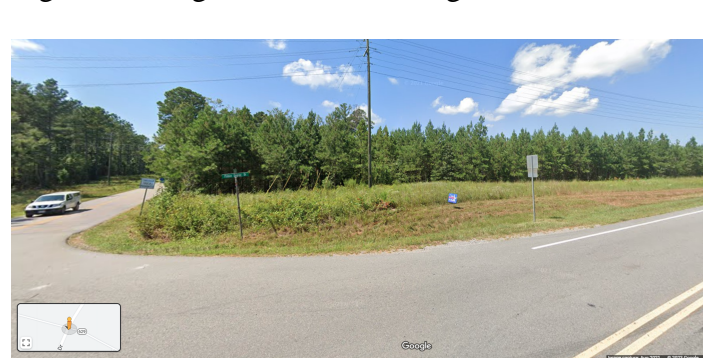
Planning Area: Prince George Planning Area

Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Google Street View, August 2021



III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

V. Applicant Proposal

The 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, including those on and off-post at Fort Lee. More details:

- 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, as illustrated on the conceptual map
- Approximately 96,000 square feet of storage space and 20 exterior RV/boat storage spaces are planned
- No rental office is planned as the facility will be accessed via keyless entry codes for paying tenants
- The front of the property would be retained for office/commercial/retail uses that are not part of this Special Exception request.

VI. Exhibits

Exhibit 1 – Aerial view of subject property



Exhibit 2 – Zoning Map

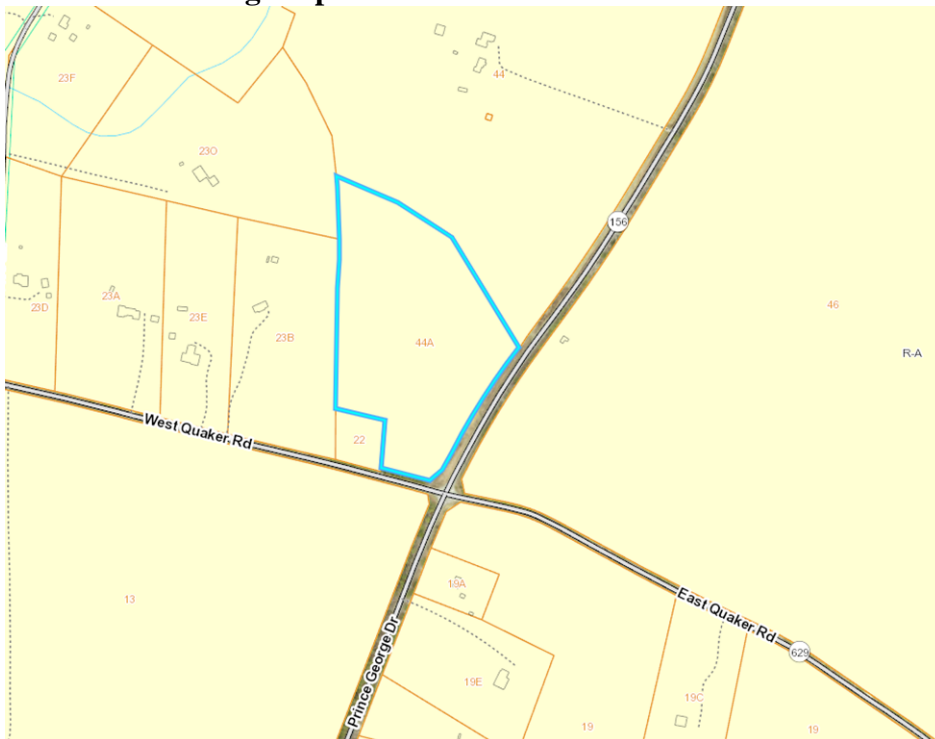


Exhibit 3 – Comprehensive Plan Future Land Use Map



CONCEPTUAL SITE PLAN
PRINCE GEORGE DRIVE
MINI-STORAGE SITE
RIVES DISTRICT

PROJECT INFORMATION:
 1. THIS DRAWING IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION.
 2. A TITLE REPORT WASTANT PROVIDED IN THE PREPARATION OF THIS DRAWING.

PROPERTY ADDRESS: 5500 PRINCE GEORGE DRIVE
TAX MAP CROSSROADS: A
TOTAL ACREAGE: 14.8 AC.

EXISTING ZONING: B1 (LIMITED RESIDENTIAL)

PROPOSED MINISTORAGE: 11.3 AC.
PROPOSED ZONING: B1 (GENERAL BUSINESS)
FRONT YARD SETBACK: 10'
REAR YARD SETBACK: 10'
SIDE YARD SETBACK: 10'

CURRENT USE: UNDEVELOPED
PROPOSED USE: MINI-STORAGE
OWNER: PRIVATE (OWNER TO BE REQUESTED)
SECTOR: PRIVATE

PROPOSED PARKING: 13 SPACES

LEGEND:
 1. PROPOSED STORAGE UNIT
 2. FUTURE MINISTORAGE
 3. FUTURE COMMERCIAL / RETAIL AREA
 4. BMP AREA
 5. PUBLIC UTILITY DUCT
 6. FUTURE ENTRANCE

SCALE: 1" = 100'

DATE: 10/1/2010
BY: J. L. L. L.

Special Exception Comments

- Page 8

“Commercial”, then the Future Land Use Map will indicate this property is planned for Commercial uses, which would support this special exception request for certain commercial uses. Please refer to the Staff Report for application # CPA-23-02 for more details about the Future Land Use Map amendment request.

General Comments

1. Prior rezoning/special exception/etc. cases applicable to this property: RZ-23-02 (under review) is a request to rezone the property from R-A Residential Agricultural to B-1 General Commercial, with proffers regarding prohibited B-1 land uses and requiring development to be substantially in conformance with the conceptual plan which includes the proposed mini storage facility.
2. The most recent rezoning case similar to this request was for the “Ample Storage” facility, which was approved by the BOS in February 2021, with construction beginning soon, at the intersection of South Crater Road and Birdsong Road.
3. Current land uses on adjacent properties:
 - a. West: 10-acre single family lot
 - b. East: Vacant County property (with Convenience Center planned)
 - c. North: 141-acre parcel with a house and a field
 - d. South: Vacant, forestry
4. Expected impacts and mitigation for this request
 - a. Traffic: Limited traffic for a commercial use on a commercially zoned property – Mitigation: The entrance will be located in accordance with VDOT requirements during Site Plan review and any requirement for turn lanes will also be evaluated at the time of Site Plan review.
 - b. Visual: View of storage buildings and RV/boat storage – Mitigation: the conceptual plan indicates the buildings will be a significant distance from adjacent public roads and landscaping requirements are required at the time of Site Plan review. An additional condition is recommended to ensure there is adequate visual buffer/screening between zoning districts.
5. Is this request compatible with surrounding uses and zoning districts?: Yes, because surrounding properties have limited or no development.
6. Is this request consistent with the Comprehensive Plan?: Yes, if the Comprehensive Plan Future Land Use Map designation changes to Commercial via application # CPA-23-02.
7. Notable Site Plan, Subdivision/Platting, or other Zoning Ordinance requirements: All buffering, landscaping and access requirements can be addressed during Site Plan review.
8. If this request is approved, additional zoning approvals will be required:
 - a. Building/Zoning Permit, required prior to construction of any new buildings
 - b. Professional Business Zoning Approval, required prior to operation of the new/expanded business
 - c. Site Plan review and approval, required if there is a proposed building addition or land disturbance that will exceed 2,500 SF.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. Please note any structures erected on this property not meeting the exemption criteria of Sections 102.3/108.2 of the VUSBC will be required to be permitted and meet all provisions of the VUSBC.
2. The new facility will not be granted occupancy or usage until all requirements of the VUSBC and additional laws and ordinances of Prince George County are satisfied.

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

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. SR 629, West Quaker Road has a functional classification of major collector with an average annual daily traffic (AADT) volume of 2,000 vehicles per day (VPD) and a posted speed limit of 45 MPH. SR 156, Prince George Drive has a functional classification of minor arterial with an AADT of 5,500 VPD and a posted speed limit of 55 MPH. 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. The full access entrance shown on the provided conceptual plan meets these spacing standards.
4. VDOT has no objection to the proposed special exception.

Environmental Division - Angela Blount, Environmental Program Coordinator

1. Land disturbance associated with this project in excess of 10,000 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
2. Land disturbance associated with this project which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.
3. Further comments will be reserved for Site Plan submission and review.

Utilities Department – Rachael Lumpkin, Utility Project Engineer

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.

Economic Development - Yoti Jabri, Director Economic Development & Tourism

1. The property is not located in the Enterprise Zone or Tourism Zone.
2. The Economic Development and Tourism Department can assist with small business resources, attraction and workforce development.

The departments below reviewed this request and had no comments.

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

The departments below received a copy of this request and did not provide comments.

Fire & EMS Department – Paul Beamon, Chief

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Police Department / Sheriff's Department – Harold Shreves

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.

- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff has recommended the below 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.

XI. Recommended Conditions

1. This Special Exception is granted on the property currently identified as Tax Map 350(0A)00-044-A, for 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 which is further identified in these conditions, pursuant to Section 90-393(15).
2. For the purpose of this special exception, the term "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".
3. The development of the property shall substantially conform to the conceptual plan included with the application materials, entitled "Prince George Drive Mini-Storage Site", prepared by Landtech Resources Inc., a copy of which shall be attached to these conditions and is hereby specifically incorporated by reference.
4. Vehicles, RVs, camper trailers and boats shall be permitted provided they are 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.
5. Any freestanding signage shall be of monument type.
6. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
7. The entry into the storage area shall have a gate operated by a keyless entry system.
8. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
9. 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.
10. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
11. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



SPECIAL EXCEPTION APPLICATION

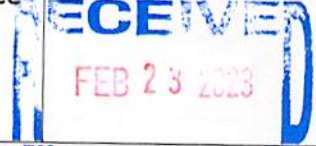
Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875
(804) 722-8678 | www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

SE-23-03

DATE SUBMITTED:



APPLICANT FILL-IN ALL BLANKS

BY: _____

REQUEST:

Special Exception for mini storage facility

REQUEST PROPERTY ADDRESS / LOCATION:

Intersection of Rt. 156 (PG DR) & W. Quaker Rd.

REQUEST TAX MAP PIN(S): (List all)

350 (0A) ~~1111~~ 00-044-A

AFFECTED ACREAGE
(Each parcel):

14.8

ENTIRE PARCEL (Y / N
- Each parcel):

ATTACHMENTS (Check if Attached; * = Required):

☐ APPLICANT STATEMENT* (Specify goals, details, etc.)

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☐ ADDITIONAL ATTACHMENTS:

☐ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S):

ITS His Land LLC

MAILING ADDRESS: (Incl. City, State, Zip):

13227 South Crater Rd South Prince George VA 23805

E-MAIL:

TRSALES@gmail.com

PHONE:

804-704-4125

NAME(S): If different than owner):

Same

RELATION TO OWNER:

MAILING ADDRESS: (Incl. City, State, Zip):

E-MAIL:

PHONE:

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

R-A (B-1X Proposed)

LAND USE(S) CODE REFERENCE(S):

70-393 (15) Warehousing w/ Indoor Storage

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

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:

Tim Stewart

NAME:

SIGNED:

Tim Stewart

SIGNED:

DATE:

2-23-23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

23rd

day of

February

20

23

Notary Public

My Commission expires:

April 30, 2025



AFFIDAVIT

INVOICE (INV-00003707)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Tim Stewart
It's His Land LLC



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00003707	02/23/2023	03/25/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-23-0023	PGC Special Exception Request	\$700.00
SUB TOTAL		\$700.00

REMITTANCE INFORMATION
Prince George County, VA 6602 Courts Drive P.O. Box 68 Prince George, VA 23875

TOTAL	\$700.00
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It's His Land, LLC
13227 South Crater Rd
South Prince George, VA 23805
February 20, 2023

Prince George County:

It's His Land, LLC and All American Mini Storage are requesting to build a storage facility in Prince George County. All American Mini Storage companies are family owned and operated by members living in the County. We have a desire to create jobs within the County and meet a growing need for County residents. Members of All American Mini Storage have other businesses in the County and have a strong commitment to the community in which we serve.

Storage is an ongoing need for existing and future County residents and supports both multi-family and single family housing developments that provide limited in-home storage space. Storage space is crucial to support growth in housing as well as the expansion of nearby Fort Lee. However, our facility will offer storage to not only residential customers, but we will also advertise to and provide storage space for local and internet-based businesses. This would bring revenue to the County by those traveling to and from the facility, and create small business incubator opportunities.

All American Mini Storage will provide the County with 4-5 new job opportunities to support and advertise for the facility. Hours will range from 9:00 a.m. to 5:00 p.m. Monday thru Saturday. The staff will receive above average pay with benefits.

We would like to leave the front of the property open for future monster storage or other commercial business opportunities within the County. The property will be well maintained and aesthetically pleasing. We welcome the County to come and visit any of our other All American Mini Storage locations.

Sincerely,

Tim Stewart
It's His Land, LLC, Managing Member

A handwritten signature in black ink that reads "Tim Stewart". The signature is fluid and cursive, with the first name "Tim" and last name "Stewart" clearly legible.

Project Narrative and Description

The subject property is located at the intersection of Prince George Drive, US Highway 156, and West Quaker Road, VA State Route 629. The property is currently a vacant wooded property and totals approximately 14.8 acres. The property is known as Prince George County tax parcel 350(0A)00-044-A and fronts approximately 225 feet along West Quaker Road and 650 feet along Prince George Drive. The property is currently zoned R-A, Residential Agricultural District, and is surrounded on all side by other parcels of the same zoning.

The owners of parcel wish to rezone the parcel from R-A to B1, General Business, with the intent on planning and constructing a mini-storage and RV/boat storage lot, a small commercial office building containing warehouse space for smaller local businesses to operate out of as well as the future construction of approximately 3.5 acres into a traditional commercial use containing a mix of office, retail and possible restaurant space.

The mini-storage and RV/boat storage portion of the development would occupy approximately 11.3 acres of the property and be located the farthest away from Prince George Drive to screen the facility. The facility proposes 96,000 square feet of storage space as well as approximately 20 exterior RV/boat storage spaces. The mini-storage facility will not contain a rental office and will be accessed via keyless entry codes for the paying tenants. The facility will be screened as required by the Prince George zoning ordinance.

The proposed rezoning of the parcel would allow for the construction of business related uses as provided for within 90-392 of the zoning ordinance which would include the proposed contractors office and future office-retail space located at the corner of West Quaker Road and Prince George Drive. The construction of the proposed mini-storage warehouse and RV/boat storage facility will require the granting of a *special exception* along with the rezoning for that portion of the property to be developed with this use.

The current parcel is not served by public utilities. The owner wishes to seek a waiver from the requirements of public utility installation for the construction of the mini-storage project as well as the proposed office building as shown on the provided master plan. The mini-storage facility will not contain water and sewer appurtenances, while the smaller office building as shown will be served by a private well and septic system. The future construction of the 3.5 acres located at the intersection of West Quaker Road and Prince George Drive will require a connection to both public water and sanitary sewer services.



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 2023

PLANNING COMMISSION - NOTICE OF PUBLIC HEARINGS

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 public hearings on **Thursday, April 27, 2023 beginning at 6:30 pm** to consider the following requests that involve the Prince George County Zoning Ordinance:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

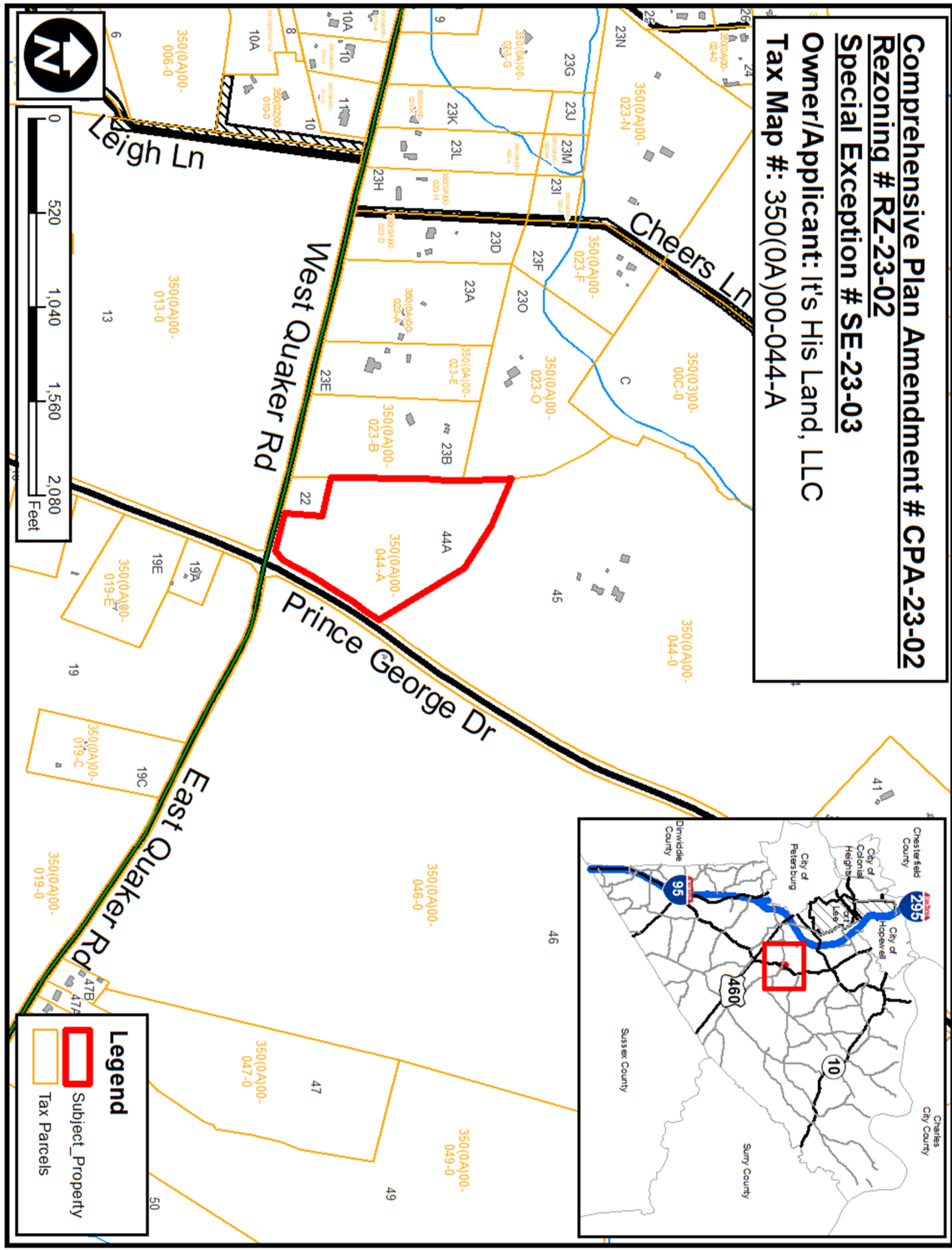
The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed 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,



Tim Graves
Planner



CAMP S V ET ALS C/O GAIL B CAMP
18466 PLANK RD
COURTLAND, VA 23837

GLAZIER TROY G & GLAZIER
CHRISTOPHER L ET ALS
9321 PRINCE GEORGE DR
DISPUTANTA, VA 23842

CRAFTECH HOMES LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

CHEEK DARRYL P & PATRICIA A
7400 W QUAKER RD
DISPUTANTA, VA 23842

SHOTWELL JAMES E & LAUREN V
9145 CHEERS LN
DISPUTANTA, VA 23842

COX AMY L & JACK K JR
9000 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

It's His Land, LLC (Tim Stewart)
13227 South Crater Road
Prince George VA, 23805

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 8

SPECIAL EXCEPTION REQUEST -- SE-23-02
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: Lingerfelt Development, LLC (Contract purchaser)

PROPERTY OWNER: Diamond Park, LLC

REQUEST: The applicant would like to construct a speculative commercial building to be used for wholesale and processing and for warehousing with indoor storage. In order for this to be permitted, the applicant is requesting a Special Exception for wholesale and processing pursuant to Section 90-393(1) of the Zoning Ordinance and for a warehousing with indoor storage pursuant to Section 90-39 (15) of the Zoning Ordinance.

STAFF RECOMMENDATION: Staff recommends Approval, subject to recommended conditions.

ATTACHMENTS:

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application with Attachments
7. Traffic Impact Analysis Recommendations
6. APO letter, map, mailing list and newspaper ad

Sample Motions

Sample APPROVAL Motion:

I move to forward request **SE-23-02** to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation 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 _____

(OPTIONAL): I would recommend approval if the following items are addressed / conditions are added:

Sample DENIAL Motion:

I move to forward request **SE-23-02** to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request **SE-23-02** until _____.
(DATE)

Board of Supervisors
County of Prince George, Virginia

DRAFT 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
Marlene J. Waymack
Floyd M. Brown, Jr.
Alan R. Carmichael

Vote:

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit “Wholesale and processing” and “Warehousing with indoor storage” land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-02 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted on the property currently identified as Tax Maps 340(0A)00-007-D & E for “wholesale and processing” and “warehousing with indoor storage”, pursuant Sections 90-393(1) and 90-393(15) of the Zoning Ordinance.
2. For the purpose of this special exception, the term “warehousing” shall mean a building used for the intake and indoor storage of goods and merchandise, excluding the storage of bulk petroleum, oil, lubricants or other flammable substances. “Warehousing” shall not include a fulfillment center where goods are stored, packed and dispatched to fulfill e-commerce online orders that are delivered directly to customers.
3. For the purpose of this special exception, the term “wholesale and processing” shall mean a facility where goods are purchased in bulk from manufacturers, broken down into smaller quantities and sold to other retailers or wholesalers. “Wholesale and processing” shall not

include a fulfillment center where goods are stored, packed and dispatched to fulfill e-commerce online orders that are delivered directly to customers.

4. The existing berm and buffer of trees shall remain in place along the property lines adjoining the two parcels to the north (currently the vacant Walnut Hill Elementary School and the Tractor Supply Company).
5. A 25-foot buffer yard of trees and shrubs shall be maintained along the property lines adjacent to the I-295 off-ramp. Up to 25 feet of additional buffer width may be required by the Planning Director at the time of Site Plan review where necessary to achieve adequate screening.
6. Buildings shall be set back a minimum of 200 feet from all property lines.
7. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
8. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
9. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

SE-23-02: Special Exception for wholesale and processing and warehousing with indoor storage

Applicant: Lingerfelt Development, LLC (contract purchaser)

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

I. Request

This request is for a special exception to allow construction of a speculative commercial building to be used for wholesale and processing and/or for warehousing with indoor storage.

II. Property

Location: At the end of Wagner Way

Tax Maps: 340(0A)00-007-D & E

Site Size: Approximately 44.235 acres

Legal Owner: Diamond Park LLC

RE Taxes Paid?: Yes

Zoning District: B-1, General Business

Current Use: Parcel D is wooded and Parcel E is open

Comp Plan Land Use: Commercial

Planning Area: Prince George Planning Area

Previous Zoning Cases: Yes- RZ-90-02-Approved
February 27, 1990

Figure 1. Aerial Photo



Figure 2: Site Photo



III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

IV. Background Information and Purpose of Request

The property was originally rezoned (conditionally) to B-1 in 1990 from R-2 and A-1.

In October of 2022, the applicant submitted a Comprehensive Plan Amendment Request and a Rezoning Request to conditionally rezone the properties in question from B-1, General Business to M-3, Heavy Industrial for the construction of a speculative industrial building but withdrew the requests in January of 2023.

The purpose of the special exception request is to allow the construction of a speculative building in the B-1, General Business District for such uses as wholesale and processing and a warehousing with indoor storage. The applicant submitted a conceptual plan showing a proposed 500,000 square foot building to be located on the subject properties.

VI. Exhibits

Exhibit 1: Zoning Map (Red = Commercial)

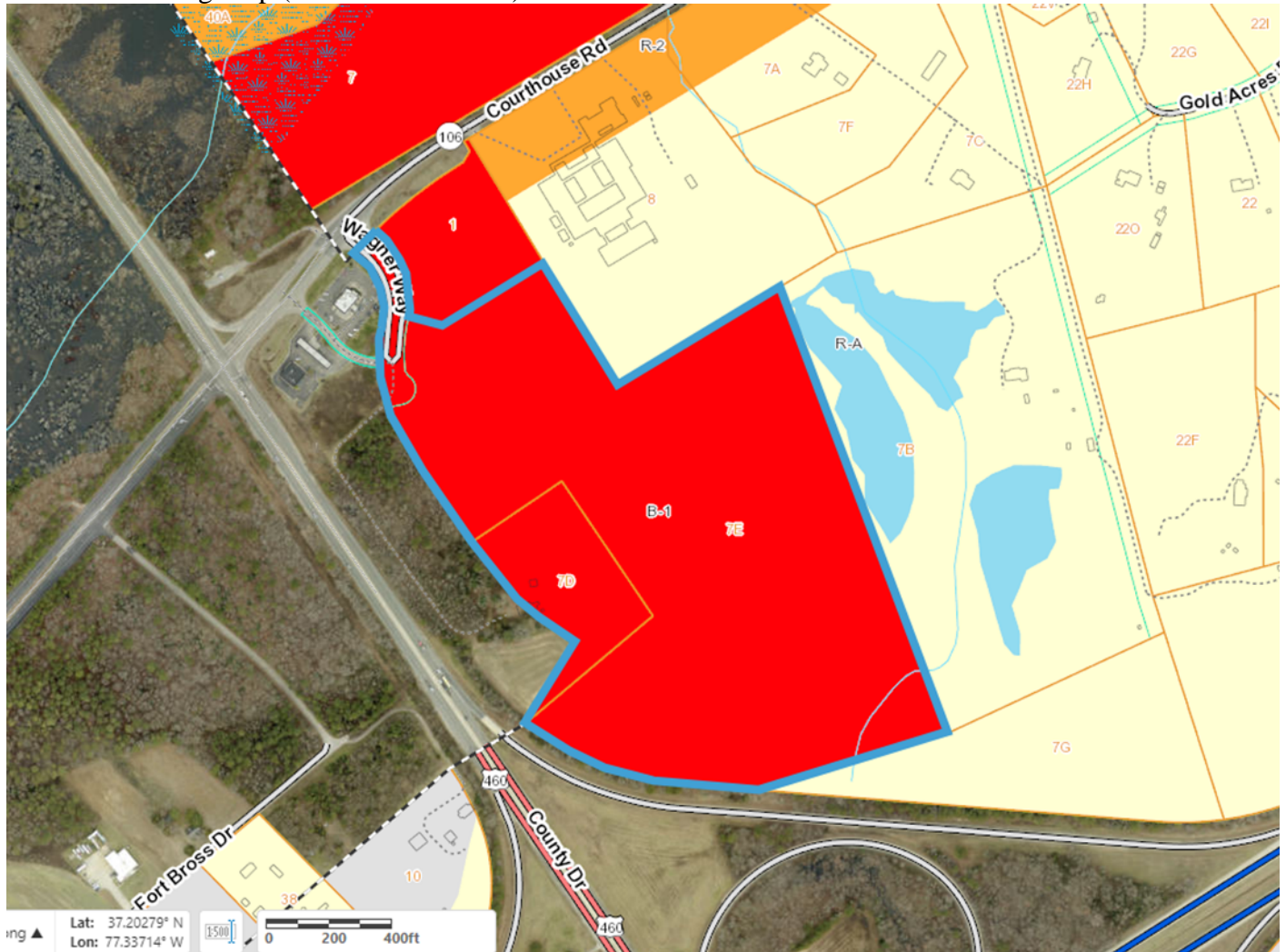


Exhibit 2: Future Land Use Map (Red = Commercial)

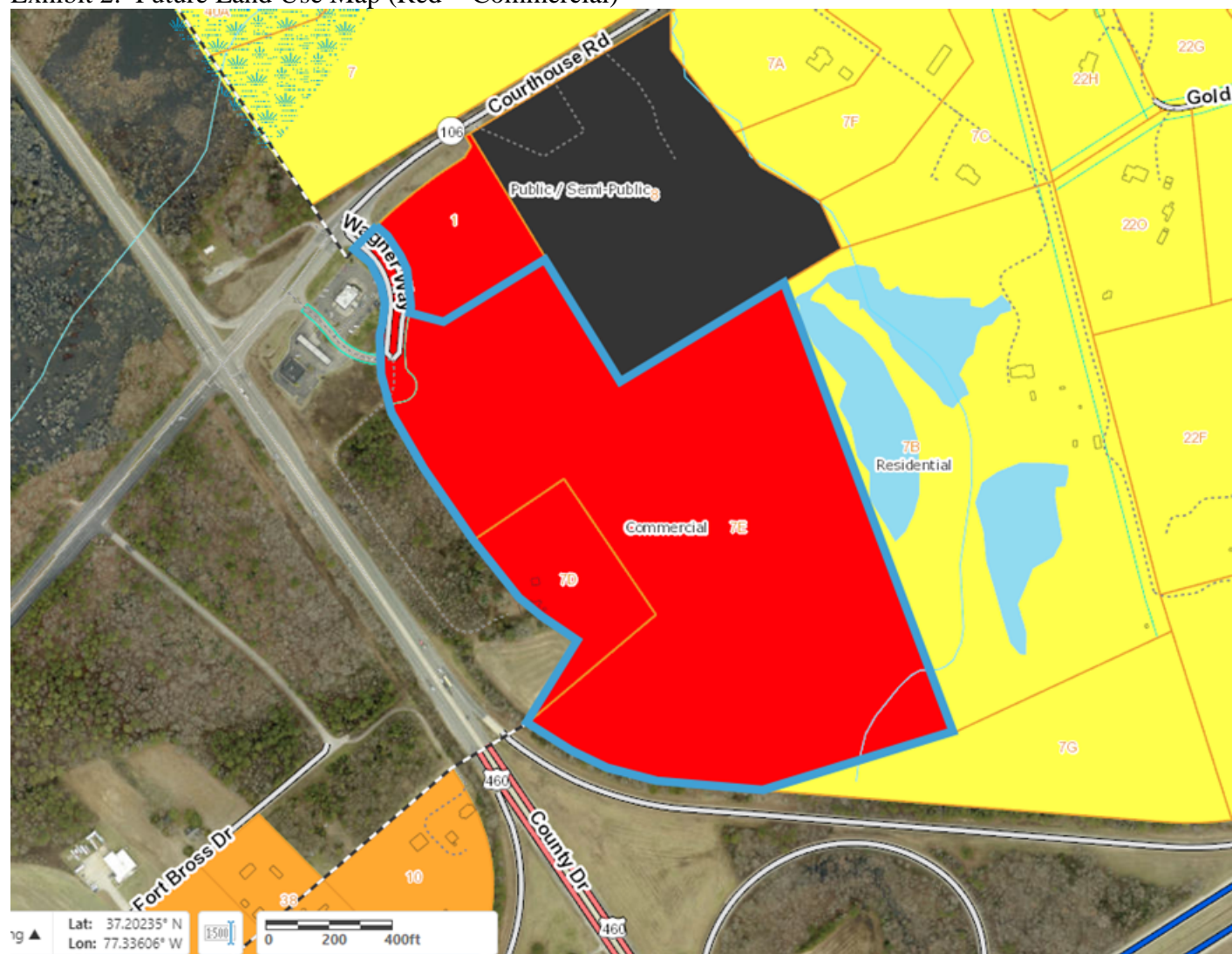


Exhibit 3: Photos of Surrounding Land Uses





VII. Planning and Zoning Review Comments

1. The subject properties are identified and zoned as follows:

Tax Map 340(0A)00-007-D – Zoned B-1, General Business

Tax Map 340(0A)00-007-E – Zoned B-1, General Business

2. The request is for a special exception to allow wholesale and processing in the B-1 District in accordance with Section 90-393(1) of the Zoning Ordinance and to allow warehousing with indoor storage in the B-1 District in accordance with Section 90-393 (15) of the Zoning Ordinance.

A Special Exception is defined in the Zoning Ordinance as “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.” ---- The proposed land use does appear to be consistent with the definition of a Special Exception, so long as the approval is subject to reasonable conditions. Planning & Zoning staff therefore has recommended conditions.

3. The Prince George County Zoning Ordinance lacks definitions for what constitutes “wholesale and processing” and “warehousing.” Localities with older zoning ordinances have seen distribution facilities and fulfillment centers locate in their jurisdictions as “warehousing” facilities without accounting for the additional trip generation in relation to traditional warehouses contemplated when the term was originally included in the zoning ordinance. Staff is recommending that a condition limit “wholesale and processing” and “warehousing with indoor storage” to definitions provided, and to restrict fulfillment centers.
4. The Comprehensive Plan’s Future Land Use designation for this site calls for commercial land uses.
5. Surrounding land uses include a fast-food restaurant (McDonald’s) and a convenience store (Miller Mart/gas station (BP) located in corporate limits of the City of Petersburg; a Tractor Supply Company; Walton Elementary School; the I-295 off ramp and U.S. Route 460.

6. There are several proffers attached to Tax Parcel 340(0A)00-007-E as part of a rezoning that was approved on February 27, 1990. The proffers and deal with buffering requirements and restricts certain land uses on the subject properties.
7. Expected impacts and mitigation for this request
 - a. Traffic: Increased traffic for a commercial use on a commercially zoned property – Mitigation: VDOT reviewed the Traffic Impact Analysis (TIA) and found it to be acceptable. No major road improvements are recommended.
8. Visual: View of speculative building– Mitigation: Recommended building setbacks from property lines and buffer/screening requirements. Also, the Zoning Ordinance height regulations for structures in the B-1 District will serve to minimize the visual impact.
9. Any new development will require the preparation of a site plan by a licensed professional (in accordance with the requirements for major site plans) and its submittal to the County for approval. Notable Site Plan, Subdivision/Platting, or other Zoning Ordinance requirements: All buffering, landscaping, access and road requirements, and outdoor lighting can be addressed during Site Plan review.
10. If this request is approved, additional zoning approvals will be required:
 - a. Building/Zoning Permit, required prior to construction of any new buildings
 - b. Professional Business Zoning Approval, required prior to operation of the new/expanded business
11. Any planned disturbances to wetlands must be authorized/permitted by the Army Corps of Engineers.

VIII. Supplemental Staff Review Comments

Angela Blount, Environmental Program Coordinator - (804) 722-8673 ablount@princegeorgecountyva.gov

1. Land disturbance associated with this project in excess of 10,000 sq. ft., will require a Land Disturbance Permit issued by Prince George County. Additionally, if the area of disturbance for new construction reaches or exceeds 1 acre, a Construction General Permit issued by the Virginia Department of Environmental Quality will also be required.
2. Further comments will be given at the time of Site Plan review.

Paul Hinson, P.E., LEED AP, VDOT Land Use Engineer - (804) 863-4012
paul.hinson@vdot.virginia.gov

1. The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the supplemental information dated 3-13-23 received at the Petersburg Residency on 3-14-23 by email in response to VDOT comments issued on 2-24-23. VDOT has reviewed the submitted information and determined that it addresses VDOT's concerns about differing land use codes and whether overall trip generation rates will exceed 5,000 VPD. The information demonstrates the land use code (LUC) chosen by the applicant generates more traffic than the LUC's suggested by VDOT. Accordingly, the original TIA are valid that the project will have no adverse impact on adjacent roadways and VDOT finds the TIA acceptable,

Rachel A. Lumpkin, PE, Project Utility Engineer - (804) 722-8780
rlumpkin@princegeorgecountyva.gov

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.
3. The existing waterline on the site appears to be impacted by the proposed building layout. This waterline would need to be relocated within Prince George County (not across the portion of the property within the City of Petersburg).

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 recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. There has been no major opposition or negative feedback from adjacent property owners. However, there is one resident who is in opposition to special exception request and plans to attend the public hearing.
3. Staff has recommended the conditions as stated below for this request which are intended to ensure applicable code requirements are met and minimize any expected impacts on adjacent property owners and the surrounding community.


XI. Recommended Conditions

1. This Special Exception is granted on the property currently identified as Tax Maps 340(0A)00-007-D & E for "wholesale and processing" and "warehousing with indoor storage", pursuant Sections 90-393(1) and 90-393(15) of the Zoning Ordinance.
2. For the purpose of this special exception, the term "warehousing" shall mean a building used for the intake and indoor storage of goods and merchandise, excluding the storage of bulk petroleum, oil, lubricants or other flammable substances. "Warehousing" shall not include a fulfillment center where goods are stored, packed and dispatched to fulfill e-commerce online orders that are delivered directly to customers.
3. For the purpose of this special exception, the term "wholesale and processing" shall mean a facility where goods are purchased in bulk from manufacturers, broken down into smaller quantities and sold to other retailers or wholesalers. "Wholesale and processing" shall not include a fulfillment center where goods are stored, packed and dispatched to fulfill e-commerce online orders that are delivered directly to customers.

4. The existing berm and buffer of trees shall remain in place along the property lines adjoining the two parcels to the north (currently the vacant Walnut Hill Elementary School and the Tractor Supply Company).
5. A 25-foot buffer yard of trees and shrubs shall be maintained along the property lines adjacent to the I-295 off-ramp. Up to 25 feet of additional buffer width may be required by the Planning Director at the time of Site Plan review where necessary to achieve adequate screening.
6. Buildings shall be set back a minimum of 200 feet from all property lines.
7. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
8. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
9. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Inv. 3560

Exes Gov SE-23-0022

	<h2 style="text-align: center;">SPECIAL EXCEPTION APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		OFFICE USE ONLY APPLICATION #: SE-23-02 DATE SUBMITTED: RECEIVED JAN 27 2023	
			APPLICANT FILL-IN ALL BLANKS	
REQUEST	REQUEST: A Special Exception according to Code Section 90-393 for (1) Wholesale and processing and (15) Warehouse with indoor storage			
	REQUEST PROPERTY ADDRESS / LOCATION: Courthouse Road (Route 160) and Route 460			
	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel): 44.235	ENTIRE PARCEL (Y / N – Each parcel): Y	
	ATTACHMENTS (Check if Attached; * = Required): <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input checked="" type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN * (Show proposed improvements; Use GIS or Engineer Drawing) </div> <div> <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS: </div> </div>			
LEGAL OWNER	NAME(S): Diamond Park, LLC			
	MAILING ADDRESS: (Incl. City, State, Zip): 8907 Brook Road Glen Allen, Virginia 23060			
	E-MAIL:	PHONE:		
APPLICANT CONTACT	NAME(S): If different than owner): Lingerfelt Development, LLC c/o Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC			
	RELATION TO OWNER: Attorney for the Contract Purchaser			
	MAILING ADDRESS: (Incl. City, State, Zip): 1519 Summit Ave, Suite 102 Richmond, Virginia 23230			
	E-MAIL: acondlin@rothjackson.com tcraddock@rothjackson.com	PHONE: 804-977-3373 or 804-441-8606		
OFFICE USE ONLY (Completed at the time of application)				
ZONING DISTRICT(S): B-1		LAND USE(S) CODE REFERENCE(S):		
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT	
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:	

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:

Andrew M. Condlin, by Power of Attorney

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

1/26/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

CITY OF: *Richmond*

Subscribed and sworn before me this

26th day of January, 2023.

Notary Public

My Commission expires: Nov. 30, 2025



Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

RECEIPT (REC-003176-2023)
FOR PRINCE GEORGE COUNTY, VA

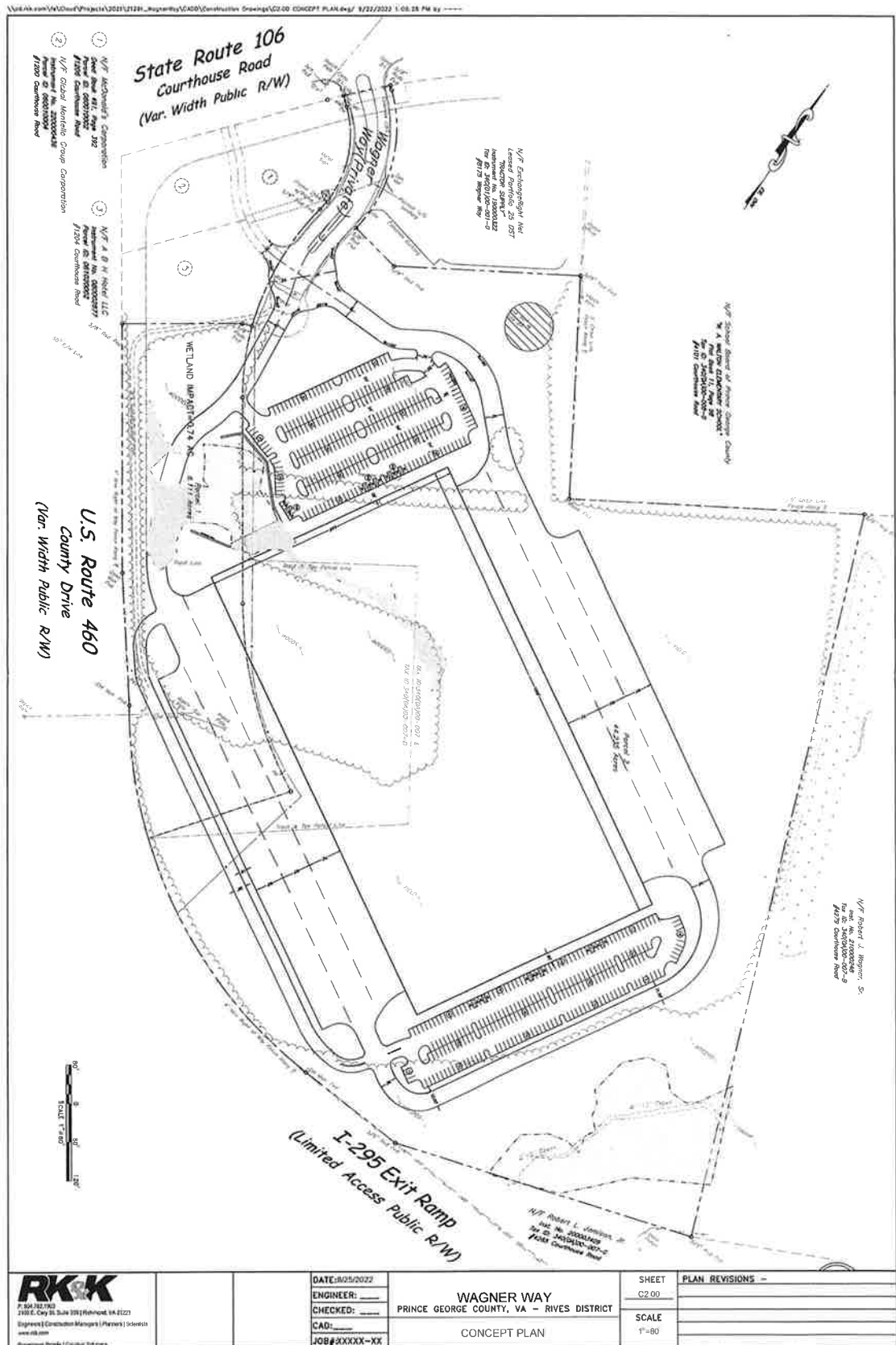
BILLING CONTACT

Andrew Condlin
Lingerfelt Development, LLC, c/o Roth Jackson Gibbons Condlin PLC
1519 Summit Avenue Suite 102 Ave, Suite 102
Richmond, Va 23230



Payment Date: 02/02/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SE-23-0022	PGC Special Exception Request	Fee Payment	Check #006840	\$700.00
SUB TOTAL				\$700.00
TOTAL				\$700.00



RK&K
 P. 604.182.7923
 1305 E. Coy St. Suite 100 | Richmond, VA 23223
 Engineers | Construction Managers | Planners | Scientists
 www.rk&k.com
 Empowering People | Creating Solutions



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

March 16, 2023

Andre M. Greene
Planner II - Prince George County Community Development
P.O. Box 68
Prince George, VA, 23875

**SUBJECT: TIA-23-04 Wagner Way Distribution Center
SR 106 Courthouse Road and Wagner Way (not state maintained)**

Dear Mr. Greene:

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the supplemental information dated 3-13-23 received at the Petersburg Residency on 3-14-23 by email in response to VDOT comments issued on 2-24-23. VDOT has reviewed the submitted information and determined that it addresses VDOT's concerns about differing land use codes and whether overall trip generation rates will exceed 5,000 VPD. The information demonstrates that the land use code (LUC) chosen by the applicant generates more traffic than any of the LUCs suggested by VDOT. Accordingly, the original TIA findings are valid that the project will have no adverse impact on the adjacent roadways and VDOT finds the TIA acceptable.

If you have any questions please feel free to contact me at 804-874-9309 or by email,
Paul.Hinson@VDOT.Virginia.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Paul F. Hinson".

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

Cc: Crystal Smith, VDOT
Dianna Bryant, VDOT
Todd Cage, VDOT
Andrew M. Condlin, Agent
Malachi Mills, P.E., RK&K



MEMORANDUM

2100 E. Cary Street
Suite 309
Richmond, VA 23223
Phone 804.782.1903
Fax 804.782.2142
www.rkk.com

Date: March 13, 2023
To: Mr. Paul Hinson, PE, Southern Region Land Use Engineer
From: RK&K
RK&K #: 21291
Re: Supplement to the Traffic Summary (dated 2/3/2022) for Wagner Way Distribution Center, Petersburg, VA / Prince George County, VA

This supplement is in response to the VDOT review/comment letter dated February 24, 2023. "Comment 1" was to evaluate optional land use codes (LUC) that may occupy the proposed facility and determine if the February 3, 2022, traffic summary required trip generation modification.

Our February 2022 traffic summary used LUC 110 "General Light Industrial" for trip generation data. See Table 1 for the comparison with the VDOT suggested LUC 150, 154, and 155. We combined "sort" and "non-sort" facilities for LUC 155 for this comparison. The ITE studies for LUC 155 are limited and for much larger buildings. The comparison table shows that the applicable daily, AM peak, and PM peak trip generation rates for LUC 110 are much higher or generally close to the suggested options.

In conclusion, it appears that LUC 110 is a responsible basis of data for the initial traffic summary study and results.

Table 1

LAND USE:	GENERAL LIGHT INDUSTRIAL			WAREHOUSING			HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE			HIGH-CUBE FULFILLMENT CENTER WAREHOUSE - AVERAGE SORT/NON-SORT		
LAND USE CODE:	110			150			154			155		
WEEKDAY VEHICLE TRIPS	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING
AVERAGE RATE:	2679	1339	1340	941	470	471	770	385	385	2269	1135	1135
FITTED CURVE:	2118	1059	1059	907	454	453	-	-	-	926	463	463
AM PEAK HOUR VEHICLE TRIPS	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING
AVERAGE RATE:	407	358	49	94	72	22	44	34	10	281	228	54
FITTED CURVE:	378	332	46	90	69	21	-	-	-	-	-	-
PM PEAK HOUR VEHICLE TRIPS	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING
AVERAGE RATE:	358	50	308	99	28	71	55	15	40	374	146	229
FITTED CURVE:	137	19	118	92	26	66	-	-	-	-	-	-

PER ITE'S TRIP GEN MANUAL, 11TH EDITION

AM PEAK HOUR: PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.

PM PEAK HOUR: PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.



MEMORANDUM

2100 E. Cary Street
Suite 309
Richmond, VA 23223
Phone 804.782.1903
Fax 804.782.2142
www.rkk.com

Date: February 3, 2022
To:
From: RK&K
RK&K #: 21291
Re: Wagner Way Distribution Center Traffic Summary, Petersburg, VA / Prince George County, VA

This traffic memo summarizes traffic data collection, trip generation, trip distribution, and turn lane warrant analyses for the Wagner Way Distribution Center. The distribution center site is bounded by Wagner Way off Courthouse Road (Route 106) and existing commercial businesses to the north, County Drive (Route 460) to the west, and the Interstate 295 South off-ramp to the south. See Appendix A for an area map.

INTERSECTION TURNING MOVEMENT COUNTS

RK&K collected intersection turning movement counts at the following three intersections on January 11, 2022 from 4:00-6:00 PM (afternoon peak) and on January 12, 2022 from 7:00-9:00 AM (morning peak).

1. Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460)
2. Courthouse Road (Route 106) and Wagner Way
3. Courthouse Road (Route 106) and the Miller Mart / BP Gas Station and McDonald's Access Road
Right-in / Right-out

All intersection turning movement count data is attached to this memo and found in Appendix B.

TRIP GENERATION

The Wagner Way Distribution Center is planned to be 550,000 SF. Trip generation numbers for daily, AM peak and PM peak were calculated from the ITE Trip Generation Manual, 11th Edition as follows (*Land Use #110 General Light Industrial*):

Daily	2,118 VPD	(1,059 in / 1,059 out)
AM Peak	378 VPH	(332 in / 46 out)
PM Peak	138 VPH	(19 in / 119 out)

ITE trip generation equations and calculations are attached to this memo and found in Appendix C.

TRIP DISTRIBUTION

For trip distribution, RK&K assumed the following directional splits for the Wagner Way Distribution Center generated trips in both the AM and PM peaks:

- 90% to and from Wagner Way and points west,
 - 35% to and from Wagner Road and points west (including I-95),
 - 35% to and from County Drive / Route 460 and points south (including I-295),
 - 20% to and from County Drive / Route 460 and points north
- and 10% to and from Wagner Way and points east.

Trip distribution figures are attached to this memo and can be found in Appendix D.

TURN LANE WARRANT ANALYSES

RK&K evaluated right and left turn lane warrants with and without the Wagner Way Distribution Center generated traffic. See Appendix E for the turn lane warrant analysis charts. It should be noted that for this high-level traffic analysis evaluation, no reductions were made for internal capture and only the raw calculated trip generation numbers were used.

The following summarizes findings at each of the two studied intersections:

Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) – The existing intersection is a traffic signal with established turn lanes for all left and right turn movements. Based on evaluations during traffic data collection, the intersection functions adequately during AM and PM peak periods. The three primary inbound movements related to Wagner Way Distribution Center are the Wagner Road eastbound through, the County Drive (Route 460) southbound left, and the County Drive (Route 460) northbound right. The northbound right is approximately 200' of storage with a 200' taper, and the southbound left is approximately 200' of storage with a 200' taper. The three primary outbound movements related to Wagner Way Distribution Center are the Courthouse Road (Route 106) westbound through, left turn and right turn movements. The westbound right is a free-flowing channelized right turn. The westbound left is approximately 150' of storage with a 115' taper.

In terms of vehicles per hour, the distribution center generates 116 VPH for the eastbound through, 116 VPH for the northbound right, 67 VPH for the southbound left, 16 VPH for the westbound left, 16 VPH for the westbound through and 9 VPH for the westbound right, in the AM peak hour. In the PM peak hour, the site generates 7 VPH for the eastbound through, 7 VPH for the northbound right, 3 VPH for the southbound left, 42 VPH for the westbound left, 42 VPH for the westbound through and 23 VPH for the westbound right.

Based on evaluation of turn lane warrants for the northbound right at the intersection, the existing traffic (without Wagner Way Distribution Center) warrants a taper; and the existing + proposed traffic warrants a full width turn lane and taper. The existing intersection has a full width turn lane and taper already with adequate storage and taper distances (200' of storage and 200' of taper) so no additional infrastructure is needed.

Based on evaluation of turn lane warrants for the southbound left at the intersection, the existing traffic (without Wagner Way Distribution Center) warrants a left turn with at least 50' of storage; and the existing + proposed traffic warrants a left turn lane with at least 100' of storage distance. The existing intersection has a full width turn lane and taper already with adequate storage and taper distances (of 200' storage and 200' taper for the southbound left) so no additional infrastructure is needed.

Courthouse Road (Route 106) and Wagner Way – Existing intersection is unsignalized with established turn lanes for the eastbound right and westbound left from Courthouse Road (Route 106) onto Wagner Way. The right turn lane is approximately 280' of full width turn lane with an 80' taper, beginning at the right-in for the Miller Mart / BP Gas Station and McDonald's access road to the intersection with Wagner Way. The left turn is approximately 100' of storage with a 200' taper. Wagner Way does not currently have separate, designated left and right turn lanes but one wide (~23'-24') travel lane for northbound Wagner Way.

In terms of vehicles per hour, Wagner Way Distribution Center generates 299 VPH for the eastbound right, 33 VPH for the westbound left, 41 VPH for the northbound left and 5 VPH for the northbound right, in the AM peak hour. In the PM peak hour, the distribution center generates 17 VPH for the eastbound right, 2 VPH for the westbound left, 107 VPH for the northbound left and 12 VPH for the northbound right

Because the eastbound right turn lane is used for traffic turning right at the Miller Mart / BP Gas Station and McDonald's access road and for the traffic turning right at Wagner Way, the right turn lane warrant analysis includes the eastbound right turning traffic volume onto the access road along with the eastbound traffic volume at Wagner Way. Turn lane warrant analysis for the eastbound right at the intersection indicates that the existing traffic (without Wagner Way Distribution Center) warrants a full width turn lane and taper. The existing intersection has a full width right turn lane and taper already with approximately 280' of storage and 80' of taper.

Turn lane warrant analysis for the westbound left at the intersection indicates that neither the existing traffic (without Wagner Way Distribution Center) or the existing + proposed traffic require a turn lane. The existing intersection has a full width left turn lane and taper already with approximately 100' of storage and 200' of taper so no additional infrastructure is needed.

To summarize all the turn lane warrant findings, there are three turn lane warrants that were found:

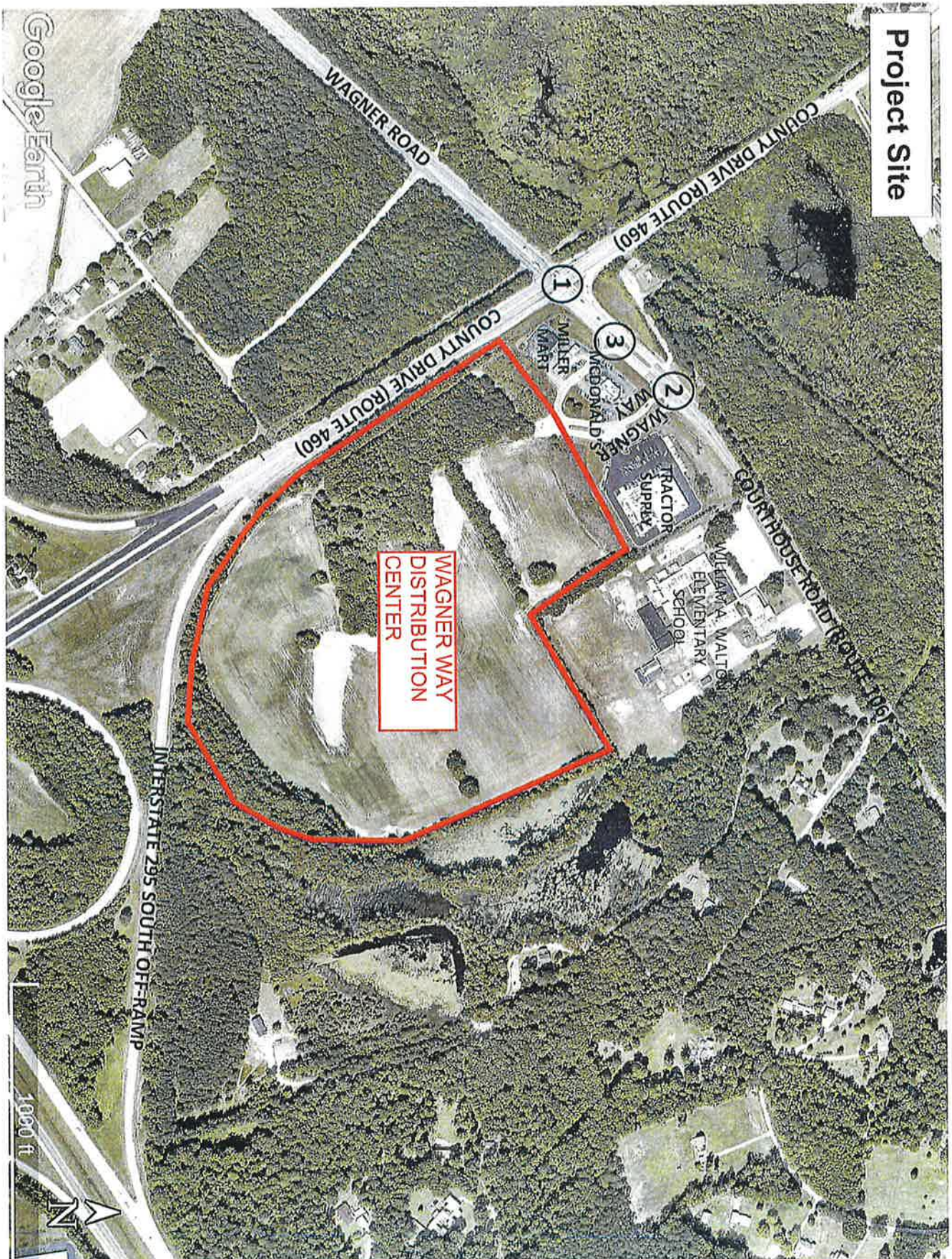
- With Wagner Way Distribution Center, a full width northbound right turn lane storage and taper at Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) is required. A full

width right turn lane with approximately 200' of storage and 200' of taper is currently provided; therefore, no additional infrastructure is needed.

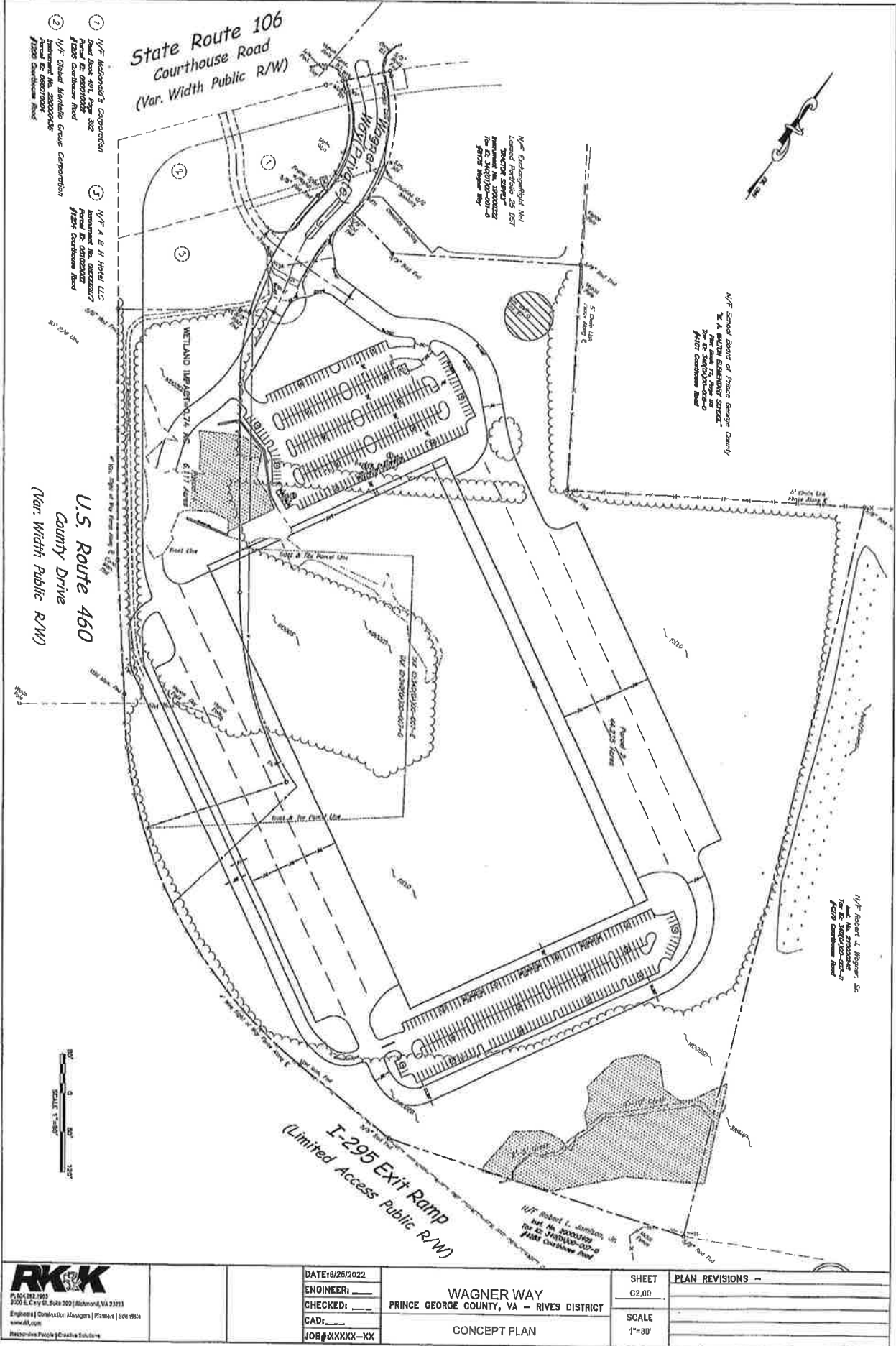
- With Wagner Way Distribution Center, a full width southbound left turn lane with at least 100' of storage at Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) is required. A full width left turn lane with approximately 200' of storage and 200' of taper is currently provided; therefore, no additional infrastructure is needed.
- With and without Wagner Way Distribution Center, a full width eastbound right turn lane storage and taper at Courthouse Road (Route 106) and Wagner Way is required. A full width right turn lane with approximately 280' of storage and 80' of taper is currently provided. This total dimension of storage and taper is 360' and a total storage and taper distance of 400' is preferred. The existing available distance is 40' less than preferred; however, based on visual observations appears to function adequately. RK&K recommends seeking approval to use the existing distances as-is.

APPENDIX A

(Area Map)



Project Site



RK&K P.O. Box 1000 2200 E. Cary St., Suite 200, Alexandria, VA 22303 Engineers Construction Managers Planners Scientists www.rkandk.com Respected People Creative Solutions	DATE: 10/26/2022 ENGINEER: _____ CHECKED: _____ CAD: _____ JOB: XXXXX-XX	WAGNER WAY PRINCE GEORGE COUNTY, VA - RIVES DISTRICT CONCEPT PLAN	SHEET C2.00 SCALE 1"=80'	PLAN REVISIONS -



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 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, April 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

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>.

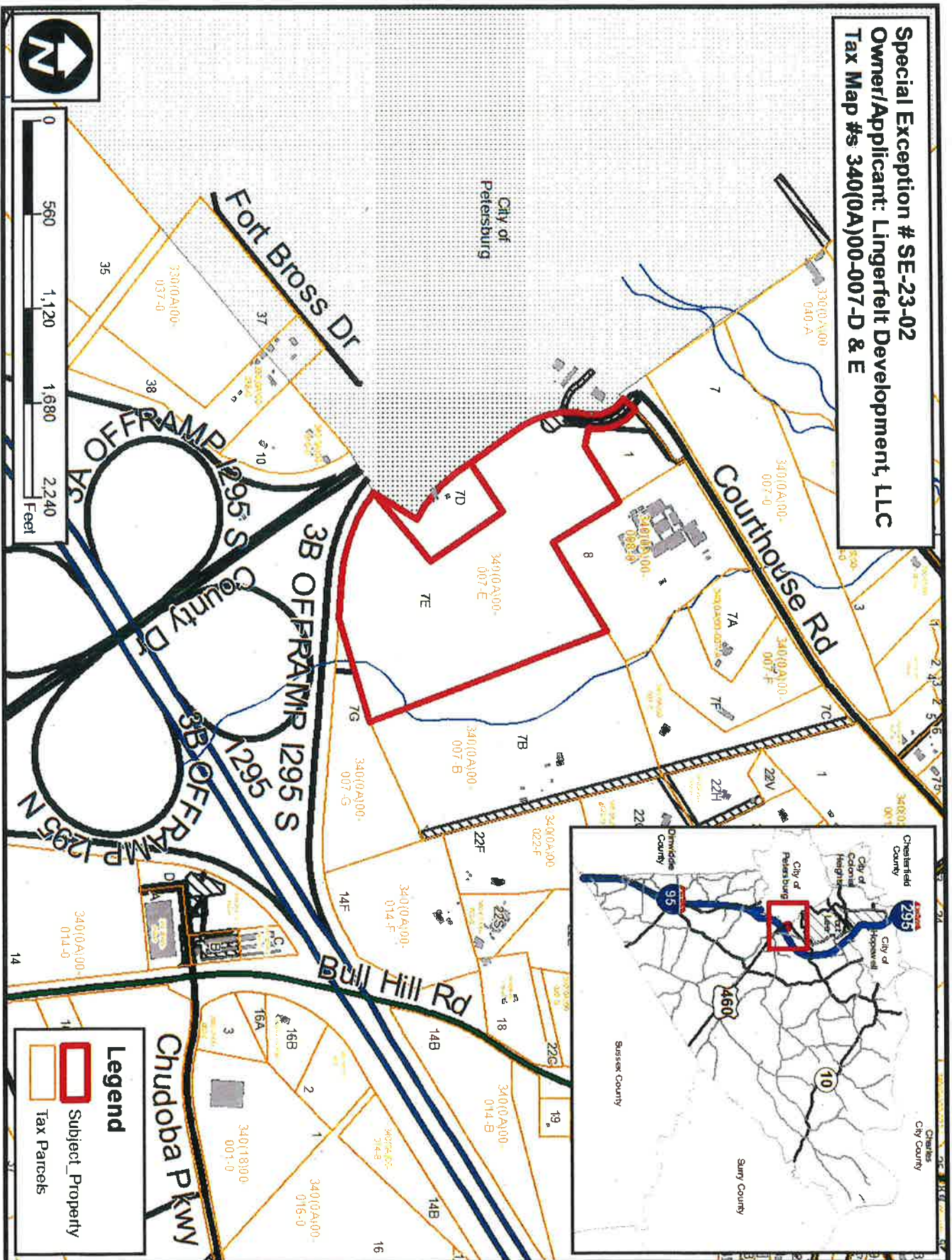
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Andre Greene".

Andre Greene
Planner II

Special Exception # SE-23-02
Owner/Applicant: Lingerfelt Development, LLC
Tax Map #s 340(0A)00-007-D & E



AMERICAN EAGLE SELF STORAGE LLC
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

AMERICAN STAR SELF STORAGE LLC
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

CLEMENTS LARRY T
401 RIVERS BEND CT
CHESTER, VA 23836

DIAMOND PARK LLC
8901 BROOK RD
GLEN ALLEN, VA 23060

EXCHANGERIGHT NET LEASED /
PORTFOLIO 25 DST
1055 E COLORADO BLVD STE 310
PASADENA, CA 91106

HANZLIK EDWARD G
4422 RIVES RD
SOUTH PRINCE GEORGE, VA 23805

HANZLIK JOSEPH J
15307 CHIEFTAIN RD
DISPUTANTA, VA 23842

INDUS HOLDINGS OF VIRGINIA LLC
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

KLIMEK ADAM JR & PATRICIA M
PO BOX 613
PRINCE GEORGE, VA 23875

LEWIS DAVID P & DAWN M
4293 COURTHOUSE RD
PRINCE GEORGE, GA 23875

MOXLEY THOMAS W
4277 COURTHOUSE RD
PRINCE GEORGE, VA 23875

PATEL DAKSHAY J
4595 SANDESARA DR
PRINCE GEORGE, VA 23875

PETRICK SHARRON L
4001 COUNTY DR
SOUTH PRINCE GEORGE, VA 23805

PRINCE GEORGE COMMERCE PARK LLC
4029 IRONBOUND RD STE 100
WILLIAMSBURG, VA 23188

SACRED HEART CATHOLIC CHURCH
RECTOR COMMUNITY BUILDING
9300 COMMUNITY LN
SOUTH PRINCE GEORGE, VA 23805

SCHOOL BOARD OF PR GEO COUNTY
PO BOX 400
PRINCE GEORGE, VA 23875

MERRITT BRENDON S & KAYLI N
285 COURTHOUSE RD
PRINCE GEORGE, VA 23875

ROBERT WAGNER SR & ROBERT
WAGNER II
4279 COURTHOUSE RD
PRINCE GEORGE, VA 23875

WILLIS LARRY E & MANUELA
4281 COURTHOUSE RD
PRINCE GEORGE, VA 23875

DIRECTOR OF PLANNING
CITY OF PETERSBURG
135 UNION STREET
PETERSBURG, 23803

Lingerfelt Development, LLC
(c/o Andrew Conlin)
1519 Summit Ave, Suite 102
Richmond, VA 23230

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 9

REZONING AMENDMENT REQUEST – RZ-23-03
PLANNING COMMISSION STAFF REPORT – April 28, 2023

RESUME

APPLICANT: Roslyn Farm Corporation

PROPERTY OWNER: Roslyn Farm Corporation

REQUEST: To conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

STAFF RECOMMENDATION: Staff Recommends Approval, subject to the proffered conditions.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors Approval
4. Staff Report
5. Copy of the Application with Attachments
6. Traffic Impact Analysis Recommendations
7. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

I move to forward request RZ-23-03 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-23-03 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-03 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-03 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-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 021-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial/Industrial” land uses.

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 consisting of approximately 159.64 acres is hereby rezoned as follows: Tax Map Numbers 330(0A)00-016-A and 018-0 from R-A to M-2 and Tax Map Numbers 330(0A)00-15-0, 019-0, 020-0, 021-0 and 024-0 from R/2/R-A to M-2, 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 March 7, 2023:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Petroleum Storage
 - b. Sawmills and planning mills

- c. Game Preserves
 - d. Sanitary landfills
 - e. Tree stump landfills
 - f. Animal board place
 - g. Feed and feed stores
 - h. Veterinary or dog or cate hospitals and kennels
 - i. Airports with conditional use permit
 - j. Bingo hall
 - k. Temporary outdoor firework, Christmas tree and holiday item sales
 - l. Commercial fairgrounds, commercial racetrack
 - m. Dance hall
 - n. Circus, carnival, zoo
 - o. Outdoor flea market
 - p. Laundries
 - q. Churches
 - r. Libraries
 - s. Funeral Homes
 - t. Clubs and lodges
 - u. Waterfront business activities
 - v. Radio/Television
 - w. Massage parlor
 - x. Public and private schools
 - y. Vehicle impound facility
2. Except for the lighting inside the building(s) and dock lighting packages, lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent residential parcels or into the night sky.
 3. Access points will be used to enter the Property off Rives Road in general conformance with Exhibit A, submitted with the application materials, and as approved during the site plan process.
 4. Traffic improvements will be made along Rives Road to provide dedicated turn lanes into Property as recommended in “Rives Road Industrial Site – Response to Comments/Revised Analysis”, dated March 6, 2023, which was reviewed and approved by VDOT on March 31, 2023.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

RZ-23-03– Roslyn Farm Corporation Rezoning

Applicant/Owner: Roslyn Farm Corporation

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

I. Request

This request is to conditionally rezone two (2)) parcels from R-A, Residential Agricultural to M-2, General Industrial and five (5) parcels from R-2/R-A, Limited Residential/Residential Agricultural to M-2, General Industrial for speculative industrial development opportunities. The total combined acreage of the seven (7) parcels is approximately 159.64 acres.

II. Property

Address: N/A

Zoning Districts: R-A and R-2/R-A

Tax Map: 340(OA)00-015-0, 016-A, 018-0, 019-0, 020-0, 021-0, and 024-A

Current Use: Vacant (wooded, wetlands with some open land)

Site Size: 159.64 Acres

Comp Plan Land Use: Commercial-Industrial

Legal Owner: Roslyn Farm Corporation

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Previous Zoning Cases: N/A

III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

IV. Applicant Proposal and Background

The applicant wishes to rezone approximately 159.64 acres for speculative industrial uses. The site in question is located on both the northern and southern sides of Rives Road (SR 629) between I-95 and I-295. The conceptual plan submitted with the rezoning application shows five (5) industrial building ranging in size from 59,880 s.f. to 868,000 s.f. The proposed project extends across the County line into the City of Petersburg. The plan shows 2 of the 5 proposed industrial buildings located on land situated in the corporate limits of the City of Petersburg. The projected capital investment is \$108,993,516 and the estimated job creation is 1,685.

In 2020, the applicant received rezoning approval from the City of Petersburg for two parcels (totaling approximately 45.75 acres) on Rives Road. The parcels were rezoned from B-2, General Commercial to M-1, Light Industrial and are included in the proposed industrial development.

VI. Exhibits

Exhibit 1: Aerial view of request area

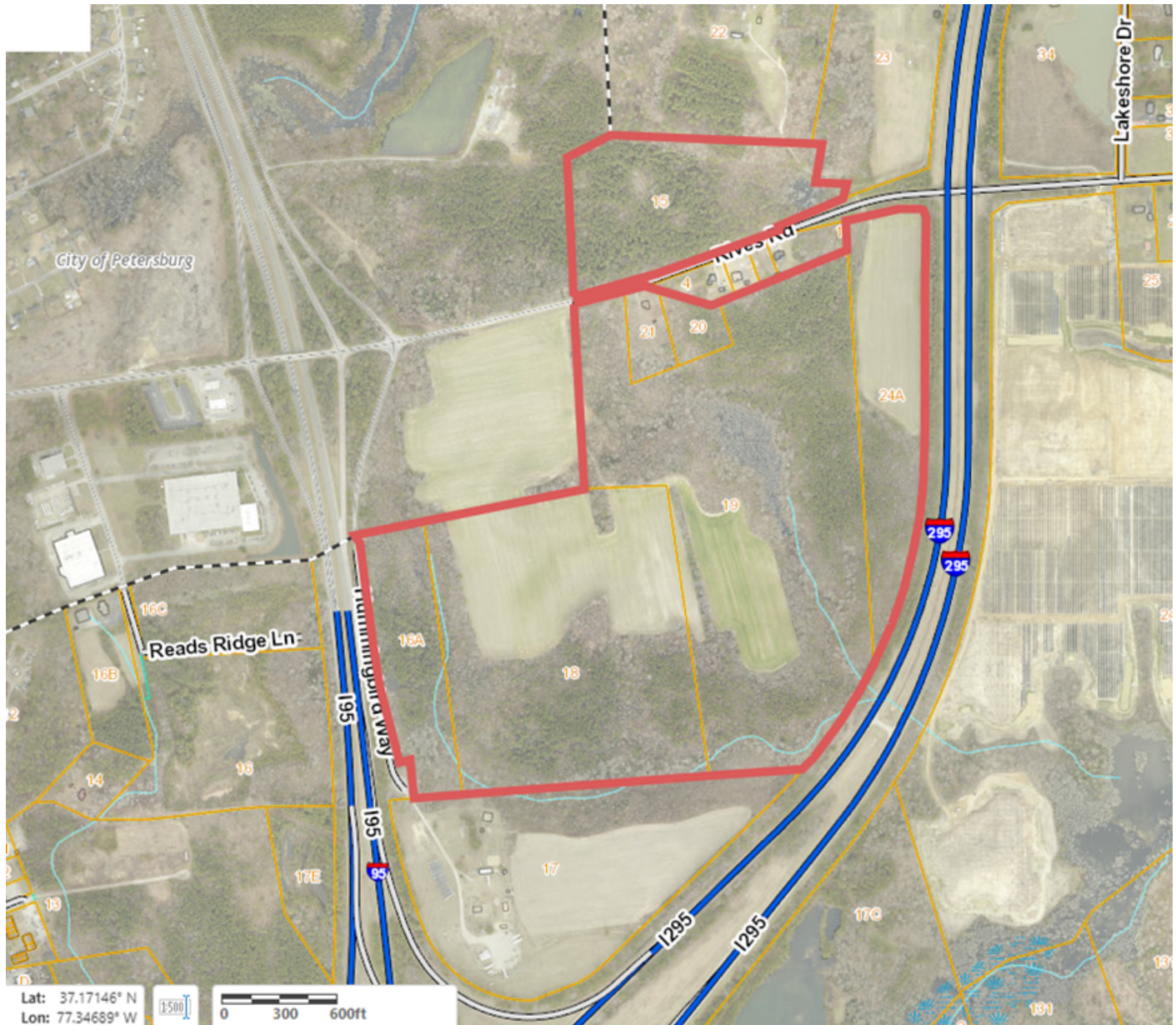


Exhibit 2: Zoning Map – Light Yellow = R-A, Residential Agricultural
Orange = R-2, Limited Residential

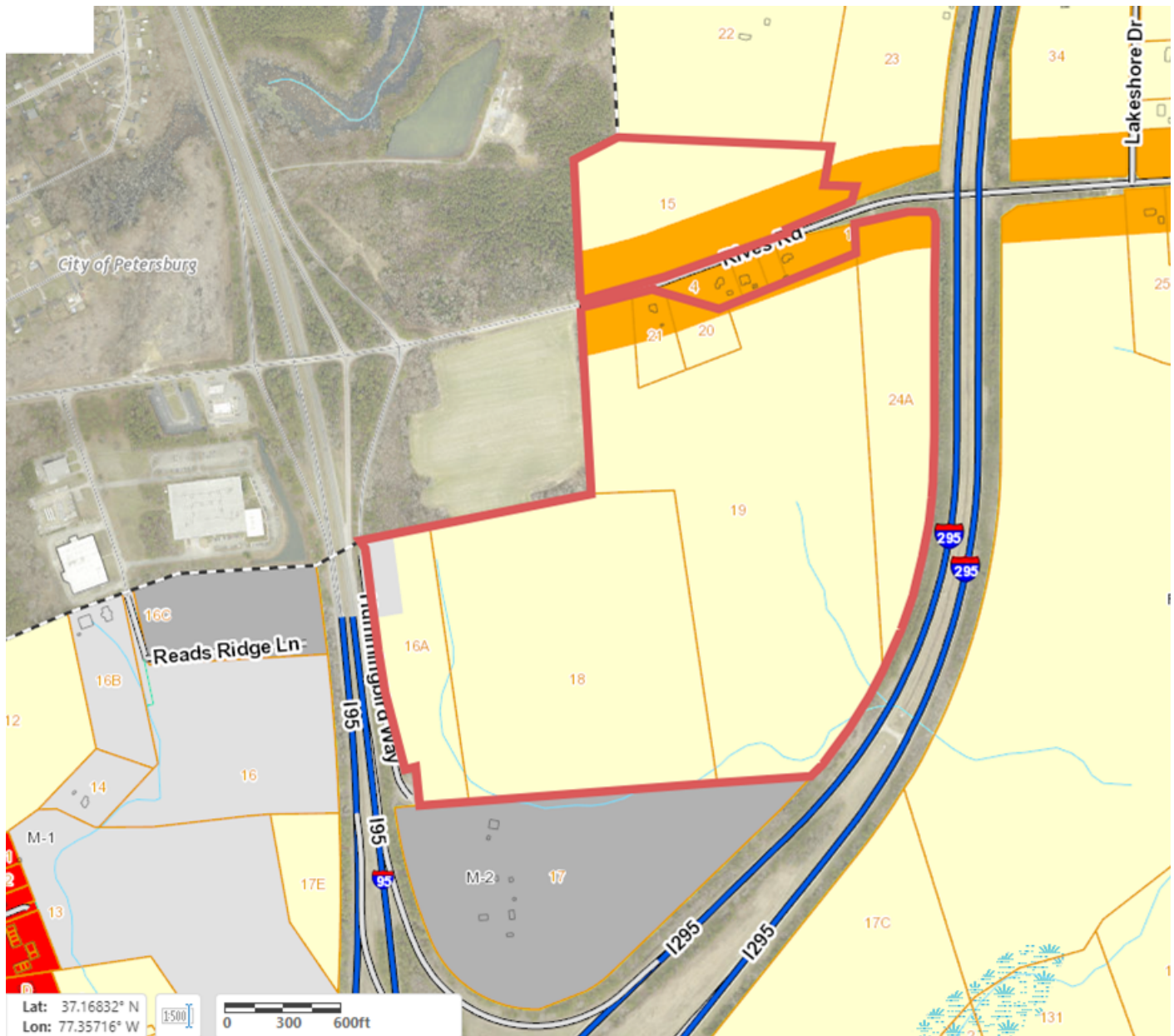


Exhibit 3: Future Land Use Map (Tan color = Commercial/Industrial)

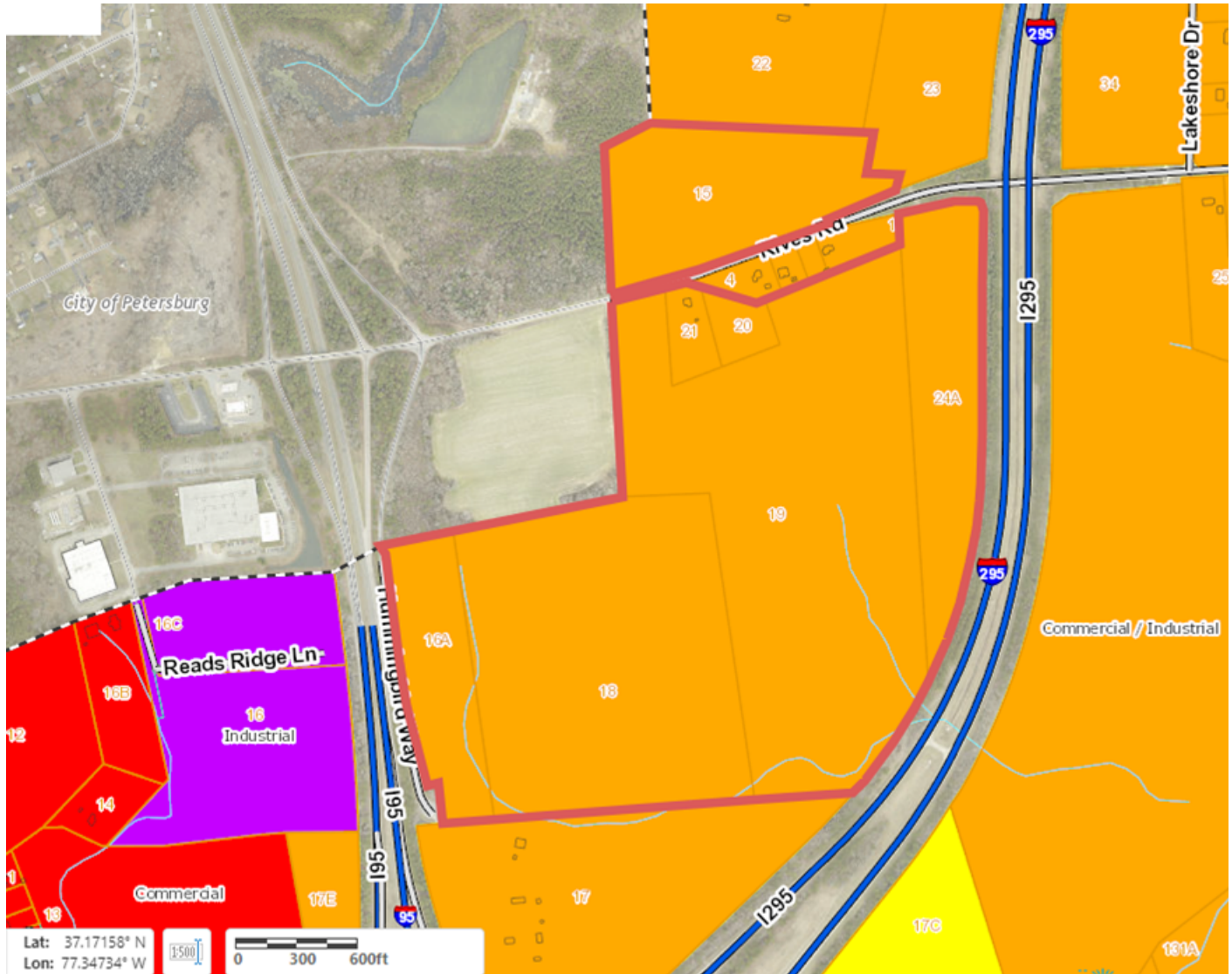


Exhibit 4: Conceptual Plan



VII. Planning and Zoning Review Comments

1. The proposed use of the property is for speculative industrial development.
2. Current land uses on adjacent properties:
 - a. West – Vacant land in the City of Petersburg which is a part of the project
 - b. East – Residential (single-family dwellings) and I-295
 - c. North- Vacant
 - d. South- Industrial (Quality Properties)
3. Expected impacts of proposed uses on adjacent properties and roadways include:
 - a. Additional traffic on Rives Road
 - i. The applicant prepared a Traffic Impact Analysis (TIA) and the proposed land use will generate 3,364 vehicles per day (vpd) on a typical weekday, 256

vehicles per hour (vph) during AM peak hour (215 enter, 50 exit) and 283(vph) during the PM peak hour (110 enter, 173 exit).

- ii. Mitigation - In order to facilitate traffic flow resulting from the proposed project the TIA recommended the following turn lane improvements:
 - Construct an eastbound left turn lane with a 200 foot storage capacity; construct an eastbound right turn lane with a 200 foot storage capacity,
 - Construct a westbound left turn lane with a 200 foot storage capacity,
 - Construct a northbound left turn lane with a 200ft storage capacity; construct a northbound through-right lane, and
 - Construct a southbound left turn lane with a 200ft storage capacity; construct a southbound through-right lane
- b. Noise – Will vary by traffic flow (time of day) and by type of industry – Mitigation – Existing Noise Ordinance and buffering
- c. Visual- Will vary by industrial use – Mitigation – Landscaping and buffering requirements of the Zoning Ordinance and Site Plan
4. The proposed use appears to be compatible with the existing surrounding uses. The project is located in between two major Interstate Highways (I-95 and I-295)
5. The proposed zoning district and land use is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area (See Exhibit 3). The site also adjoins other properties zoned for industrial land uses.
6. Public water and sewer will be provided by the City of Petersburg.
7. Other land use regulations are applicable to the development such as Site Plan and Zoning Ordinance requirements.
8. Approvals required before construction and operation include; site plan, building permit(s), zoning permit(s), land disturbance permit, DEQ approval and Army Corp of Engineers permits for any wetland disturbance.

VIII. Supplemental Staff Review Comments

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

1. The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the Chapter 527 TIA dated 11-17-22 received at the Petersburg Residency on 11-22-22 and the 3-6-23 responses to VDOT's comments received on 3-20-23 and finds the TIA acceptable. As was stated in the response letter, the project does not meet the Chapter 527 TIA regulatory threshold of 5,000 VPD and is not subject to the Chapter 527 requirements. VDOT has reviewed the additional information provided in the response letter and concurs with the recommendations and conclusions provided in the response.

Utilities Department – Frank Haltom, Director

1. The County and the City of Petersburg have previously agreed that the development of these parcels would be severed by public water and sewer of the City of Petersburg. Any site development plans will require review by the City of Petersburg.

Real Estate Assessor' Office

1. All parcels associated with this Application would be subject to roll-back taxes for five years.

Building Inspections Division – Charles Harrison III, Building Official

1. Our office has reviewed rezoning listed above. This property is known as Tax Map 330(0A)00-015-0, 330(0A)00-016-A, 330(0A)00-018-0, 330(0A)00-019-0, 330(0A)00-020-0, 330(0A)00-021-0, and 330(0A)00-024-A. This submission has been evaluated under the provisions of the 2018 Virginia Uniform Statewide Building Codes (VUSBC). Please note any structures erected on this property not meeting the exemption criteria of Sections 102.3/108.2 of the VUSBC will be required to be permitted and meet all provisions of the VUSBC.

Police Department

1. Since the jurisdiction boundary splits the proposed parking lot, the developer will need to get with Petersburg Police and Prince George Pole can work out jurisdiction of offenses on the property.

The departments below reviewed this request and had no comments.

Environmental Division - Angela Blount, *Environmental Program Coordinator*

Fire & EMS Department – Shawn Jones

Virginia Department of Health - Alice Weathers, *Environmental Health Specialist*

The departments below received this request and did not provide any comments.

PG Sheriff's 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 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 R-A to M-2 and R-2/R-A to M-2 is consistent with the Prince George County adopted Comprehensive Plan.
3. There are no major concerns from other County departments or outside agencies.

4. The site currently adjoins other properties (in the County and City of Petersburg) zoned for industrial uses (M-1 and M-2).
5. A site plan is required which will address road improvements, erosion and sediment control, stormwater runoff, buffering, landscaping, parking 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. Proffered Conditions

Prince George Rezoning Proffer Proposal – March 7, 2023

Parcel ID: 330(0A)-00-015-0; 330(0A)-00-016-A; 330(0A)-00-018-0; 330(0A)-00-019-0; 330(0A)-00-020-0; 330(0A)-00-021-0; 330(0A)-00-024-0- together identified as "Property"

Current Zoning: R-A and R-A/R-2

Proposed Zoning: M-2

Roslyn Farm Corporation, owner of the above listed properties is pleased to present the following proffers for consideration under the rezoning application of those parcels. Proffers will convey with the property for future development.

M-2 Zoning Proffers

- The zoning on the Property will allow for M-2 General Industrial Uses as defined by the Prince George County Zoning Ordinances. The following M-2 uses will not be permitted:
 - Petroleum storage
 - Sawmills and planing mills
 - Game Preserves
 - Sanitary landfill
 - Tree stump landfills
 - Animal boarding place
- The pyramid zoning on the Property will allow for M-1 Limited Industrial Uses. In addition to the uses already listed above, the following M-1 uses will not be permitted:
 - Feed and feed stores
 - Veterinary or dog or cat hospitals and kennels
 - Airports with conditional use permit
 - Bingo hall
- The pyramid zoning on the Property will allow for B-1 General Business District Uses by special exception, as set out in sections 90-443, 90-392 and 90-393 of the Zoning

Ordinances. In addition to the uses already listed above, the following B-1 uses will be not be permitted:

- Temporary outdoor firework, Christmas tree and holiday item sales
 - Commercial fairgrounds, commercial racetrack
 - Dance hall
 - Circus, carnival, zoo
 - Turkey shoot
 - Outdoor flea market
 - Laundries
 - Churches
 - Libraries
 - Funeral homes
 - Clubs and lodges
 - Waterfront business activities
 - Radio/Television stations
 - Massage parlor
 - Public and private schools
 - Vehicle impound facility
- Except for the lighting inside the building(s) and dock lighting packages, lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent residential parcels or into the night sky.
 - Access points will be used to enter the Property off Rives Road in general conformance with Exhibit A, submitted with the application materials, and as approved during the site plan process.
 - Traffic improvements will be made along Rives Road to provide dedicated turn lanes into Property as recommended in “Rives Road Industrial Site – Response to Comments/Revised Analysis”, dated March 6, 2023, which was reviewed and approved by VDOT on March 31, 2023.

XII. Other Information – Permitted M-2 Uses With Restrictions as Proffered

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. 90-442. Permitted uses.

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

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

- (20) Building supply.
- (21) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
 - a. The dwelling shall be attached to or located above the business;
 - b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - c. The residential unit shall not be used as a rental property.
- (22) Mobile food units, subject to the provisions of section 90-1041.

Sec. 90-443. Uses and structures permitted by special exception specified.

The following uses and structures are permitted by special exception in the M-1 limited industrial district:

- (1) Extraction of natural resources, in accordance with the requirements of section 54-6.
- (2) All B-1 general business district uses in sections 90-392 and 90-393.
- ~~(3) 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 that are deemed appropriate.~~
- ~~(4) Bingo hall.~~
- (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. 90-392. Uses and structures permitted by right.

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Dry cleaners.
- ~~(4) Laundries.~~
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.

- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Office buildings.
- ~~(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.
- (17) Lumber and building supply with storage facilities under cover.
- (18) Plumbing and electrical supply with storage facilities under cover.
- (19) Machinery sales and service.
- ~~(20) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving; packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.~~
- (21) Public utilities.
- (22) Offstreet parking as required by this chapter.
- (23) Business signs.
- (24) General advertising signs.
- (25) Location signs.
- (26) Restaurants.
- (27) Shopping centers.
- (28) Volunteer fire or rescue squads.
- (29) Exhibits operated by nonprofit organizations.
- (30) Community centers.
- (31) Financial institutions.
- (32) Office buildings.
- (33) Wayside stands for display and sale of farm products.
- (34) Retail catalog sales offices.
- ~~(35) Radio, television stations.~~
- (36) Home service establishments such as exterminators, plumbers, decorators.
- (37) Cemeteries.

- ~~(38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.~~
- (39) Noncommercial fairgrounds.
- (40) Commercial greenhouses, nurseries.
- (41) Buildings or uses for federal, state, county or local governmental purposes.
- (42) Instructional and/or training facilities, including but not limited to dancing schools and dancing studios.
- (43) Farm supplies.
- (44) Public utility distribution facilities.
- (45) Mobile home and recreational vehicle sales, service and repair.
- (46) Agriculture.
- (47) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
- The dwelling shall be attached to or located above the business;
 - The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - The residential unit shall not be used as a rental property.
- ~~(48) Temporary outdoor Christmas tree sales and holiday items provided that:~~
- ~~Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands and similar decorative horticultural materials and holiday craft items.~~
 - ~~Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.~~
 - ~~Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.~~
 - ~~All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15.~~
- ~~(49) Temporary outdoor Virginia legal fireworks sales provided that:~~
- ~~Sales shall not begin before June 15 and shall be restricted to Virginia legal fireworks sales that meet the local fire code requirements.~~
 - ~~Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.~~
 - ~~Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the~~

- ~~required minimum and most accessible parking spaces for the existing use shall not be used for Virginia legal fireworks sales.~~
- d. ~~All Virginia legal fireworks products, parked vehicles, signs, trash or debris or other material associated with or resulting from the Virginia legal fireworks sales shall be removed no later than July 15.~~
- (50) Mobile food units, subject to the provisions of section 90-1041.

Sec. 90-393. Uses and structures permitted by special exception.


In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Wholesale and processing not objectionable because of dust, noise or odors.
- (2) Retail fish market.
- ~~(3) Commercial fairgrounds, commercial racetrack.~~
- ~~(4) Animal hospital, animal boarding place, veterinary services.~~
- (5) Feed and grain mill.
- (6) Outdoor theater, outdoor motion picture theater.
- (7) Hotel, motel, or extended stay lodging, with or without restaurant.
- (8) Hospital, general and special care.
- (9) Bowling alley, commercial billiard room or pool room.
- ~~(10) Dancehall.~~
- (11) Auto repair garage, wrecking service.
- (12) Tavern, inn.
- (13) Shop for welding, blacksmith, tinsmith, woodworking.
- (14) Stonecutting, monument works.
- (15) Warehousing with indoor storage.
- (16) Motor freight terminal, transshipment facility.
- (17) Automotive service station with major repair under cover.
- (18) Bulk gasoline and petroleum storage.
- (19) Commercial amusement park.
- (20) Commercial recreational structures and uses.
- ~~(21) Turkey shoot.~~
- (22) ~~Zoo~~, museum.
- (23) Public utility generating station, transmission substation, transmission line and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station, regulator station.

- (24) Health spa, ~~massage parlor.~~
- ~~(25) Circus, carnival or other similar temporary activities when organized or sponsored by commercial enterprise.~~
- (26) Extraction of natural resources, in accordance with the requirements of section 54-6.
- (27) Single-family residential unit located on the same or adjacent lot, providing the main purpose of the dwelling is for security of the business. In addition to requirements for the business, the minimum lot area for the dwelling shall be two acres. A dwelling or mobile home may be attached or detached to the existing business.
- (28) Commercial child care center.
- (29) ~~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 that are deemed appropriate.~~
- (30) Carwashes.
- ~~(31) Outdoor flea markets, provided the following are met:~~
 - ~~a. No sale or trading of guns and other weapons.~~
 - ~~b. No sale or consumption of alcoholic beverages.~~
 - ~~c. No on-site storage of any merchandise.~~
 - ~~d. Adequate offstreet parking.~~
- (32) Public and private schools.
- (33) Family day care home (large) in existing dwelling.
- (34) Home occupations within existing dwelling:
 - a. Office.
 - b. Home occupation child care.
 - c. Home professional and trade offices.
- ~~(35) Bingo hall.~~
- ~~(36) Vehicle impound facility.~~
- (37) Small solar energy facility.
- (38) Large-scale solar energy facility.

Inv.

Ener. Gov. RZ-23-0014

	REZONING FINAL APPLICATION Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov				OFFICE USE ONLY APPLICATION #: RZ-23-03 DATE SUBMITTED: RECEIVED MAR 21 2023	
	APPLICANT FILL-IN ALL BLANKS					
REQUEST: Rezoning of 2 Parcels from R-A to M-2 and 5 Parcels from R-2/R-A to M-2 (see attached)						
REQUEST PROPERTY ADDRESS / LOCATION: 159.64 Acres along Rives Road Between I-95 & I-295						
REQUEST TAX MAP(S): (LIST ALL)		330(OA)-00-015-0 330(OA)-00-016-A 330(OA)-00-018-0 330(OA)-00-019-0 330(OA)-00-020-0 330(OA)-00-021-0 330(OA)-00-024-A	AFFECTED ACREAGE: 159.64	ENTIRE PARCEL (Y / N): Yes	CURRENT ZONING: R-2/R-A and R-A	PROPOSED ZONING: M-2
REQUIRED ATTACHMENTS (CHECK ATTACHED):						
<input checked="" type="checkbox"/> PROJECT DETAILS <input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN (USE GIS OR ENGINEER DRAWING) <input type="checkbox"/> COMMUNITY MEETING SUMMARY			<input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS: Letter <u>sent to Neighboring Residents James Hill and Shirley Givens dated October 8, 2019.</u> Spoke <u>with Ms. Givens 10/30/2019 and</u> <u>she requested to remain informed of the process.</u> Traffic Impact Analysis - Completed by Green Light			
LEGAL OWNER	NAME(S): Roslyn Farm Corporation					
	MAILING ADDRESS (INCL. CITY, STATE, ZIP): P.O. Box 727 Colonial Heights, Virginia 23834					
	E-MAIL: nwalker@roslynfarmcorp.com			PHONE: 804.526.0820		
	NAME(S) (IF DIFFERENT THAN OWNER):					
APPLICANT CONTACT	RELATION TO OWNER:					
	MAILING ADDRESS (INCL. CITY, STATE, ZIP):					
	E-MAIL:			PHONE:		
	(Empty row for additional contact information)					

RECEIVED

MAR 21 2023

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:

Nicholas G. Walker

NAME:

SIGNED:



SIGNED:

DATE: 3/10/2023

DATE:

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Colonial Heights

Subscribed and sworn before me this 10th day of March



Notary Public

My Commission expires: April 30th, 2024



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)

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

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: \$23,399.60	PAYMENT TYPE: <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: 049777 04160 11/17/2020	DATE RECEIVED: 11/19/21	RECEIVED BY:

Transaction # 29238

RZ-23-03 Attachment Request:

Rezone the Following Parcels from R-2/R-A to M-2:

330(OA)00-015-0

330(OA)00-019-0

330(OA)00-020-0

330(OA)00-021-0

330(OA)00-024-A

Rezone the Following Parcels from R-A to M-2:

330(OA)00-016-A

330(OA)00-018-0

SALES RECEIPT

Prince George County

The Department of Community

Development & Code Compliance

Phone (804) 722-8659

Fax (804) 722-0702

Sold To **ROSLYN FARM CORPORATION**

PO BOX 727

COLONIAL HEIGHTS, VA 238340727

Phone 8045260820

Transaction #	Payment Method	Account	Sale Date
29238	Manual Entry Company Check	0049....2 00	1/19/2021 4:54:35 PM

Trace #	Approval Code
1400310000034104542652	4336

Application #	Qty	Item	
AP-33875	159.64	Rezoning to R-1, R-3, B-1, M-1 and M-3	\$23399.60
Total			23399.60

I acknowledge receipt of goods and/or services in the amount of the total shown hereon. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and ☐ Questions? Call 1-800-366-2425.

Prince George Rezoning Proffer Proposal – March 7, 2023

Parcel ID: 330(OA)-00-015-0; 330(OA)-00-016-A; 330(OA)-00-018-0; 330(OA)-00-019-0;
330(OA)-00-020-0; 330(OA)-00-021-0; 330(OA)-00-024-0- together identified as "Property"

Current Zoning: R-A and R-A/R-2

Proposed Zoning: M-2

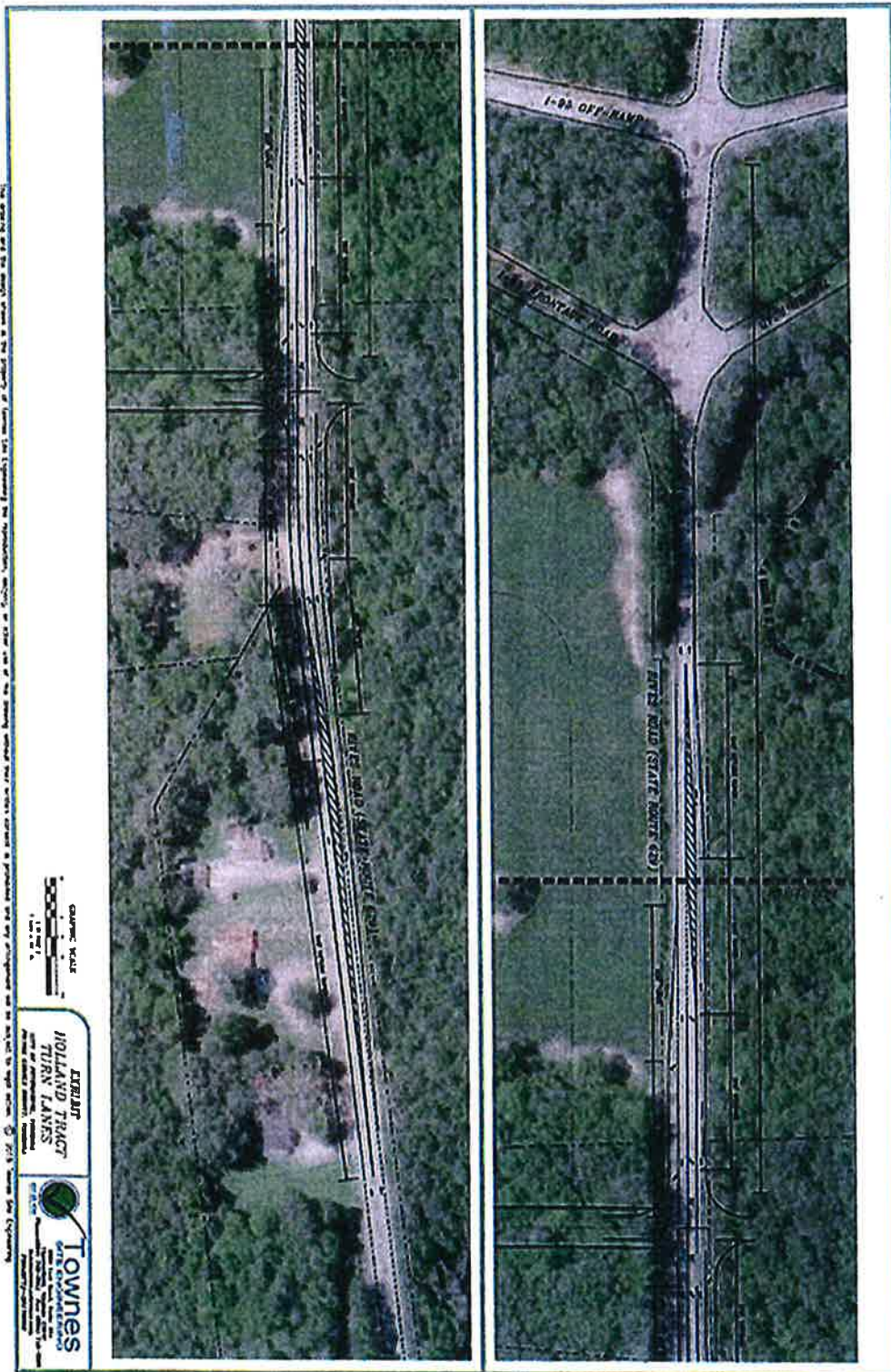
Roslyn Farm Corporation, owner of the above listed properties is pleased to present the following proffers for consideration under the rezoning application of those parcels. Proffers will convey with the property for future development.

M-2 Zoning Proffers

- The zoning on the Property will allow for M-2 General Industrial Uses as defined by the Prince George County Zoning Ordinances. The following M-2 uses will not be permitted:
 - o Petroleum storage
 - o Sawmills and planing mills
 - o Game Preserves
 - o Sanitary landfill
 - o Tree stump landfills
 - o Animal boarding place
- The pyramid zoning on the Property will allow for M-1 Limited Industrial Uses. In addition to the uses already listed above, the following M-1 uses will not be permitted:
 - o Feed and feed stores
 - o Veterinary or dog or cat hospitals and kennels
 - o Airports with conditional use permit
 - o Bingo hall
- The pyramid zoning on the Property will allow for B-1 General Business District Uses by special exception, as set out in sections 90-443, 90-392 and 90-393 of the Zoning Ordinances. In addition to the uses already listed above, the following B-1 uses will be not be permitted:
 - o Temporary outdoor firework, Christmas tree and holiday item sales
 - o Commercial fairgrounds, commercial racetrack
 - o Dance hall
 - o Circus, carnival, zoo
 - o Turkey shoot
 - o Outdoor flea market
 - o Laundries
 - o Churches
 - o Libraries

- Funeral homes
 - Clubs and lodges
 - Waterfront business activities
 - Radio/Television stations
 - Massage parlor
 - Public and private schools
 - Vehicle impound facility
- Except for the lighting inside the building(s) and dock lighting packages, lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent residential parcels or into the night sky.
- Access points will be used to enter the Property off Rives Road in general conformance with Exhibit A, submitted with the application materials, and as approved during the site plan process.
- Traffic improvements will be made along Rives Road to provide dedicated turn lanes into Property as recommended in "Rives Road Industrial Site – Response to Comments/Revised Analysis", dated March 6, 2023, which was reviewed and approved by VDOT on March 31, 2023.

Exhibit A – Rives Road Improvements



*Potential right-in/right-out turn lane on east boundary of property for emergency purposes only

Property Exhibit



IN WITNESS WHEREOF, Nicholas G. Walker, Vice President of Roslyn Farm Corporation has caused this Proffer Statement to be duly executed, under seal, as of the day and year first above written.



Nicholas G. Walker
Vice President
Roslyn Farm Corporation

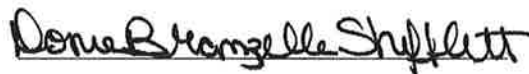
COMMONWEALTH OF VIRGINIA :

CITY OF COLONIAL HEIGHTS :

On this 7th day of March, 2023, before me, the subscriber, a notary public in and for the State/Commonwealth and City/County aforesaid, personally appeared NICHOLAS G. WALKER, known to me to be the person whose name is subscribed to the within Guaranty, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



Notary Public

My Commission Expires:

April 30, 2024

Notary Registration No.:

7183938

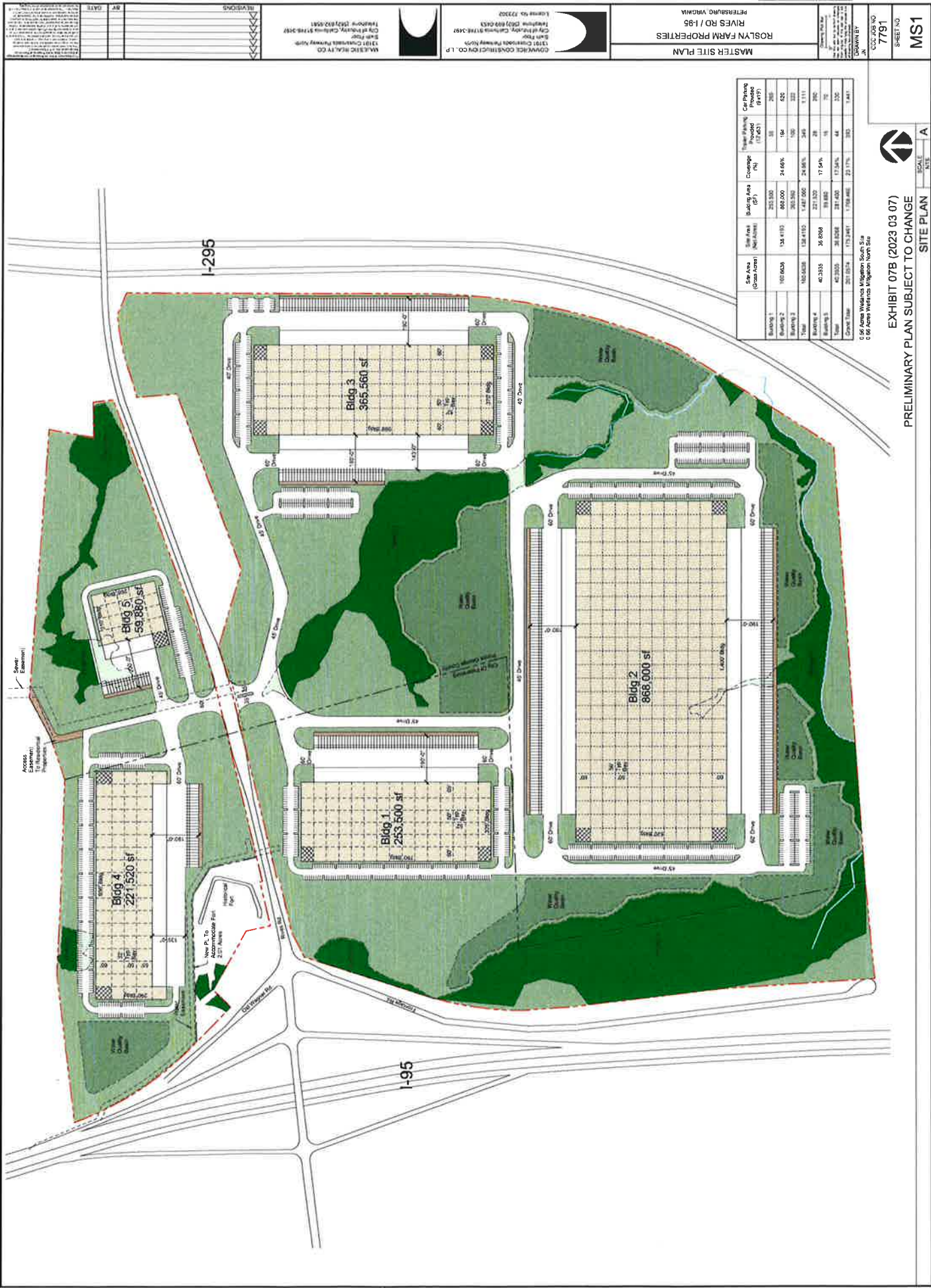


EXHIBIT 07B (2023 03 07)
 PRELIMINARY PLAN SUBJECT TO CHANGE
 SITE PLAN

C. 56 Acres Wetlands Mitigation South Site
 0.66 Acres Wetlands Mitigation North Site

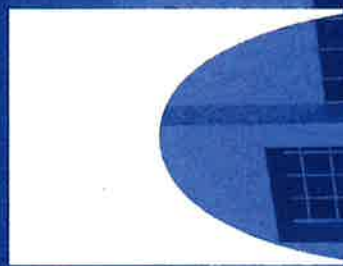
MS1
 SHEET NO.
 7791

MASTER SITE PLAN
 ROLLYN FARM PROPERTIES
 RIVES RD / I-95
 PETRAHURD, VIRGINIA

CONTRACTOR: CONSTRUCTION CO. L.P.
 13191 CHESAPEAKE PARKWAY NORTH
 FALLS CHURCH, VIRGINIA 22043

MASTERCHEMICAL CO.
 13191 CHESAPEAKE PARKWAY NORTH
 FALLS CHURCH, VIRGINIA 22043

DATE	BY	REVISIONS



MAJESTIC
REALTY

Company Overview



Table of Contents

- I. Who We Are
- II. What We Do
- III. Project Examples
- IV. Proposed Development





I. Who We Are

- Family owned and operated since 1948
- Headquartered in Los Angeles County, California with regional offices in Atlanta, Austin, Bethlehem, PA, Dallas/Ft. Worth, Denver/Aurora, Laredo, Las Vegas, Phoenix and Portland
- Portfolio of approximately 83M SF includes industrial, office, and retail space, as well as sports, entertainment and hospitality projects.
- Largest privately owned industrial developer in the U.S. (2017), as ranked by National Real Estate Investor magazine
- Owner/developer of premier commercial developments and resorts up to 2,000 acres
- Entrepreneurial culture with principals having long-term vested interest
- Company provides full vertical integration of development services – from land acquisition, construction, design, engineering, marketing and leasing to ongoing property management
- Annual development in excess of \$300 million
- One of the highest tenant retention rates in the industry
- Tenants comprise many of the Fortune 500 companies
- NAIOP Nationwide Developer of the Year (2015)





CORE DRIVERS

LONG-TERM VIEW

We approach our work with a long term ownership perspective so for each and every project, we build with integrity and quality.

RELATIONSHIP-DRIVEN

We operate with a commitment to our projects that ensures we're responsive and accountable with all our partners.

TRACK RECORD

We're recognized by our peers as industry leaders because of our expertise, our comprehensive approach and our reliable project delivery each and every step of the way.

FINANCIAL STRENGTH

Our long-standing, diversified financial capacity, combined with our commitment to remaining privately held sets the platform from which we operate.

A MAJESTIC STORY

Since our founding in 1948 by Edward P Roski Sr., Majestic Realty has operated around the belief in investing in each and every community we operate within, and on every project we take on. We are one of the largest, privately-held developer and owner of master-planned business parks in the United States, and to us this is a reflection of our team, our history, and the reputation we've consistently earned over the past 70+ years.

We are known in this space for our experience, skill, dedication, reliability, transparency and collaborative approach, and Majestic's team of professionals average over 25 years of industry experience. We are proven leaders, and are valued for our proactive, entrepreneurial style of doing business.

Today, Majestic owns an 83 Million Square-Foot portfolio, including industrial, retail, office, and multi-family space, as well as sports, entertainment and hospitality projects. We pride ourselves on delivering the best work in the industry, and never settling for the status quo. We also enjoy high tenant retention rates with relationships that often span multiple projects and locations, which is a huge indicator of success for us.

At Majestic, we share a common vision of being a rock-solid partner, in taking a long-term view of our work and success, and in keeping our relationships at the center of all that we do and build.

We have built our charitable giving program around the concept of active philanthropy – we no longer just write a check, instead we have formalized our approach primarily using our Majestic Realty Foundation and our Land of the Free Foundation. Together we use the skills that have generated much success in our family of companies and combine those with our financial contributions, – we target high- impact giving, we take board and volunteer leadership roles in local non profit organizations across our markets, and we actively partner and create strategic alliances to make a difference.

As true portfolio developers that retain virtually every project undertaken, Majestic's "fully-integrated services" approach serves as the foundation of our success. Fully-Integrated Services include Land Acquisition/Entitlement, Master Planning/Development, Environmental Assessment, Design/Construction, Financing, Leasing, Project Financial Reporting/Variance Analysis, and Property Management.

Majestic has operations across various industries and focuses. Our work and family of companies include, Commerce Construction Co., L.P., a wholly-owned construction entity, Majestic Management Co., a property management division, Majestic Realty Retail, a retail arm of Majestic Realty Co., and Majestic Realty Foundation, a separate 501(c)(3) that helps strengthen communities in which Majestic develops.



COMMERCE
CONSTRUCTION CO., L.P.

SERVICES

Commerce's multi-disciplined team of professionals provides turnkey design-build services to meet the challenges of a constantly changing marketplace. Services include owner representation, program management, construction management services and general contracting.

EXPERIENCE

The Commerce team represents years of experience in the fields of architecture, engineering, owner representation, contract administration, and construction management. Commerce provides services for outside clients as well as for Majestic Realty developments. Consistently delivering projects on time and within budget leads to a high repeat factor with our clientele.

BUILDING THE FUTURE TODAY

With a team that is sensitive to the creative balance of development, construction, and the environment, Commerce Construction Co., L.P. builds the future into every project. We stand apart from our competition with our high-quality standards and state-of-the-art approach to building systems, giving our clients the competitive advantage in their facilities.

Clients benefit from the hands-on approach of our management. From initial meetings to the final walk-through, our senior management plays a key role, keenly monitoring progress and ready to respond with immediate decisions to meet project deadlines. Our team coordinates approvals with government agencies while simultaneously reinforcing our clients goals and objectives with a focus on timeliness, cost, and improving the final product.

Accurate planning and comprehensive scheduling by our Commerce Construction team gives our clients meaningful milestone dates that enhance their ability to conduct business. We afford our clients the security of sound financial strength, backed by more than three decades of dedicated leadership under the same ownership

"Majestic's industrial and retail projects have set a high standard in the community, and remain shining examples of quality development."

– Mayor (retired) Dennis A. Yates (City of Chino, CA)

"Ventura Foods is currently moving into a 675,000-square-foot building in Ontario, CA and we could not be more pleased with this facility. Majestic was an excellent partner to work with throughout the year long project. Commerce Construction did an excellent job on much of the shell conversion and finished on time."

– Richard L. Mazer, President and CEO



Partnerships

Many of our projects during our nearly 75 year operating history have been developed in partnership with Family Offices, Life Companies, and Government Entities.

II. Partnerships

JOINT VENTURES

We have successfully developed property in Joint Ventures with partners ranging from Life Companies and corporations to Family Offices and Individuals.

SIEROTY COMPANY



HICKMAN COMPANIES



SUNROAD
ENTERPRISES



PARTICIPATING GROUND LEASES

In a Participating Ground Lease, land owners have the opportunity to unlock the value of non-revenue generating land or inactive assets. The landowners lease the land to Majestic Realty Co. and retain ownership of the land and improvements at the end of the lease without ever subordinating their fee interest to the financing of the improvements. This allows the Landowner to participate in the performance of a Class-A Business Park without taking on the risk of development and leasing. The land owner leases the vacant land, and Majestic Realty Co. performs the full development process.

PUBLIC PRIVATE PARTNERSHIPS

Clark County Department of Aviation (Las Vegas, NV), City of Industry, State of California (Chino, CA), City of Fort Worth - Fort Worth Stockyards (Fort Worth, TX), Fulton County (Atlanta, GA), City of Portland (Portland, OR), Atlanta Department of Aviation (Atlanta, GA).

A selection of some of our current tenants:





Majestic Commercenter

Aurora, CO

**Located just 5 miles south
of Denver International
Airport, one of the world's
newest and busiest
airports, the park features
outstanding access to
Interstate 70 and offers
Union Pacific rail service.**

III. Project Examples

Established in 1996, the Majestic Commercenter is a 1,600-acre, master-planned business park in Aurora, Colorado. Located just five miles south of Denver International Airport, one of the world's newest and busiest airports, the park features outstanding access to Interstate 70 and offers Union Pacific rail service.

A regional home to some of the world's largest, most respected corporations, the park delivers high-cube spaces from 50,000 square feet to 700,000 square feet in Class A industrial buildings with opportunities up to 1.2M square feet. Currently, the park boasts 5.45 million square feet, with total build-out of the Majestic Commercenter expected to reach 20 million square feet of industrial, warehouse and distribution facilities.

Majestic Commercenter

A 1,600 acre master-planned business park with 5.45M SF currently developed



Majestic Freeway Business Center

Riverside County, CA

Designed with logistics and small manufacturing tenants in mind, Majestic Freeway Business Center is destined to attract intense interest from companies looking for industrial space to manage the production and flow of goods from Asia through the Los Angeles and Long Beach ports.

Majestic Freeway Business Center, a Joint Venture between Majestic Realty Co. and Thomas & Mack, is now in development along California's I-215 corridor in Riverside County. It will have just under 4 million square feet of state-of-the-art industrial space in 20 buildings of various sizes from as small as 40,000 square feet to 600,000 square feet spread across 203 acres.

Majestic Realty Co. has begun building the project on a speculative basis and has already leased its first phase totaling 947,000 square feet across 6 buildings to Living Spaces, Autonomous, Swiss Madison, Shtiks, Natco, Prega, and Pinpoint 3PL. Additionally, Phase II is under Construction with over 925,000 SF across 3 buildings (11, 12 & 20). The remaining 11 buildings opportunities range in size from 40,000 to 350,000 which cover the remainder of the site are in planning. Currently, Majestic plans to start construction on another 4 of the remaining buildings (115, 19, 21 & 22) in the 4th quarter of 2022.

Majestic Freeway Business Center

A 203 acre master-planned business park with just under 4M SF of state-of-the-art industrial space underway



**MAJESTIC FREEWAY
BUSINESS CENTER**





Proposed Development

Petersburg/Prince George County

Projected Construction

Improvements:

\$108,993,516

*Projection includes on-site/off-site work, building costs, and tenant improvements

Projected Jobs Created:

1,685

*Projection based on T&B Planning Inc.'s estimate for a typical Majestic Business Park with warehouse/distribution uses.



Building #	Building Name	Building Area (sq ft)	Building Type	Building Use	Building Value (\$)	Building Jobs Created	Building Jobs Lost	Building Jobs Net	Building Jobs Total
1	Building 1	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
2	Building 2	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
3	Building 3	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
4	Building 4	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
5	Building 5	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
6	Building 6	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
7	Building 7	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
8	Building 8	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
9	Building 9	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
10	Building 10	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
11	Building 11	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
12	Building 12	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
13	Building 13	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
14	Building 14	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
15	Building 15	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
16	Building 16	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
17	Building 17	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
18	Building 18	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
19	Building 19	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
20	Building 20	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
21	Building 21	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
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23	Building 23	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
24	Building 24	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
25	Building 25	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
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54	Building 54	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
55	Building 55	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
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97	Building 97	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
98	Building 98	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
99	Building 99	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685
100	Building 100	253,500	Warehouse	Warehouse	25,350,000	1,685	0	1,685	1,685

Source: T&B Planning Inc. 2010



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

March 31, 2023

Mr. Andre M. Greene
Planner II - Prince George County
P.O. Box 68
Prince George, VA 23875

**SUBJECT: Rives Road Industrial Site – Chapter 527 Traffic Impact Analysis (TIA)
SR 629 Rives Road**

Dear Mr. Greene:

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the Chapter 527 TIA dated 11-17-22 received at the Petersburg Residency on 11-22-22 and the 3-6-23 responses to VDOT's comments received on 3-20-23 and finds the TIA acceptable. As was stated in the response letter, the project does not meet the Chapter 527 TIA regulatory threshold of 5,000 VPD and is not subject to the Chapter 527 requirements. VDOT has reviewed the additional information provided in the response letter and concurs with the recommendations and conclusions provided in the response.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul F. Hinson".

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

Cc: Crystal Smith, VDOT
Dianna Bryant, VDOT
Todd Cage, VDOT
Eric Strohacker, GLS
Nick Walker, Roslyn Farms
Tom Cozzolino, Majestic Reality
Jason Lurie, Majestic Reality



March 6, 2023

Mr. Andre Greene
Prince George County
6602 Courts Drive
Prince George, Virginia 23875

Re: Rives Road Industrial Site – Response to Comments / Revised Analysis
Prince George County, Virginia

Mr. Greene,

This letter report is in response to VDOT Traffic Impact Analysis review of the proposed industrial development to be located on Rives Road in Prince George County, Virginia. The purpose of this letter report is to provide responses to all review comments and a revised analysis for review of the current plan of development.

Response to Comments

Refer to Appendix A for the VDOT review comments. As part of this letter report, responses have been provided for each VDOT comment. Refer to the following for each comment/response:

1. **Comment:** The threshold for the requirement for a VDOT Chapter 527 TIA is 5,000vpd. The TIA scoping form submitted included a convenience store use that was not included in the final development plans. Accordingly, the projected trip generation data fell below the 5,000vpd regulatory requirement for a Chapter 527. VDOT's review of the TIA for the proposed project has identified off-site issues that may impact the operation of adjacent roadways. VDOT has also had discussions with the applicant concerning the proposed uses included in the TIA and the applicant has indicated they would be amending the proposed uses to include some additional ITE categories. VDOT is requesting that the applicant consider providing the requested analysis of off-site areas to assist the locality in evaluating the potential impacts of the project. **Response:** We are in agreement that a Chapter 527 TIA is no longer required as part of the approval process for the proposed site. Land use changes to the proposed plan of development have been finalized to include 1,768,460sf of industrial uses for ITE Land Use 155. Based on an ITE analysis (11th Edition) this land use and density is expected to generate 3,364 total site trips on a typical weekday. Therefore, changes to the plan from a 150 ITE Land Use to a 155 ITE Land Use is not expected to generate enough site trips to require a Chapter 527 TIA. The revised analysis provided in this letter report takes into account impacts at the proposed site drive on Rives Road. All off-site intersection analyses required as part of the Chapter 527 scoping document are no longer part of the evaluation of development traffic impacts.
2. **Comment:** Land Use Code (LUC) 150 (Warehousing) has a higher percentage of truck traffic as part of the trip generation (15% of AM trips, 11% of PM trips). These percentages should be reflected in the analysis. **Response:** The revised analysis of the proposed site drive has been adjusted to reflect a higher truck percentage for LUC 155. With the change in land use from 150 to 155 the heavy vehicle percentages have been adjusted to 20% for AM trips; 25% for PM trips.

3. **Comment:** Please confirm that LUC 150 is the appropriate land use for all of the buildings on this site. The number of trips does not seem to match the number of parking spaces being proposed. It has also been discussed that additional LUC's such as 156 or 155 should be included as allowable uses for a portion of the site. Revise trip generation and traffic data accordingly. **Response:** The plan of development has been adjusted to reflect a change from the LUC 150 to an LUC 155. All numbers have been adjusted to reflect the change of land use for the proposed site. Refer to the revised analysis in this report for results of the analysis.
4. **Comment:** Safety analysis for the I-95 ramp intersections, which was requested during the scoping meeting, was missing from the study. There are existing sight distance constraints, especially for the SB off ramp intersection. The existing issues and deficiencies need to be identified and documented in the TIA along with the potential impacts on safety from the increased traffic volumes, especially truck traffic. **Comment:** Due to the change from the originally scoped Chapter 527 TIA requirement, the revised traffic study focuses only on the proposed site drive on Rives Road. Analysis of off-site intersections are no longer required as part of the site evaluation of traffic impacts.
5. **Comment:** The Synchro network is split up into three different sections. The Rives Road/US 301 intersection is only 0.5 miles away from the I-95 interchange, and should be modeled as one continuous network. **Response:** The revised study provides analysis of the proposed site drive on Rives Road. **Response:** Due to the change from the originally scoped Chapter 527 TIA requirement, the revised traffic study focuses only on the proposed site drive on Rives Road. Analysis of off-site intersections are no longer required as part of the site evaluation of traffic impacts.
6. **Comment:** Please include signal timings used at the Rives Road / US 301 intersection. **Response:** Due to the change from the originally scoped Chapter 527 TIA requirement, the revised traffic study focuses only on the proposed site drive on Rives Road. Analysis of off-site intersections are no longer required as part of the site evaluation of traffic impacts.
7. **Comment:** The future site access intersection should not be coded as signalized in the Existing 2021 Synchro files. **Response:** The revised study provides analysis of the proposed site drive location under buildout conditions exclusively. Therefore, analysis of existing traffic conditions is not part of this submittal.
8. **Comment:** Minimum initial timings at the US 460 / Route 630 intersection do not match the timing plan (all Synchro files). **Response:** Due to the change from the originally scoped Chapter 527 TIA requirement, the revised traffic study focuses only on the proposed site drive on Rives Road. Analysis of off-site intersections are no longer required as part of the site evaluation of traffic impacts.
9. **Comment:** The Synchro analysis indicates that under existing conditions the SB off ramp has a queue length of only 149ft during the PM peak hour. However, field observation conducted by VDOT staff shows that the maximum queue quite a few times extends to the physical gore area which is over 800ft. The Synchro PM models need to be calibrated to match the field conditions with the results regenerated. **Response:** Due to the change from the originally scoped Chapter 527 TIA requirement, the revised traffic study focuses only on the proposed site drive on Rives Road. Analysis of off-site intersections are no longer required as part of the site evaluation of traffic impacts.

10. **Comment:** The signal warrant analysis was not conducted correctly. A condition (56% volume threshold) under Warrant 7 – Crash Experience was used to meet the signal volume warrant. However, the site driveway will be a new intersection that shows no crash history and therefore, Warrant 7 will not be applicable in this case. **Response:** The proposed site drive has been analyzed as an unsignalized intersection under buildout peak hour traffic conditions. Analysis of traffic signal warrants has not been provided in the revised study.

Revised Analysis

Based on the VDOT review, a revised analysis has been completed to assess traffic impacts at the intersection of Rives Road and Site Drive as a result of the VDOT comments and the change in plan for the proposed site.

Based on current plans, the site will develop 1,768,460sf of industrial uses (High Cube Fulfillment – ITE Land Use Code 155) at buildout of the site. A trip generation analysis based on the Institute of Transportation Engineers Trip Generation Manual (11th Edition) indicates the site will generate 3,364 vehicles per day (vpd) on a typical weekday, 265 vehicles per hour (vph) during the AM peak hour (215 enter, 50 exit), and 283vph during the PM peak hour (110 enter, 173 exit).

Existing (2021) peak hour traffic conditions; Background (2027) peak hour traffic conditions; site distribution percentages were obtained from the original TIA submittal and included in the revised analysis. Refer to Figure 1, Figure 2, and Figure 3 in Appendix B for the existing (2021) peak hour traffic conditions, background (2027) peak hour traffic conditions, and site distribution percentages, respectively.

Revised total site trips have been determined by utilizing trip generation numbers and site distribution percentages. Refer to Figure 4 in Appendix B for the revised total peak hour site trips. Revised buildout (2027) peak hour site trips have been determined by combining background (2027) peak hour site trips with revised total peak hour site trips. Refer to Figure 5 in Appendix B for the revised buildout (2027) peak hour traffic conditions.

Analysis of buildout traffic conditions has been conducted based on methodologies presented in the original TIA submittal. Refer to Table 2 for results detailing analysis results for the intersection of Rives Road and Site Drive. Refer to Appendix C for computer printouts of buildout peak hour traffic analyses.

TABLE 1
Analysis Summary
Rives Road and Site Drive

Intersection	Control	Lane Group ⁴	Available Storage ¹	Lane LOS	AM Peak Hour Lane Delay (sec/veh)	Lane Queue (ft) ^{2,3}	Lane LOS	PM Peak Hour Lane Delay (sec/veh)	Lane Queue (ft) ^{2,3}
1. Rives Road (E/W) and Site Drive (N/S)	Stop	NBL	200	D	27.9	68	F	79.1	184
	Stop	NBTR	-	B	11.1	50	B	12.0	123
		EBL	200	A	8.6	53	A	9.1	44
		WBL	200	A	8.6	71	A	8.7	59
	Stop	SBL	200	C	24.3	20	D	30.3	52
	Stop	SBTR	-	B	11.2	45	B	12.8	77

NOTES

- (1) – Indicates continuous lane.
- (2) Queues are maximum observed queues as reported by SimTraffic.
- (3) + Indicates upstream queue blockage.
- (4) **Bold** denotes lane improvement.

Analysis of buildout conditions with two way stop traffic control indicates that under PM peak hour traffic conditions the northbound left turn movement is expected to operate at LOS F; however, the northbound left turn movement is expected to operate with a volume to capacity ratio at acceptable levels (less than 0.9). This side street movement is considered the most critical movement for site traffic with 63% of site traffic exiting the proposed site.

Recommendations

Based on analysis results, it is recommended to provide the following turn lane improvements for the intersection of Rives Road and Site Drive:

1. Construct an eastbound left turn lane with a 200ft storage capacity; construct an eastbound right turn lane with a 200ft storage capacity,
2. Construct a westbound left turn lane with a 200ft storage capacity,
3. Construct a northbound left turn lane with a 200ft storage capacity; construct a northbound through-right lane,
4. Construct a southbound left turn lane with a 200ft storage capacity; construct a southbound through-right lane,

Please call or email with any additional information needs and/or questions as part of the continued review process for this project.

Sincerely,
Green Light Solutions, Inc.



Erich Strohhacker, PE
President



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 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, April 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial / Industrial" land uses.

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>.

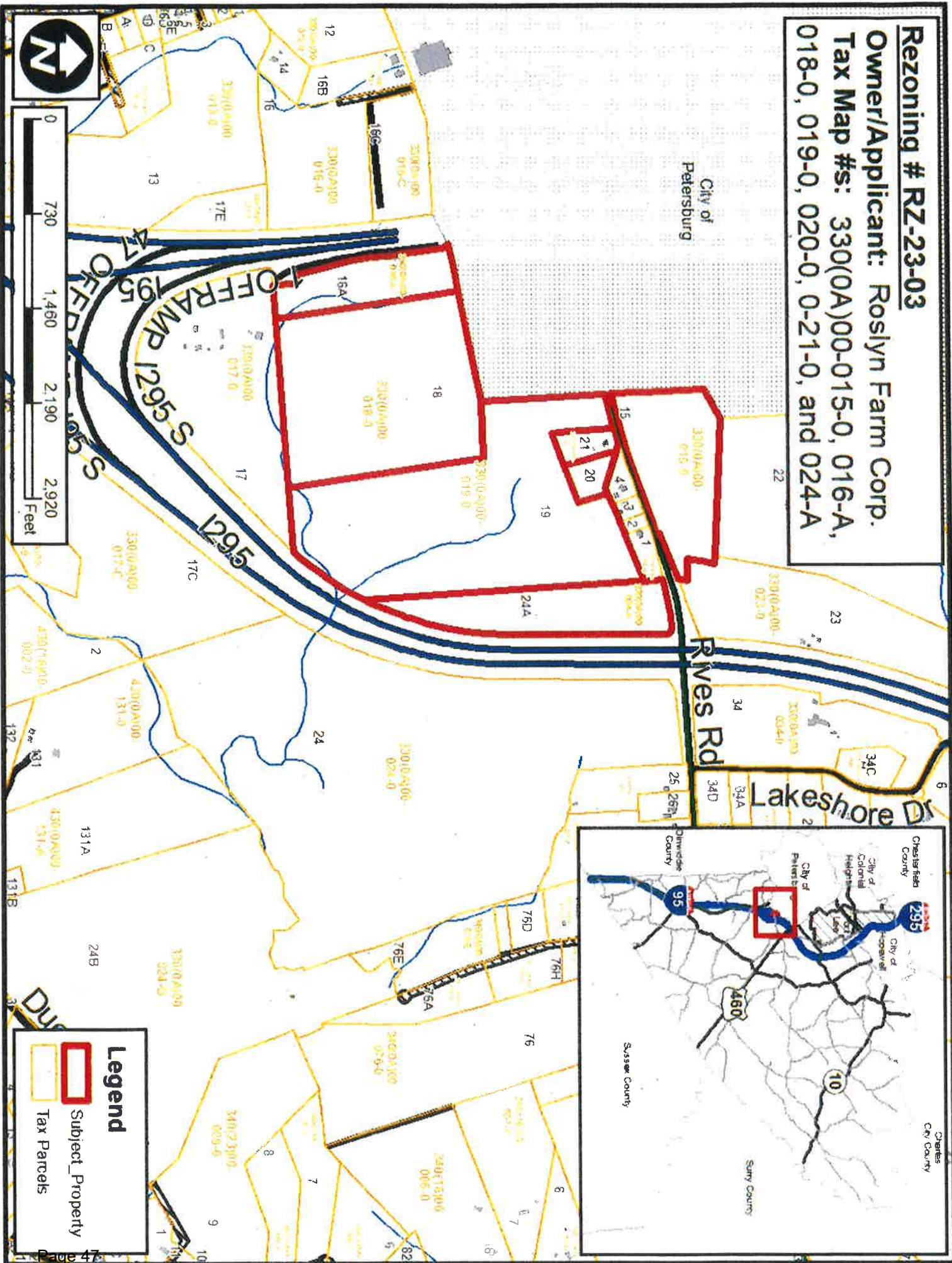
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in blue ink that reads "Andre Greene".

Andre Greene
Planner II

Owner/Applicant: Roslyn Farm Corp.
Tax Map #s: 330(0A)00-015-0, 016-A,
018-0, 019-0, 020-0, 0-21-0, and 024-A

City of
Petersburg

HILL JAMES
3315 RIVES RD
SOUTH PRINCE GEORGE, VA 23805

GIVENS SHIRLEY H ET ALS
3219 RIVES RD
SOUTH PRINCE GEORGE, VA 23805

BALLARD CHRISTOPHER R & BISH
ASHLEY N
3215 RIVES RD
SOUTH PRINCE GEORGE, VA 23805

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

MAT DEVELOPMENTS LLC
265 PEMBROKE CT
RICHMOND, VA 23238

LIPCHAK GEORGE G II
10801 TIMBER RD
SOUTH PRINCE GEORGE, VA 23805

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS, VA 23834

PERKINS SPENCER V JR ET ALS
1113 FT HAYES DR
SOUTH PRINCE GEORGE, VA 23805

MCQUEEN BROTHERS LLC C/O JACOB
MCQUEEN
402 HOWLE AVE
CHARLESTON, SC 29412

PINKLETON RANDY F
3050 COURTLAND RD
SOUTH PRINCE GEORGE, VA 23805

HB PROPERTY ASSOCIATES LLC
8544 CULFOR CRES
NORFOLK, VA 23503

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

Director of Planning, City of Petersburg
Dept. of Community Development
135 N Union Street
Petersburg, VA 23803

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial / Industrial" land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit "Buildings or uses for local governmental purposes" within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Public / Semi-Public" land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 10

SPECIAL EXCEPTION REQUEST – SE-23-04
PLANNING COMMISSION STAFF REPORT – April 27, 2023

RESUME

APPLICANT: County of Prince George – Department of General Services
(Dean Simmons, Director)

PROPERTY OWNER: County of Prince George

REQUEST: Special Exception for “Buildings and uses for local government purposes”, to allow the new County Convenience Center to be developed and operate on the County-owned property known as the “Yancey Tract”.

STAFF RECOMMENDATION: Staff recommends Approval, subject to the recommended conditions.

STAFF REPORT CONTENTS/

ATTACHMENTS

1. Resume
2. Sample Motions
3. Draft Ordinance for Board of Supervisors
4. Staff Report
5. Copy of the Application with Attachments
6. APO letter, map, mailing list, and newspaper ad

Sample Motions

APPROVE:

"I move to forward request SE-23-04 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, 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 SE-23-04 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request SE-23-04 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request SE-23-04 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

DRAFT 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
Marlene J. Waymack
Floyd M. Brown, Jr.
Alan R. Carmichael

Vote:

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to the County of Prince George, and/or its contractors, agents and assigns, for a Convenience Center on the Tax Parcel currently identified as 350(0A)00-046-0.
2. The Convenience Center land use shall be consistent with the definition contained in the Virginia Solid Waste Management Regulations within the Code of Virginia, as amended.
3. The hours of operation for the Convenience Center shall be between 7 a.m. and 6 p.m.
4. The development of the Convenience Center shall be in general conformance with the location and layout depicted on the conceptual plan submitted with the application materials.

5. The Convenience Center site shall be entirely fenced in, with gate(s) locked after close of operations each day.
6. All waste and recycling materials and storage containers shall be located a minimum distance of 150 feet from all property lines.
7. The County shall maintain a vegetative buffer, including trees and shrubs, around the perimeter of the Convenience Center, which shall be sufficient to effectively screen, contain and separate the on-site activities from adjacent properties under private ownership.
8. The primary access drive for the facility shall be located on East Quaker Road and the gate shall be located a sufficient distance from the right-of-way so that a commercial vehicle can pull up to the gate without extending into East Quaker Road.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing April 27, 2023

SE-23-04 – New County Convenience Center

Applicant: PG County – Dept. of General Services (Dean Simmons)

Case Manager: Tim Graves - (804)722-8678

I. Request

The Department of General Services is requesting a special exception to allow the new County Convenience Center to be developed and operate on the County-owned property known as the “Yancey Tract”.

The special exception process includes a public hearing, which offers the public an opportunity to provide input on the Board’s desired location for this convenience center.

II. Property

Location: Corner of PG Dr. & East Quaker Rd.

Zoning District: Residential Agricultural (R-A)

Tax Map: 350(0A)00-046-0

Current Use(s): Vacant

Site Size: 7 acres +/- (175 acres parcel)

Comp Plan Land Use: Public / Semi-Public

Legal Owner: County of Prince George

Planning Area: Prince George Planning Area

RE Taxes Paid?: N/A

Previous Zoning Cases: No conditional zoning cases

Figure 1: Aerial view of request property

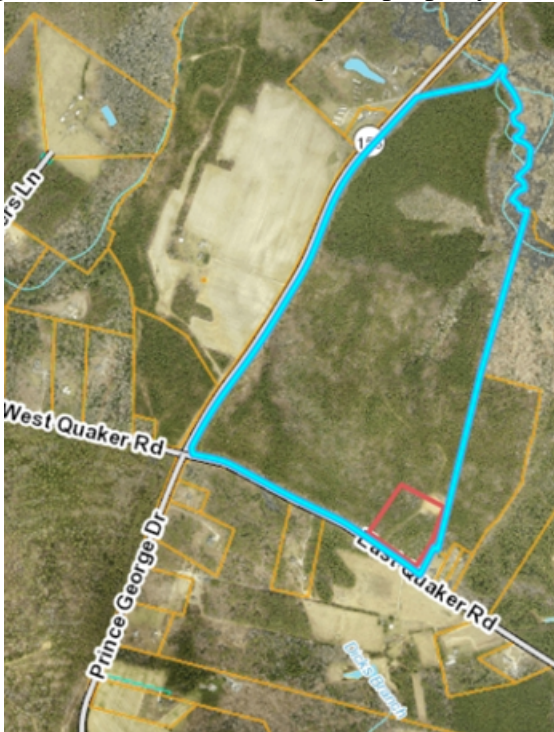


Figure 2: Street view of entrance (2013)



III. Meeting Information

Planning Commission Public Hearing: April 27, 2023

Board of Supervisors Public Hearing: May 23, 2023 (Tentative)

IV. Background

In 2018, the Board of Supervisors began evaluating possible locations in the County for an additional Convenience Center to provide residents with an additional facility to drop off household trash and recycling so it can be collected on-site and then taken off-site for disposal.

The County operates an existing full-time convenience center at the Union Branch location and limited-hours drop-off site behind the Burrowsville Library.

Over the next several years, the Board evaluated all of the possible county-owned properties which could accommodate such a facility and decided upon the “Yancey Tract” as the best location.

At one time, the County approved a Special Exception in 2007 for other local government purposes on the property, with a Master Plan that included schools, sports fields, a library and a community center, with the primary entrance on Prince George Drive, however this plan is not being pursued at this time.

The Yancey Tract is a large 175-acre property which offered multiple possible sites for the new facility, which is approximately 7 acres in size including the access roads, internal roads, infrastructure and perimeter trees. The County contracted with engineering firm Guernsey Tingle to design the new facility and evaluate the best location on the property after taking into account factors such as access, cost and separation from adjacent private properties.

V. Applicant Proposal

Applicant Dean Simmons, Director of General Services Department of Prince George County, provided the following details about the facility in the application materials:

A Convenience Center is a location where county residents can bring their household trash so that it be can disposed of without harm to the natural resources of Prince George County.

The Board would like to provide residents the opportunity and convenience of disposing of household trash in a more central location within the County.

This site was chosen for its location and is the only property located close to District Two county residents. This property is owned by Prince George County and no other property could be located within the target area.

This site will provide all the same trash disposal options as the County’s current Union Branch Convenience Center. This site will be upgraded to include improved traffic flow, compactors so that trash can be compacted for more efficient transportation options and more recycling opportunities.

VI. Exhibits

Exhibit 1 – Photo example



Exhibit 2 – Conceptual plan prepared by engineering firm contracted by Prince George County



Exhibit 3 – Aerial view of area including subject property (blue outline) and development area (red outline)

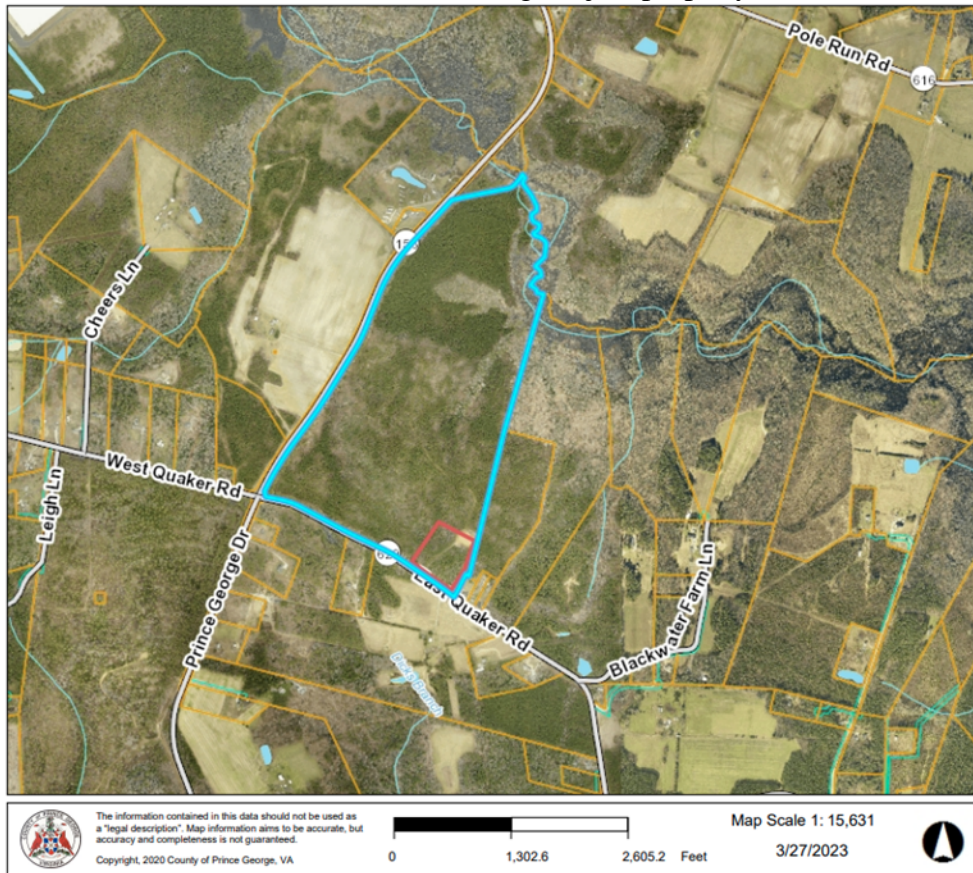


Exhibit 4 – Zoning Map

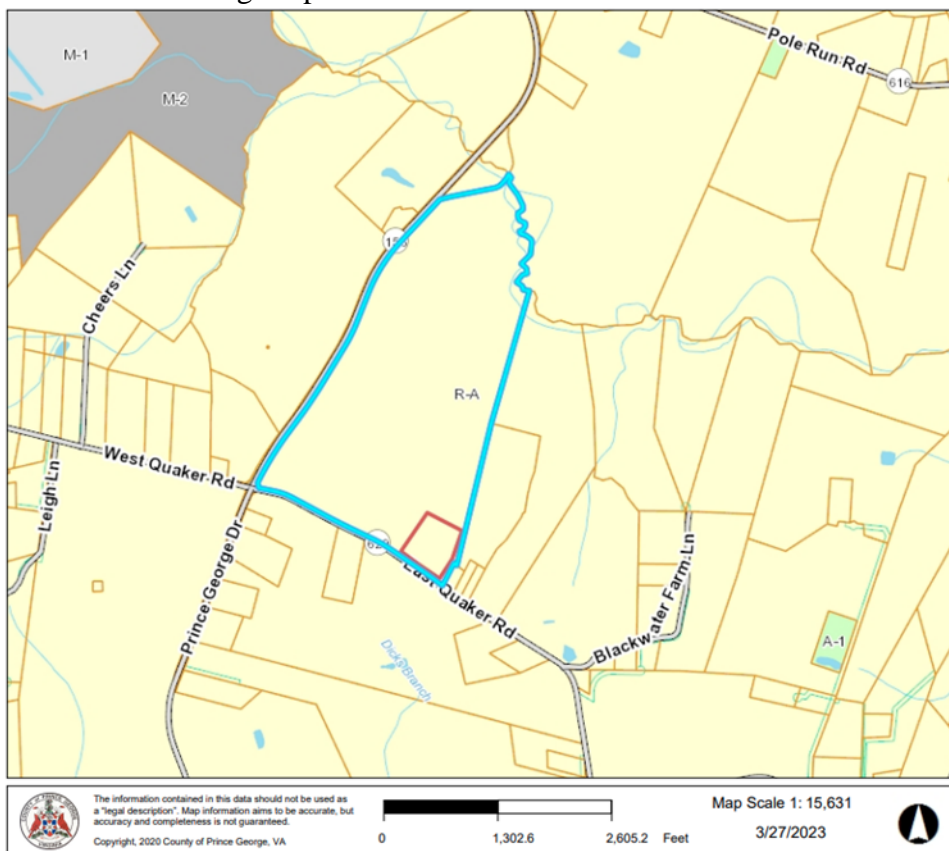
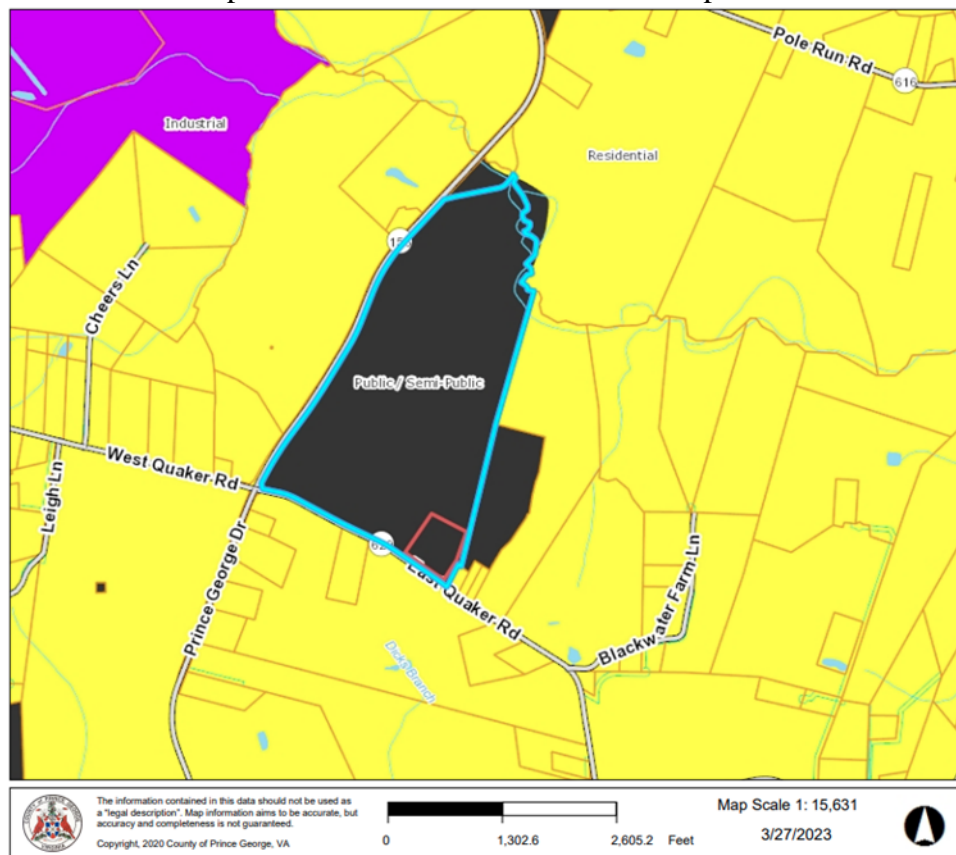


Exhibit 5 – Comprehensive Plan Future Land Use Map



VII. Planning and Zoning Review Comments

1. The desired land use, a “Convenience Center” is permitted by special exception under the enumerated land use “Buildings or uses for local governmental purposes” pursuant to Section 90-103(35).
2. The term Convenience Center is defined in the Virginia Solid Waste Management Regulations within the Code of Virginia as *“a collection point for the temporary storage of solid waste provided for individual solid waste generators who choose to transport solid waste generated on their own premises to an established centralized point, rather than directly to a disposal facility. To be classified as a convenience center, the collection point may not receive waste from collection vehicles that have collected waste from more than one real property owner. A convenience center shall be on a system of regularly scheduled collections.”*
3. A convenience center is distinct from a “Transfer Station”, which accommodates collection vehicles, and a “Landfill” which engages in the disposal of the waste. These activities will not occur on this property.
4. A *Special Exception* is defined in the Zoning Ordinance as *“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.”* ---- The proposed activities do appear to be consistent with the definition of a Special Exception, so long as the approval is subject to reasonable conditions. Planning & Zoning staff therefore has recommended appropriate conditions.
5. Expected impacts and mitigation for this request
 - a. Traffic: Regular traffic in and out of the facility during business hours – Mitigation: The entrance location has been designed to avoid the need for any turn lanes. These requirements will be evaluated and confirmed at the time of Site Plan review if not sooner.

- b. Visual: Presence of dumpsters and waste collection materials – Mitigation: visual screening from the road and adjacent properties using perimeter fencing and vegetation.
 - c. Noise: Sounds from compactors, dumping of materials into containers, and waste collection materials retrieving collected materials – Mitigation: All containers will be located at least 150 feet from adjacent property lines and a vegetative buffer including trees (variable depth) will surround the facility on all sides.
 - d. Odor: Odor from waste materials and collection containers. – Mitigation: All containers will be located at least 150 feet from adjacent property lines and a vegetative buffer including trees (variable depth) will surround the facility on all sides. All containers will be emptied on a regular basis which should prevent any significant accumulation of odors outside of the facility.
6. Surrounding land uses are primarily Public (land owned by the County, Agricultural (across the street) and there are limited adjacent residential uses located at 9511, 9517 and 9523 East Quaker Road.
 7. Is this request compatible with surrounding uses and zoning districts?: Yes, because of separation from adjacent uses.
 8. Is this request consistent with the Comprehensive Plan?: Yes, because the Future Land Use Map indicates this property is planned for Public / Semi-Public uses.
 9. Traffic impacts have been considered and no Chapter 527 TIA is required. Turn lanes may be required if warranted during Site Plan review, however, VDOT has indicated that turn lanes may not be warranted based on experience with similar development.
 10. All design requirements will be reviewed at the time of Site Plan, including stormwater management regulations, and including entrance requirements such as the need for any turn lanes. VDOT has stated that it is not anticipated that turn lanes will be required. This will be confirmed at the time of Site Plan review, at the latest.

VIII. Supplemental Staff Review Comments

Building Inspections Division – *Charles Harrison III, Building Official*

1. Any structures erected on this property not meeting the exemption criteria of Sections 102.3/108.2 of the VUSBC will be required to be permitted and meet all provisions of the VUSBC. The new facility will not be granted occupancy or usage until all requirements of the VUSBC and additional laws and ordinances of Prince George County are satisfied.

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

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. Based upon experience with similar type projects, it is not anticipated that any turn lanes will be warranted.
2. A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards.
3. The concept plan shows a partial widening of the roadway along the site frontage. VDOT does not support partial roadway widening. It is suggested that the entire roadway from Prince George Drive to the site entrance be proposed for widening if a wider roadway is desired. A commercial entrance with the 12' setback and 4 to 1 tapers would provide a wider entrance for easier access than the entrance and pavement widening shown on the concept plan.
4. The proposed access gate must be a sufficient distance from East Quaker Road so that a vehicle can pull up to the gate and not extend into East Quaker Road.
5. VDOT has no objection to the proposed special exception.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

1. Land disturbance associated with this project in excess of 10,000 sq. ft. will require a Land Disturbance Permit issued by Prince George County.

2. Land disturbance associated with this project which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.
3. Further comments will be reserved for Site Plan submission and review.

Economic Development – *Yoti Jabri, Economic Development Director*

1. The property is not located in the Enterprise Zone or Tourism Zone.

The departments below reviewed this request and had no comments.

Real Estate Assessor – *Randall Horne, Senior Real Estate Appraiser*

Utilities Department – *Rachael Lumpkin, Utility Project Engineer*

The departments below received a copy of this request and did not provide comments.

Fire & EMS Department – *Paul Beamon, Chief*

Virginia Department of Health - *Alice Weathers, Environmental Health Specialist*

Police Department / Sheriff's Department – *Harold Shreves*

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.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Staff recommends Approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The County explored all publically owned land options in the County and this is the most appropriate location on the most strategically located property.
2. The applicant's request appears to be compatible with current and future surrounding land uses.
3. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
4. Staff has recommended the below 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 (Dean Simmons, Director of General Services) has reviewed and supports these conditions.

XI. Recommended Conditions

1. This Special Exception is granted to the County of Prince George, and/or its contractors, agents and assigns, for a Convenience Center on the Tax Parcel currently identified as 350(0A)00-046-0.
2. The Convenience Center land use shall be consistent with the definition contained in the Virginia Solid Waste Management Regulations within the Code of Virginia, as amended.
3. The hours of operation for the Convenience Center shall be between 7 a.m. and 6 p.m.
4. The development of the Convenience Center shall be in general conformance with the location and layout depicted on the conceptual plan submitted with the application materials.

5. The Convenience Center site shall be entirely fenced in, with gate(s) locked after close of operations each day.
6. All waste and recycling materials and storage containers shall be located a minimum distance of 150 feet from all property lines.
7. The County shall maintain a vegetative buffer, including trees and shrubs, around the perimeter of the Convenience Center, which shall be sufficient to effectively screen, contain and separate the on-site activities from adjacent properties under private ownership.
8. The primary access drive for the facility shall be located on East Quaker Road and the gate shall be located a sufficient distance from the right-of-way so that a commercial vehicle can pull up to the gate without extending into East Quaker Road.

Exen Gov SE-23-0024



SPECIAL EXCEPTION 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 #:

SE-23-04

DATE SUBMITTED:

RECEIVED

FEB 23 2023

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Yancey Convenience Center

REQUEST PROPERTY ADDRESS / LOCATION:

Corner of PG Drive & East Quaker Rd.

REQUEST TAX MAP PIN(S): (List all)

3500A)00-046-0

AFFECTED ACREAGE
(Each parcel):

TBD 4.3 acres

ENTIRE PARCEL (Y / N
- Each parcel):

175

ATTACHMENTS (Check if Attached; * = Required):

☐ APPLICANT STATEMENT* (Specify goals, details, etc.)

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☒ ADDITIONAL ATTACHMENTS:

☐ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S):

Dean Simmons / County of Prince George

MAILING ADDRESS: (Incl. City, State, Zip):

P.O. Box 68, Prince George, Va 23875

E-MAIL:

dsimmons@princegeorgecountyva.gov

PHONE:

(804) 722-0775

NAME(S): If different than owner:

Dean Simmons

RELATION TO OWNER:

Director, General Services Department

MAILING ADDRESS: (Incl. City, State, Zip):

Same

E-MAIL:

Same

PHONE:

Same

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

R-A

LAND USE(S) CODE REFERENCE(S):

90-103(35)

FEE DUE:

Special Exception: \$700
Special Exception Home Occ: \$350

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

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:

NAME:

SIGNED:

SIGNED:

DATE:

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Subscribed and sworn before me this

23rd

day of

Feb.

, 20

23.

Notary Public

My Commission expires:

April 30, 2023



**INVOICE (INV-00003869)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT

PRINCE GEORGE COUNTY
6450 ADMINISTRATION DR, PRINCE GEORGE,
VA 23875



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00003869	03/14/2023	04/13/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-23-0024	PGC Special Exception Request	\$700.00
SUB TOTAL		\$700.00

REMITTANCE INFORMATION

Prince George County, VA
6602 Courts Drive
P.O. Box 68
Prince George, VA 23875

TOTAL **\$700.00**

County of Prince George, Virginia
Department of General Services
6400 Courthouse Road, Building 10
Prince George, Virginia 23875
www.princegeorgecountyva.gov



Dean Simmons
Director – Department of General Services
Phone: (804) 722-0775
Email: dsimmons@princegeorgecountyva.gov

MEMORANDUM

To: Tim Graves, Planning Division
From: Dean Simmons, Director of General Services
Date: February 23, 2023
Re: Special Exception – Yancey Property Convenience Center

Tim,

I have completed the application for a Special Exception of a Convenience Center to be located on the Yancey Property.

A Convenience Center is a location where county residents can bring their household trash so that it be can disposed of without harm to the natural resources of Prince George County.

The Board would like to provide residents the opportunity and convenience of disposing of household trash in a more central location within the County.

This site was chosen for its location and is the only property located close to District Two county residents. This property is owned by Prince George County and no other property could be located within the target area.

This site will provide all the same trash disposal options as the County's current Union Branch Convenience Center. This site will be upgraded to include improved traffic flow, compactors so that trash can be compacted for more efficient transportation options and more recycling opportunities.

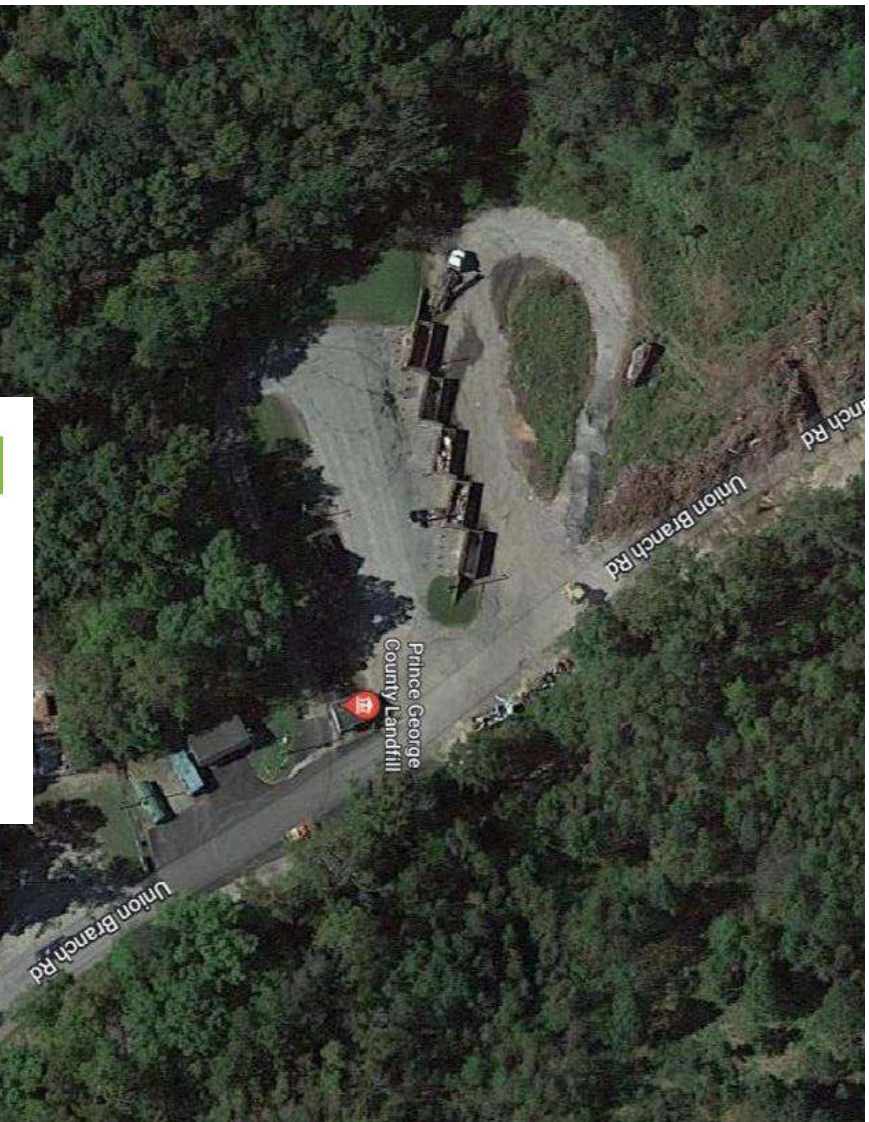
If further information is needed, please don't hesitate to contact me at your convenience.

Respectively,

Dean Simmons

Dean Simmons
Director of General Services

Prince George County Convenience Center



Prince George Convenience Center



Union Branch

- Features:
 - Scale
 - Household Waste
 - Yard Waste
 - Construction Materials Waste
 - Recycling
 - Electronics
 - Haz Mat Collection

New convenience center to operate with similar services

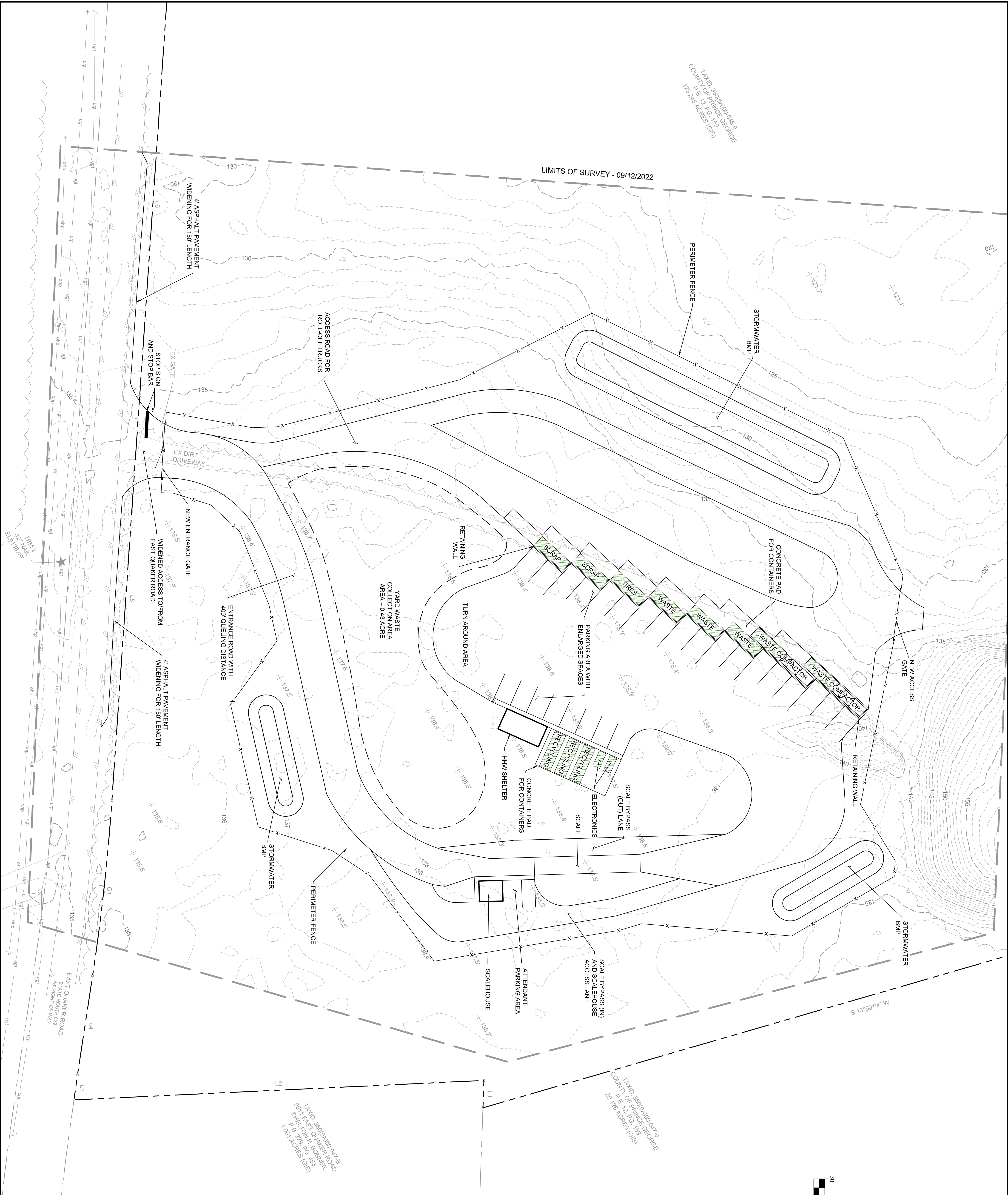
Create layout to operate and function more efficiently than Union Branch.



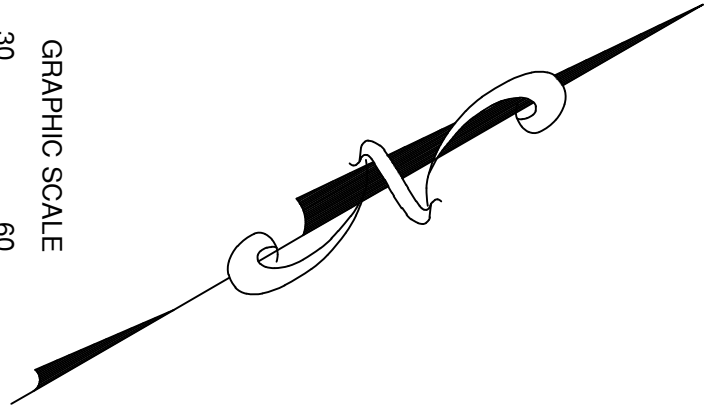
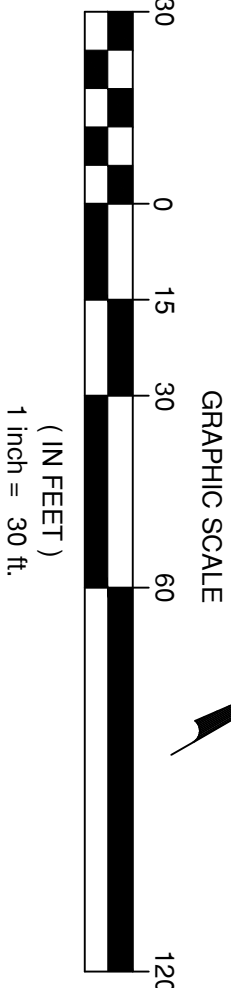
Selected Location C:

- Creates opportunity for future development and county uses on remainder or property.
- Maintains good screening from roadways and adjacent properties.
- VDOT: preliminarily no turn lanes or roadway widening needed. County may desire to widen roadway from entrance to the intersection for better maneuverability approx. 2000 LF from intersection. East Quaker Road is narrow, approximately 20 ft wide roadway.
- 3 Phase electrical service will need to be upgraded along E. Quaker Rd. from Prince George Dr. to the new site location.
- There are no public water and sewer utilities. New wells for water services and drainfields or pump-and-haul for sanitary will be necessary.





- NOTES:
- SERVICES PROVIDED (SIMILAR TO UNION BRANCH):
 - 3 SOLID WASTE CONTAINERS
 - 3 SOLID WASTE CONTAINERS
 - 2 SCRAP METAL CONTAINERS
 - 1 TIRES CONTAINER
 - 2 ELECTRONICS CONTAINERS
 - 3 RECYCLING CONTAINERS
 - 15X30' HOUSEHOLD HAZARDOUS WASTE SHELTER
 - 24 PARKING SPACES PROVIDED FOR CUSTOMERS, 2 SPACES PROVIDED FOR EMPLOYEES.
 - ROLL-OFF TRUCKS TO ACCESS RECYCLING AND ELECTRONICS CONTAINERS FROM PARKING AREA.
 - RETAINING WALL HEIGHT TO BE 5'-0" WITH A 42" PARAPET FOR SAFETY.



<div>DESIGNED BY: AST</div> <div>DRAWN BY: AST</div> <div>CHECKED BY: AST</div> <div>SCALE: 1" = 30'</div> <div>DATE: JAN 2023</div> <div>PROJECT NUMBER: 018267.0000.0000</div>		<div>REVISIONS</div> <div>CONCEPTUAL PLAN</div> <div>EAST QUAKER ROAD CONVENIENCE CENTER</div> <div>COUNTY OF PRINCE GEORGE, VIRGINIA</div>	<div></div> <div>629 Phoenix Drive, Suite 100 Virginia Beach, VA 23452 757-300-2596 www.trccompanies.com</div> <div><div><div>• Richmond, VA</div><div>• Blacksburg, VA</div><div>• Charlottesville, VA</div></div><div><div>• Hampton Roads, VA</div><div>• Raleigh, NC</div><div>• Fayetteville, NC</div><div>• Northern Virginia</div></div></div>
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County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 12, 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, April 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit "Buildings or uses for local governmental purposes" within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Public / Semi-Public" land uses.

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.

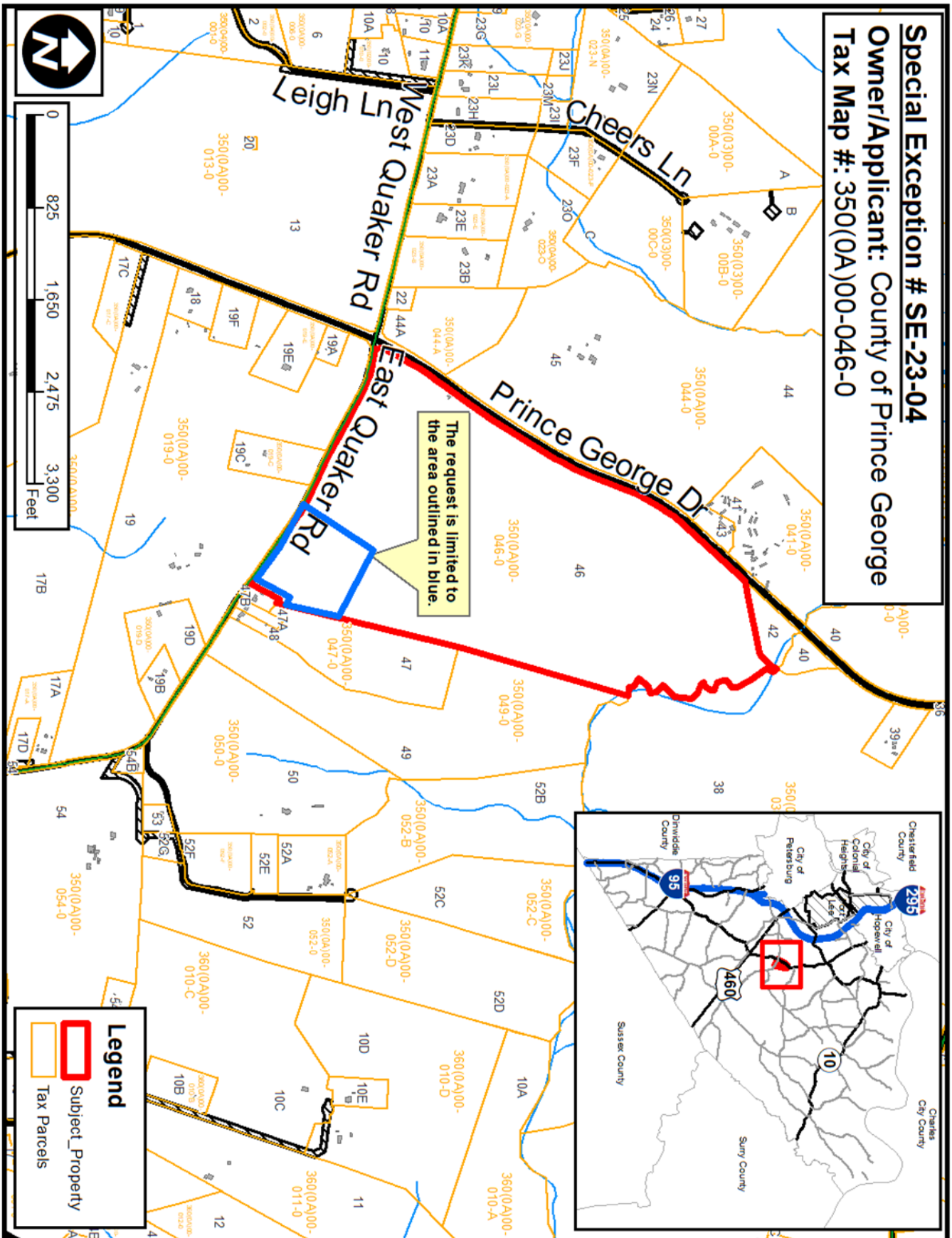
Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner

Special Exception # SE-23-04

Owner/Applicant: County of Prince George
Tax Map #: 350(0A)00-046-0



CAMP S V ET ALS C/O GAIL B CAMP
18466 PLANK RD
COURTLAND, VA 23837

GLAZIER TROY & CHRISTOPHER L ET ALS
9321 PRINCE GEORGE DR
DISPUTANTA, VA 23842

BOWEN LEWIS F JR REVOCABLE TRUST
PO BOX 339
PRINCE GEORGE, VA 23875

GLAZIER SAMUEL E & KELLI W
9400 E QUAKER RD
DISPUTANTA, VA 23842

GLAZIER CHRISTOPHER L & CLAUDIA C
9600 E QUAKER RD
DISPUTANTA, VA 23842

BROCKWELL TIMOTHY L
8611 POLE RUN RD
DISPUTANTA, VA 23842

BINFORD WILLIAM F JR REVOC TR C/O
JANET HOLLOWAY
12835 FAIRWOOD RD
SOUTH PRINCE GEORGE, VA 23805

CLAYTON-MANNING MOBILE HOME
ESTATES
4215 BAILEYS RIDGE BLVD
PRINCE GEORGE, VA 23875

SPEARS DONALD B & RUBY A
8700 PRINCE GEORGE DR
DISPUTANTA, VA 23842

COX AMY L & JACK K JR
9000 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

BONNER SHELTON R & PATE RENNA L
9511 E QUAKER RD
DISPUTANTA, VA 23842

PETTAWAY LORRAINE & KIMBERLY J ET
ALS
9517 E QUAKER RD
DISPUTANTA, VA 23842

GLAZIER JAMES L
9610 N VERLINDA CT
RICHMOND, VA 23237

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-RZ-23-02: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC 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 Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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 5:00 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>.

Tim Graves
Planner
(804)722-8678

Begin

TAB 11

March 28 Meeting Recap

Board of Supervisors Recognizes Mrs. Erma Brown and Mr. Floyd M. Brown, Sr. for Their Service to Prince George County

The Board of Supervisors at its March 28 meeting approved on consent and presented commendations to Mrs. Erma Brown and Mr. Floyd M. Brown, Sr. for their service to Prince George County in the presence of their family and friends. Mr. and Mrs. Brown, long-time citizens of Prince George County, have been married for 66 years and have raised a family in the County and served the County citizens for over half a century.

Mrs. Brown was appointed by the Board of Supervisors to the Prince George County Board of Zoning Appeals on November 1, 2008. During her tenure on the Board of Zoning Appeals, Mrs. Brown served as Chair in 2017 and 2018 as well as Vice-Chair from 2010-2016 and 2021-2022. Mr. Brown was a member of the Prince George County Board of Supervisors from March 12, 2002 to November 5, 2002. He was also a member of the Prince George County Planning Commission from January 25, 1972 to December 31, 2022 and remains a member of the Crater Planning District Commission since January 22, 1980. Mr. and Mrs. Brown have both served their community well by being active members of the Rotary Club of Prince George County and long-time members of First Baptist Church in Disputanta. They have both earned the respect of their fellow citizens throughout their dedicated service to the County.

Other matters that came before the Board at its meeting:

- Approved on consent a resolution accepting utility easements and temporary construction easements for Waterline Extension to Route 10 Corridor Project.
- Unanimously approved a resolution accepting a utility easement for Force Main Relocation Project.
- Unanimously approved an award of contract for construction administration services for the Waterline Extension to the Route 10 Corridor.
- Unanimously approved an appropriation in the amount of \$12,000 for the State Department of Housing and Community Development Industrial Revitalization Fund Grant.
- Unanimously approved a resolution regarding the extension of the due date for Real Estate Taxes, Personal Property Taxes, Machinery and Tools Taxes, Mobile Home Taxes, Stormwater Utility Fees and Public Services Taxes to June 16, 2023.
- Unanimously approved an appropriation in the amount of \$5,200 for State Department of Social Services Safe and Sound Task Force Mini Grant.

- Unanimously accepted the resignation of the County Attorney.
- Unanimously appointed Ms. Andrea Erard the Interim County Attorney.
- Held a public hearing and unanimously approved a rezoning request of HB Property Associates, LLC 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.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by amending §§ 82-236 and 82-511 to require payment of connections fees prior to issuance of a building permit.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia,” as amended, by amending §§ 74-301, 74-302, 74-304, 74-306 and 74-310 and by enacting § 74-304.1 to add new definitions to align with the State Code and to change the process by which Transient Occupancy Taxes are collected from accommodation providers and accommodation intermediaries.
- Held a public hearing and unanimously approved an Ordinance to Amend § 30-62 of “The Code of the County of Prince George, Virginia”, 2005, as amended, to change the polling location for the Rives Precinct to the Central Wellness Center.

April 11 Meeting Recap

Board of Supervisors Vote to Change Water and Sewer User Charges

The County Engineer recommended amendments to Chapter 82 of the County Ordinance to modify the water and wastewater user charges and rate block schedules. The recommendation includes a 5% increase in the water user charges and a 5% increase in sewer user charges. This recommendation is to ensure fair and equitable rates to all ratepayers that are adequate to cover the projected costs of the utility and maintain responsible reserves for unexpected and future costs.

At its April 11 meeting, the Board voted unanimously to approve the rate changes. The proposed rate increases would be effective July 1, 2023.

Other matters that came before the Board at its meeting:

- Held a discussion of alternative alignments for the Blackwater Wastewater Trunk Line.
- Received a report on connections of private pump stations to a public force main.
- Received a report on the allocation of water capacity.
- Approved on consent and presented a commendation to Harold Shreves for his service to Prince George County.
- Approved on consent a budget amendment in the amount of \$3,615.33 for the Department of Social Services United Way Emergency Food and Shelter Grant funds.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Unanimously approved a request of Ethel Krenicky and Paul E. Vlk to vacate the consolidation plat of Parcel #510(0A)00-070-0, Instrument #2200001939, Having 73.436 Acres and Consisting of Former Parcels 510(0A)00-070-0, 510(0A)00-070-A, 510(0A)00-070-B, 510(0A)00-070-C, and 510(0A)00-070-D.
- Unanimously approved the recommended FY2024 Health, Dental and Vision Insurance renewals.
- Unanimously approved a resolution to authorize a refund for Parcel 340(22)00-012-0 for the unutilized water and wastewater capacity (Water - \$80,840; Sewer - \$55,960).
- Unanimously approved Prince George County, Virginia projects submitted to Senator Warner, Senator Kaine for FY24 Congressional Directed Spending Funds; and approval of Prince George County, Virginia projects submitted to Congresswoman McClellan for FY2024 Federal Budget Community Project Funding.
- Unanimously appointed Mr. Brian Waymack to the Prince George County Planning Commission for an interim term.