



**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"*

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### **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: June 2023 Planning Commission Work Session & Business Meeting

DATE: June 15, 2023

CC: Jeff Stoke, County Administrator (cover sheet only)  
Andrea Erard, Interim County Attorney (cover sheet only)  
Andre Greene, Planner II  
Missy Greaves-Smith, Office Manager

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The Planning Commission's Work Session will be Tuesday, June 20, 2023 at 5:30 p.m. in the Board Room. **Please note that this is a different day than usual due to closure of county offices for Juneteenth Day Holiday.**

The Planning Commission's regular Business Meeting will be Thursday, June 22, 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](mailto:tgraves@princegeorgecountyva.gov) with any questions.

1	Agenda
2	Draft Work Session Minutes May 22, 2023
3	Draft Business Meeting Minutes May 25, 2023
4	<b>Rezoning RZ-23-06</b> F.O. Powers / Tonya Haley Rezone M-2 to B-1
5	<b>Special Exception SE-23-05</b> F.O. Powers / Tonya Haley – Meadery
6	<b>Rezoning RZ-23-07</b> Patel – Rezone R-A to B-1
7	Communications
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Begin

**TAB 1**

**AGENDA**  
Planning Commission  
County of Prince George, Virginia  
Business Meeting: June 22, 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.** Adoption of Work Session Meeting Minutes – May 22, 2023 [2]

**A-2.** Adoption of Business Meeting Minutes – May 25, 2023 [3]

**PUBLIC HEARINGS** – Madam Chair Elder

**P-1. REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses. [4] **Tim Graves**

**P-2. SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is approximately 2.35 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses. [5] **Tim Graves**

**P-3. REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property

is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses. **[6] Tim Graves**

**COMMUNICATIONS – [7] 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 July 2023

**ADJOURNMENT – Madam Chair Elder**

Begin

**TAB 2**

## **DRAFT MINUTES - WORK SESSION**

Planning Commission of Prince George County, Virginia

**Monday, May 22, 2023 at 5:30 p.m.**

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

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

Roll Call – Commissioners present: Waymack, Elder, Bresko, Anderson, Canepa, Brockwell

Commissioners absent: Joyner

Staff present: Andre Greene, Tim Graves

Ms. Elder called for a moment of silence to remember Julie Walton, who passed away on Friday May 19. Ms. Walton was Deputy County Administrator and Director of Community Development and Code Compliance and served PG County for approximately 30 years.

### **VDOT Update**

– Crystal Smith from VDOT provided an update on VDOT activities on roads in the County. Commissioners asked questions. Ms. Anderson asked about the process for widening roads such as East/West Quaker Road in response to citizen concerns. Ms. Smith explained that such projects are typically sponsored by the locality (PG County government) and, in order to qualify for state funding, a project must score highly in terms of safety, economic development, etc. to be prioritized ahead of other projects in the state's Smart Scale program. She stated that a widening project for East/West Quaker Road would likely have a low score on safety because the data shows that there is not a high volume of accidents.

**AGENDA REVIEW FOR MAY 25 BUSINESS MEETING** - Tim Graves reviewed the agenda.

### **CASE REVIEW**

**A-3. 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. This was the subject of a public hearing last month, but there was no vote on CPA-23-02. A vote is required.

**Tim Graves reviewed the staff report and answered questions.**

**P-1. REZONING RZ-23-04:** Request of Interstate VA Holdings, LLC to rezone approximately 11.4 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The developer plans to build a travel center on the property. The subject property is located on the north side of the intersection of Sunnybrook Road and Courtland

Road and is identified as Tax Map #s 510(0A)00-025-0 and 510(0A)00-025-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses.

**Andre Greene reviewed the staff report and answered questions.**

#### **COMMUNICATIONS**

- **Tim Graves stated the communications would be reserved for the May 25 business meeting.**

#### **ADJOURNMENT**

- **The meeting was adjourned at 6:42 p.m. (Motion by Bresko, Second by Brockwell, vote 6-0)**

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**TAB 3**

**DRAFT MINUTES**  
Planning Commission  
County of Prince George, Virginia

May 25, 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, May 25, 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:

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

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

**INVOCATION.** Mrs. Elder provided the Invocation.

**PLEDGE OF ALLEGIANCE TO THE FLAG.** Mrs. Canepa led in the Pledge of Allegiance to the United States flag.

**ADOPTION OF THE AGENDA.** Mrs. Elder asked the Commissioners for a motion to approve the Agenda for the May 25, 2023 Planning Commission meeting. Mr. Bresko made a motion to approve the Agenda and Mrs. Canepa seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (2) Anderson, Brockwell

**PUBLIC COMMENT PERIOD.**

At 6:32 p.m., Ms. Elder opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as Public Hearings. Citizens were asked to limit their comments to three (3) minutes.

With no one present indicating they wished to speak, the Public Comment Period was closed at 6:32 p.m.

## **COMMISSIONERS' COMMENTS.**

Mrs. Elder asked the Commissioners if they had any comments they would like to share. No one had any comments to share.

## **ORDER OF BUSINESS.**

### **A-1. Introduction of New Planning Commissioner – Brian Waymack**

### **A-2. Adoption of the Work Session Minutes – April 24, 2023**

Ms. Elder asked the Commissioners to review the Work Session Minutes from April 24, 2023. Mrs. Canepa made a motion to approve the April 24, 2023 Work Session Minutes. The motion was seconded by Mr. Waymack.

Roll Call:

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

Opposed: (0)

Absent: (2) Anderson, Brockwell

### **A-3. Adoption of Business Meeting Minutes – April 27, 2023**

Ms. Elder asked the Commissioners to review the Minutes of the April 27, 2023 Planning Commission meeting. Mr. Bresko made a motion to approve the April 27, 2023 meeting minutes as written. The motion for approval was seconded by Mrs. Canepa.

Roll Call:

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

Opposed: (0)

Abstain: (1) Waymack

Absent: (2) Anderson, Brockwell

### **A-4. 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. This was the subject of a public hearing last month, but there was no vote on CPA-23-02. A vote is required.**

Mrs. Elder asked the Commissioners for a motion for CPA-23-02. Mrs. Canepa made a motion to forward CPA-23-02 to the BOS with a recommendation of approval. Mr. Joyner seconded the motion. Roll was called on the motion

Roll Call:

In favor: (2) Canepa, Joyner

Opposed: (2) Elder, Bresko  
Abstain: (1) Waymack  
Absent: (2) Anderson, Brockwell

Due to a tied vote, Mrs. Elder asked for another motion for CPA-23-02. Mr. Bresko made a motion to forward CPA-23-02 to the BOS with the recommendation of denial. Mr. Joyner seconded the motion. Roll was called on the motion.

Roll Call:  
In favor: (3) Elder, Bresko, Joyner  
Opposed: (1) Canepa  
Abstain: (1) Waymack  
Absent: (2) Anderson, Brockwell

## **PUBLIC HEARINGS.**

**P-1. REZONING RZ-23-04:** Request of Interstate VA Holdings, LLC to rezone approximately 8.83 acres of Tax Map 510(0A)00-025-0 from Residential Agricultural (R-A) and General Business (B-1) to just General Business (B-1) and to rezone approximately 0.02 acres of Tax Map 510(0A)00-025-C from Residential Agricultural (R-A) and General Business (B-1) to just General Business (B-1). The developer plans to build a travel center on the property. The subject property is located on the north side of the intersection of Sunnybrook Road and Courtland Road. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses.

Mr. Greene explained that the applicant had submitted proffered conditions less than 10 days before the public hearing date, in effort to resolve citizen comments about the request, and the Planning Commission Bylaws requires proffers to be received at least 10 days in advance of the public hearing date. Mr. Greene explained that the time limit may be waived for a specific case by a unanimous vote of the Commissioners present, and that staff had reviewed the proffered conditions and was in support of a waiver of the time limit for this case.

Mrs. Canepa made a motion to “suspend the application of Article VII, Section 2 of the Planning Commission Bylaws for Case RZ-23-04, to waive the time limit for submitting proffers, so that the Commission may consider the proffers submitted for this case.” The motion was seconded by Mr. Joyner.

Roll Call:  
In favor: (5) Canepa, Elder, Bresko, Joyner, Waymack  
Opposed: (0)  
Absent: (2) Anderson, Brockwell

Mr. Greene presented RZ-23-04 to the Commissioners. He provided a location map, an aerial view map, the Comprehensive Plan Future Land Use Map, the Zoning Map and

photos for case discussion and reference. The Proposed Site Layout with the Conceptual Plan (revised May 25, 2023) was also presented.

**Background:**

- Site was used commercially in the past
- Formerly contained hotels (Rose Garden Inn and Knights Inn) and a restaurant
- The lot is currently vacant - the commercial structures have been demolished

**Applicant's Goals:**

- Construct a 13,000 square foot travel plaza, including:
  - A convenience store,
  - Two (2) commercial franchises,
  - Fueling islands,
  - A restaurant,
  - Shower and laundry accommodations for truck drivers
- Fifty (50) designated parking spots for cars, parking structures for trucks, electric vehicle chargers and a dog park

**Applicant's Request:**

- Rezone the subject parcels from R-A and B-1 to entirely B-1 to allow for the desired development to proceed

**Review Comments:**

**Planning & Zoning Staff Comments:**

1. If the property is rezoned to B-1, General Business, a travel center would be allowed "by right" as Section 90-392 of the Zoning Ordinance allows the following uses "by right:"
  - Retail stores and shops
  - (14) Service Stations
  - (22) Off-street parking
  - (23) Business signs
  - (26) Restaurants
2. The affected properties have been used commercially in the past and adjoin property partially zoned B-1 and is the site of the OYO hotel. Therefore, the proposed use as a travel center would be consistent and compatible with existing and surrounding land uses. Other surrounding land uses include woodlands, Interstate-95, VDOT's local residency and maintenance shop, a telecommunication tower and single-family dwellings.

3. The Comprehensive Plan's Future Land Use designation for this location is "Commercial". (A rezoning to B-1 is consistent with this designation)
4. A site plan will be required to be prepared by a licensed professional (in accordance with the requirements for major site plans) and submitted to the County for approval.
5. Permits from the Virginia Department of Environmental Quality (DEQ) will be required for the installation of an adequate water supply system and wastewater disposal system as public utilities are not available at this location.
6. A Chapter 527 Traffic Impact Analysis (TIA) was conducted on behalf of the applicant and submitted to VDOT for review and approval. The TIA report concluded that no road improvements are warranted.
7. Off-street parking, lighting and landscaping must be provided in accordance with the requirements of the Zoning Ordinance.

**Expected Impacts from the proposed Travel Plaza, and Mitigation:**

1. Increased Traffic – Estimated 235 trips during AM Peak hours between 6-9AM  
- Estimated 240 trips during PM Peak hours between 3-6 PM  
- ADT estimated at 3,423 VPD  
Mitigation – A traffic study was conducted, and it indicated no road improvements are warranted.
2. Noise – There will be noise during operation of the travel plaza.  
Mitigation – County Noise Ordinance. Noise level will vary depending on time of day. Buffer areas (trees) may serve to diminish some noise.
3. Lights will be installed to illuminate the travel plaza  
Mitigation - Lighting will be in accordance with the site plan regulations and will located so as not to shine onto adjacent property.

**Virginia Department of Transportation (VDOT):**

The Virginia Department of Transportation, Southern Region Land Development Office has completed our review of the revised Chapter 527 TIA received and the Petersburg Residency on 1-23-23 and finds the TIA acceptable. The conclusions from the TIA findings are that: "The study intersections are projected to operate at a satisfactory level of service. Therefore, no improvements are recommended."

**Utilities Department:**

The parcel proposed for rezoning does not have County water or sewer available. The owner will need to submit the appropriate documents to install well and septic.

**Proffered Conditions:**

Proffered conditions dated May 25, 2023:

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the B-1, General Business Zoning District, as stipulated in the currently adopted County of Prince George Zoning Ordinance.
2. The following development standards shall be applicable to the Property: A vegetative buffer of not less than thirty (30) feet shall be installed along the Property boundaries adjacent to County Tax Parcel IDs 510(0A)00-026-E, 510(0A)00-026-0, 510(0A)00-026-J, 510(20)00-00B-1 (existing as of 5/25/2023). The buffer shall be as depicted on the conceptual map dated March 23, 2023 and revised on May 25, 2023.
3. Any mechanical units placed on the rooftop of a building shall be screened by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Zoning Administrator's review of the building elevations at the time of site plan approval

**Public Comments/Questions:**

Staff received six (6) phone calls in opposition to the request.

Concerns:

- Increase in traffic, noise, and crime
- Need for a buffer
- Visibility of roof top A/C units

Staff answered questions and emails relating to the proposed location, use and Zoning Ordinance regulations governing the rezoning request.

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

- The applicant's request is compatible with existing and surrounding land uses
- The site currently adjoins property zoned B-1 and used for commercial use
- The site has been used in the past for commercial uses
- Consistent with the adopted Comprehensive Plan
- No major issues or concerns regarding traffic were expressed by VDOT
- The proffered conditions received May 25, 2023 are acceptable to staff

Mr. Greene stated that the applicant's representatives were available to answer any questions they may have.

Kim Lacey reviewed the changes in the proffered conditions to increase the buffer area and add screening to the mechanical units on the roof. She stated that the site layout was designed to limit the lighting from shining on adjacent properties.

Mrs. Elder opened the Public Hearing at 6:58 p.m. to anyone wishing to speak on this case. Mrs. Elder explained anyone wishing to speak needed to state his or her name and address and he or she would have three minutes to speak.

Victoria Costly, 2107 Courtland Road, expressed her concerns with the added traffic to Courtland Road. Her property is right next to the proposed travel center. She is concerned with human trafficking, noise and additional crime. She also expressed concerns with neighboring businesses in the area not being notified of this request.

Shane Bridgman, 2176 Courtland Road, voiced his concerns with the proposed development. He stated that the County has had four (4) truck stops built in recent years and he stated, "We don't need any more". He stated the PGPD Crime Reports show Exit 45, near the Ram's Travel Center and the Star Express, have had an increase in crime in that area. Travel centers and truck stops have been studied by the FBI and the Human Trafficking Organization and have reported that they are an ideal location for human trafficking and related crimes.

With no one else indicating they wished to speak, the Public Hearing was closed at 7:07 p.m.

Mrs. Canepa made a motion to forward RZ-23-04 to the BOS with the recommendation of approval based on the fact that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts and the expected off-site impacts appear to be adequately addressed by the conditions. The motion was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (1) Waymack

Absent: (2) Anderson, Brockwell

## **COMMUNICATIONS.**

Mr. Graves announced the passing of Julie C. Walton, Deputy County Administrator and Director of Community Development and Code Compliance, on Friday, May 25 (NOTE: The correct date was May 19).

### **C-1. Actions of the Board of Zoning Appeals (BZA)**

- May 22<sup>nd</sup> meeting was cancelled – no cases
- June 26<sup>th</sup> meeting will be cancelled – no cases

### **C-2. Actions of the Board of Supervisors (BOS)**

#### **May 23<sup>rd</sup> Meeting**

- BOS adopted FY24 Budget which includes:
  - Funding for a Planning Director
  - Funding for Comprehensive Plan update
  - Strategic Plan review
- The County's plan for a convenience center on East Quaker Road was withdrawn (SE-23-04)

- The Board approved RZ-23-03 Roslyn Farms industrial rezoning on Rives Road

**C-2. Upcoming Planning Commission Cases for June**

- Five (5) cases are schedule for the June 22 meeting

Mrs. Canepa wanted to address the citizens that have questions about not everyone getting the mailing notifications. She asked Mr. Graves to explain the process and who is required to receive them.

Mr. Graves explained that State Code requires two different types of notifications and that staff does both for each public hearing:

1. Advertise the public hearing in a local paper two times (2 weeks before meeting and 1 week before the meeting)
2. Send a letter to all adjacent property owners

**ADJOURNMENT.**

At 7:13 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. Joyner seconded the motion. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (2) Anderson, Brockwell

Begin

**TAB 4**

**REZONING REQUEST – RZ-23-06**  
**PLANNING COMMISSION STAFF REPORT – June 22, 2023**

**RESUME**

The applicant has requested that a 1.328-acre property be rezoned from General Industrial (M-2) to General Business (B-1) in order to open and operate a mead production facility and tasting room.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board.

**CONTENTS OF REPORT:**

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

## **Sample Motions**

### **APPROVE:**

“I move to forward request RZ-23-06 to the Board with a recommendation for APPROVAL, 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 \_\_\_\_\_

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### **APPROVE WITH CHANGES:**

I move to forward request RZ-23-06 to the Board with a recommendation for APPROVAL, subject to the following changes:

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### **DENY:**

I move to forward request RZ-23-06 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

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### **POSTPONE:**

I move to POSTPONE request RZ-23-06 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(MEETING DATE)

\_\_\_\_\_  
(ACTION/EVENT)

Board of Supervisors  
County of Prince George, Virginia

ORDINANCE TO REZONE TAX MAP 240(16)00-002-0 FROM M-2 to B-1

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:

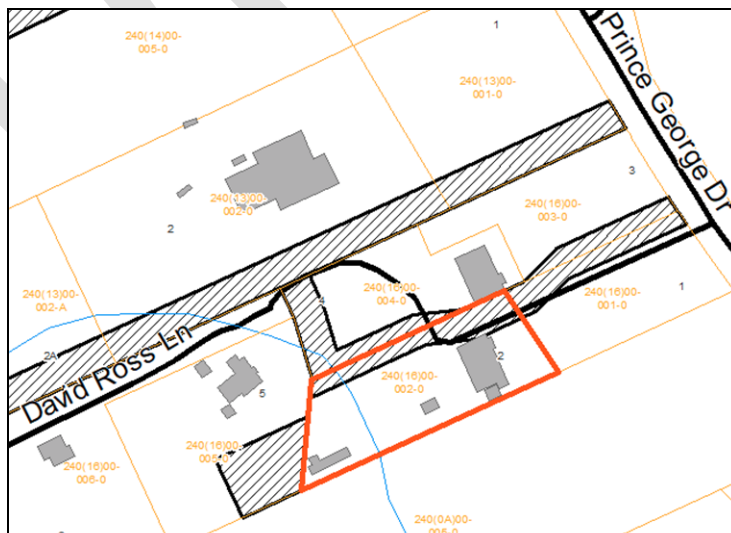
Donald R. Hunter, Chair  
T. J. Webb, Vice-Chair  
Marlene J. Waymack  
Floyd M. Brown, Jr.  
Alan R. Carmichael

Vote:

**REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-06 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 240(16)00-002-0 existing on the date of this approval, consisting of 1.328 acres, as delineated as "Parcel 2" in Instrument 080002418, and illustrated in the below image, is hereby rezoned from General Industrial (M-2) District to General Business (B-1) District.



Adopted on \_\_\_\_, 2023 and becoming effective immediately.



## PLANNING COMMISSION STAFF REPORT

Public Hearing June 22, 2023

**RZ-23-06** – Rezone from M-2 to B-1

**Applicant:** Tonya (contract purchaser)

**Property Owner:** Floyd O. Powers

**Case Manager:** Tim Graves, Planner - (804)722-8678

### I. Request

The applicant has requested that a 1.328-acre property be rezoned from General Industrial (M-2) to General Business (B-1), with no proffered conditions, in order to open and operate a mead production facility and tasting room.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board for approval or denial.

### II. Property

**Address:** 5108 Prince George Drive

**Zoning District:** General Industrial (M-2)

**Proposed:** General Business (B-1)

**Tax Map:** 240(16)00-002-0

**Current Use(s):** Industrial

**Site Size:** 1.328 acres

**Comp Plan Land Use:** Commercial

**RE Taxes Paid?:** Yes

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:** ZM-84-5

Figure 1: Satellite view of request property



### III. Meeting Information

Planning Commission Public Hearing: June 22, 2023

Board of Supervisors Public Hearing: July 11, 2023 (Tentative)

#### **IV. Background**

The property was rezoned to M-2 on April 24, 1984 under zoning case # ZM-84-5 with conditions relating to the planned use of the property at the time (automobile repair). If this request is approved then the conditions will no longer apply to the property.

The applicant began discussions with the County in July 2022, signaling her desire to purchase the property and open the production facility and tasting room and requesting a zoning confirmation letter. Planning staff provided information and feedback that the use was not already permitted on the property and that zoning changes would be necessary. Ms. Haley considered requesting to amend the existing zoning case (ZM-84-5) to allow her intended land uses, but staff determined that the tasting room element of the business would not be allowed in the M-2 zoning district. This led to the request to rezone to B-1, with the application submitted on April 28, 2023.

Ms. Haley has also submitted a special exception application (SE-23-05) to allow the desired land uses once the property is rezoned. The mead production and tasting room fall under enumerated land uses which require a special exception, as detailed in the separate staff report for SE-23-05.

#### **V. Applicant Proposal**

Applicant Tonya Haley, owner of Haley's Honey Meadery (along with co-owner and husband Mike Haley), plans to lease and then buy the property at 5018 Prince George Drive, including tax parcels 240(16)00-002-0 (which the building is located on) and 240(16)00-001-0 which is vacant land located in between the existing building and Prince George Drive.

According to the application materials, the applicant plans to open a mead and honey production facility and a tasting room with a small snack bar. The applicant has also showed plans outdoor seating areas extending onto the adjacent parcel 240(16)00-001-0 which is already zoned B-1, a small stage for outdoor entertainment, additional trees and plants, and signage on Prince George Drive. The details of these plans are addressed in the separate special exception request.

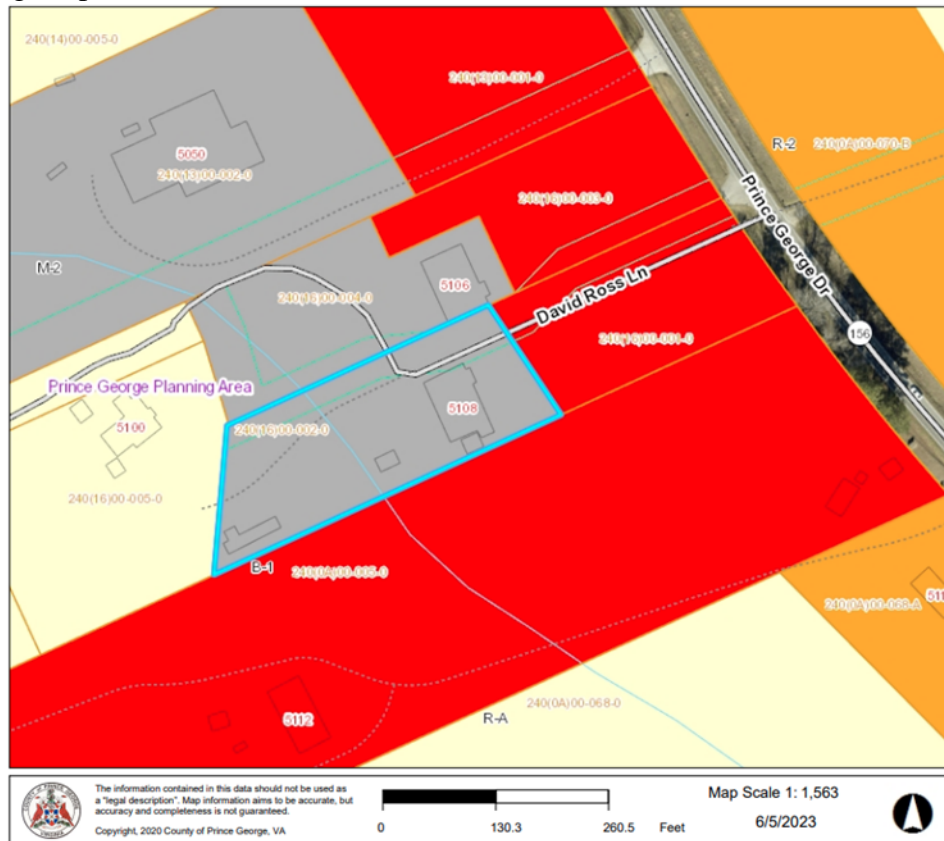
In order to allow the planned activities, with the agreement of the present owner, F.O. Powers, the applicant submitted this request for rezoning from M-2 to B-1. No proffers have been submitted for this request. If this request is approved, then all B-1 land uses permitted by-right would be permitted on the property. The mead production and tasting room land uses require a special exception in the B-1 zoning district. Tonya Haley submitted SE-23-05 to request that approval separately, which will be considered by the Planning Commission following the rezoning case.

#### **VI. Exhibits**

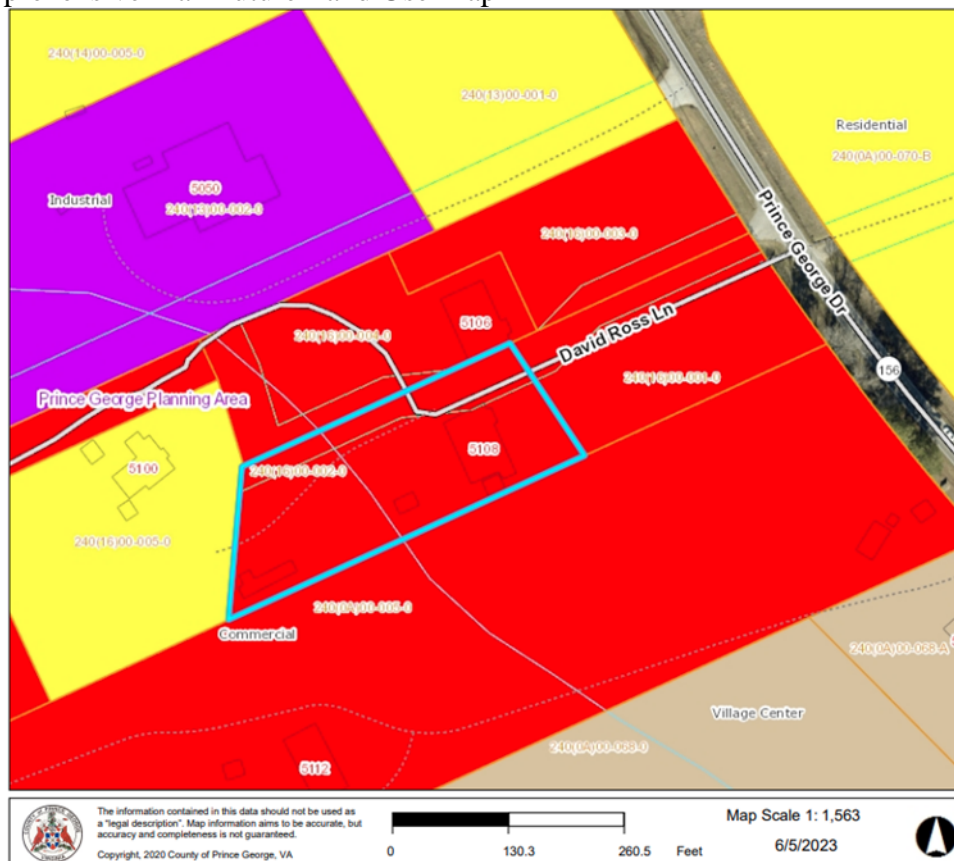
Exhibit 1: Photo of Building



## Exhibit 2 – Zoning Map



## Exhibit 3 – Comprehensive Plan Future Land Use Map



## VII. Planning and Zoning Review Comments

1. The acreage proposed for rezoning is approximately 1.328 acres as defined by the boundaries of tax parcel 240(16)00-002-0 as of the date of the application. The property is further delineated as “Parcel 2” in Instrument 080002418.
2. The primary goal of the applicant is to open and operate a mead production facility and tasting room with a snackbar. These land uses may be permitted by Special Exception in the B-1 zoning district, under the enumerated land uses:
  - a. “Wholesale and processing not objectionable because of dust, noise or odors” pursuant to Section 90-393(1). A definition for this term is not provided in the Zoning Ordinance.
  - b. “Tavern” pursuant to Section 90-393(12). A definition for this term is not provided in the Zoning Ordinance. Merriam Webster Dictionary defines the term as “an establishment where alcoholic beverages are sold to be drunk on the premises”.
3. While the applicant has identified particular uses they wish to do on the property, if the rezoning request is approved, then any of the land uses permitted by-right in the B-1 Zoning District could occur on the property in the future. Staff has attached a list of the uses for reference. With this in mind, Staff has not identified any particular concerns about other B-1 permitted uses on the property in the future. If any concerns arise during the rezoning process, they could potentially be addressed through proffers submitted by the applicant.
4. The applicant has not submitted proffers for this request. Staff supports this request without proffers unless concerns come to light during the public hearing process.
5. Prior rezoning cases applicable to this property:
  - a. ZM-84-5, approved in 1984, rezoned the property to M-2 and included proffered conditions which limited the use of the property to automobile repair and maintenance activities and required a Site Plan including adequate screening, buffering and landscaping. If the present request is approved, the conditions will no longer apply to the request property. Screening may be addressed through existing ordinance requirements and/or special exception conditions.
  - b. In 1985, the BZA granted a special exception to allow a mobile home to be placed on the property for a period of four years while a single family residence (now 5100 Prince George Drive) was under construction. The special exception was renewed for an additional four years in 1988. According to building permit files, the original approval letter stated the mobile home use was not transferrable to future owners. The original owners (last name Ross) are no longer associated with the property and therefore the mobile home is no longer permitted on the property and needs to be removed. Staff will work with the owner/applicant to remove the building.
6. Current land uses on adjacent properties:
  - a. East (toward Prince George Drive): vacant land
  - b. South: Commercial/Industrial (Tri-City Wrecker & Auto Repair)
  - c. West: Residential (single-family dwelling)
  - d. North: existing industrial building (Skycass Marketing)
7. Is this request consistent with the Comprehensive Plan?: Yes, because the Future Land Use Map indicates this property is planned for Commercial uses.
8. Traffic impacts have been considered and no Chapter 527 TIA is required to rezone the property and staff is not recommending a TIA be completed since the property is being downzoned from M-2 General Industrial. VDOT has noted that the required commercial entrance already exists.
9. Is this request compatible with surrounding uses and zoning districts?: Yes, given the property is already zoned M-2 and this will be a downzoning, and most adjacent parcels are zoned for commercial or industrial use. There is also adequate separation and screening from one adjoining residential property to the west and the property across Prince George Drive is vacant/farmland.

10. Other departments/agencies have identified certain requirements that apply to the proposed use of the property which are identified in the Supplemental Staff Review Comments. Those items are required to be resolved before beginning operations and can be addressed through special exception conditions.

### **VIII. Supplemental Staff Review Comments**

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

1. The existing structure is currently classified as an “S-1” Auto Repair Garage use according to the VUSBC. The applicants will be required to participate in the Change of Use/Classification process to be in conformance with VUSBC occupancy requirements.
2. 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**

1. Applicant needs to work with an Authorized Onsite Soil Evaluator (AOSE) or Professional Engineer (PE) who can determine what the sewage disposal system and water supply needs are for the proposed project. A Waste Characterization Letter from a PE may be needed to show how the waste strength and water flow will affect the intended use (changing use, number of employees, etc.).

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

1. A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards. The site is provided access by a private road that connects to SR 156, Prince George Drive, with an existing commercial entrance. No modifications to the entrance are anticipated.
2. VDOT has no objection to the proposed rezoning.

#### **Utilities Department – Rachael Lumpkin, Utility Project Engineer**

1. This request is for the change of use of an existing structure. Connection to the public water and wastewater systems is not required unless the health department determines that the existing onsite well and/or septic system is not adequate for the new use.
2. Should the applicant choose to connect to the public utility systems:
  - a. There is an existing 12” diameter waterline along Prince George Drive. Any extensions and necessary easements to serve the project are the responsibility of the applicant.
  - b. There is an existing 8” diameter gravity wastewater line along Trailing Rock Road. Any extensions and necessary easements to serve the project are the responsibility of the applicant.

#### **Economic Development - Makayla Christensen, Economic Development & Tourism Specialist**

1. The property is not located in the Enterprise Zone or Tourism Zone. The Economic Development and Tourism Department can assist with small business resources, attraction and workforce development. The Economic Development and Tourism Department is in support of approving this Rezoning Request.

The departments below reviewed this request and had no comments.

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

**Environmental Division - Angela Blount, Environmental Program Coordinator**

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

**Fire & EMS Department – Paul Beamon, Chief**

## 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.
- Staff posted a sign on the property on 6-6-23.
- Public feedback received prior to publishing this staff report:
  - Two citizens called to express their support for the request
  - One adjacent property owner (Tammy Ross, 5100 Prince George Drive) called to express specific concerns:
    - Existing mobile home on the property – Questioned whether it is permitted by the County to be there and expressed opinion of it being an eyesore (Staff note: To be addressed separately from this special exception)
    - Outdoor music - Questioned how loud this will be (Staff note: this concern will be addressed during Special Exception process)
    - Potential for customers to walk onto her property

## X. Staff Recommendation

Staff recommends **Approval**.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses, and the comprehensive plan.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. This rezoning constitutes a downzoning. If approved, the permitted uses of the property will be less intensive than the uses that are already permitted in the M-2 zoning district.

## XI. Proffered Conditions

None

Juv. 4247

EnerGov RZ-23-0017



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-23-06

DATE SUBMITTED:

APR 28 2023

BY:

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST:				
	Rezone property from M-2 to B-1				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	5108 Prince George Drive				
	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:	PROPOSED ZONING:
240(16)00-002-0	1.328Ac	Y	M-2	B-1	
LEGAL OWNER	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)		<input type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot)		
	<input type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT		<input type="checkbox"/> ADDITIONAL ATTACHMENTS:		
	<input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing)				
	<input type="checkbox"/> COMMUNITY MEETING SUMMARY				
APPLICANT CONTACT	NAME(S):				
	F.D. Powers				
	MAILING ADDRESS (Incl. City, State, Zip)				
APPLICANT CONTACT	E-MAIL:		PHONE:		
	n/a		804-829-5916		
	NAME(S) (if different than owner):				
	Tonya Haley tba Haley's Honey Meadery				
APPLICANT CONTACT	RELATION TO OWNER:				
	Self				
	MAILING ADDRESS: (Incl. City, State, Zip)				
	622 Fairlie Rd, Colonial Heights, VA 23834				
PAYMENT	E-MAIL:		PHONE:		
	haleyshoneymeadery@gmail.com		804-310-6845		
OFFICE USE ONLY (Completed at time of application)					
COMMENTS:					
PAYMENT	FEE DUE:		FEE PAID:		PAYMENT TYPE:
	Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050				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:

FD Power

NAME:

SIGNED:

SIGNED:

DATE:

4-27-23

DATE:

## NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

27<sup>th</sup>

day of

April

, 20

23

Notary Public

My Commission expires:

April 30, 2025



AFFIDAVIT

## **Julie Walton**

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**From:** Haley's Honey Meadery <haleyshoneymeadery@gmail.com>  
**Sent:** Thursday, April 27, 2023 6:47 PM  
**To:** Julie Walton  
**Subject:** Haley's Honey Meadery Info

Haley's Honey Meadery is requesting a change of the zoning at 5108 Prince George Drive to allow for production of Mead /Wine and manufacturing of honey.

In addition, we would like to have a tasting room (Tavern) and a small snackbar for our customers. This will be very similar to our Hopewell location, except twice the square footage. We opened in Hopewell in 2018 and opened in Fredericksburg in 2021. Now we have outgrown our first location in Hopewell.

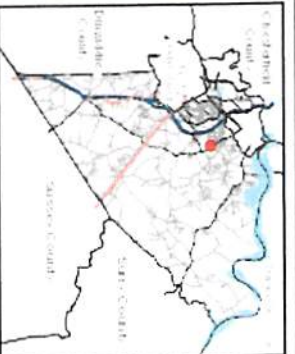
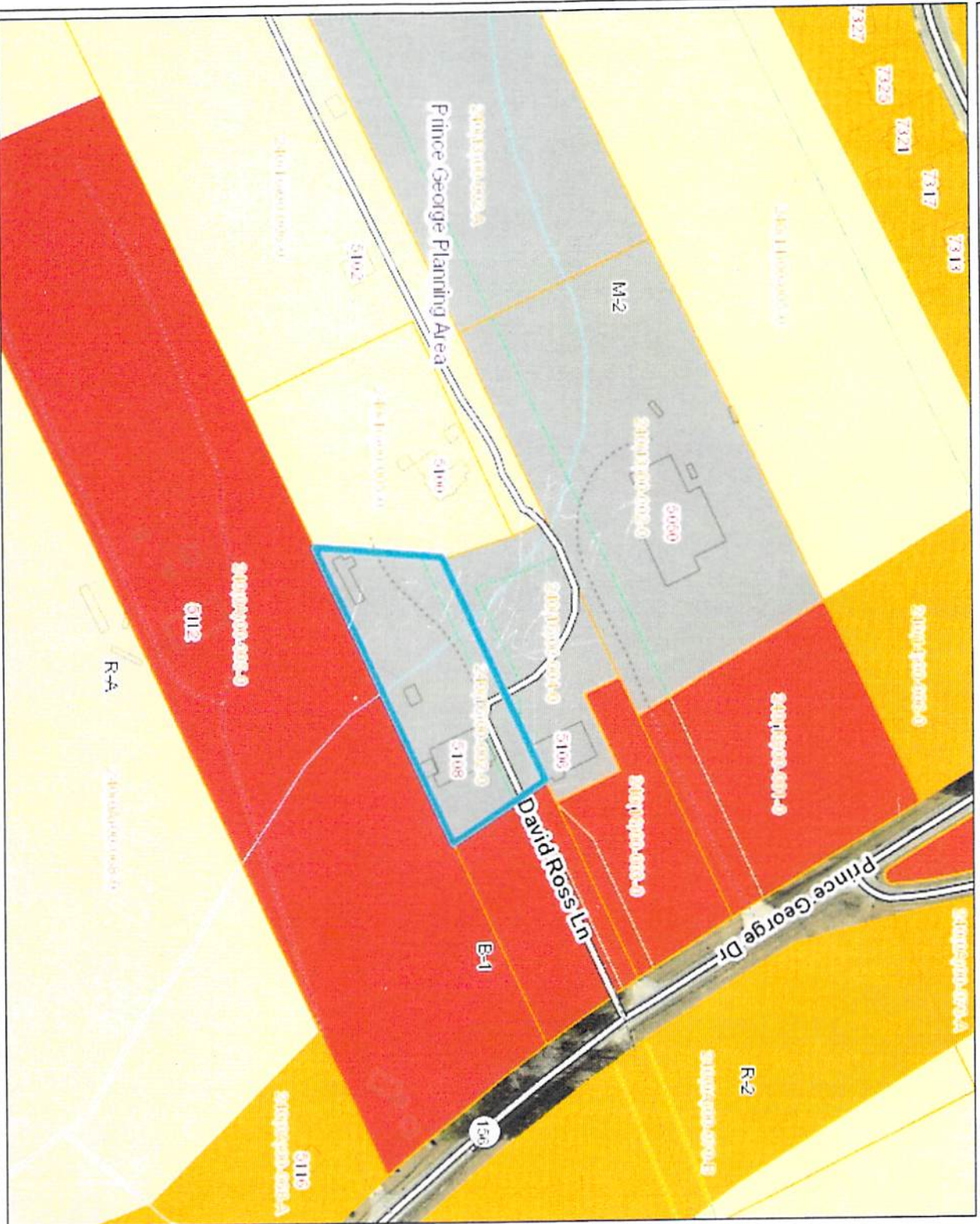
With this amendment Prince George would be gaining one of the top three meaderies (honey wine) in the state based on Virginia Living Magazine. We currently average over \$300,000 in annual sales which translates to tax revenue from both locals and numerous out of town visitors. This location will offer us the space to increase production and increase our sales.

--

**Haley's Honey Meadery**  
**Owner Tonya Haley**  
**Hopewell, Virginia**  
**804-310-6845 or 804-668-5943**  
**[www.haleyshoneymeadery.com](http://www.haleyshoneymeadery.com)**

**#seehopewellnow**  
**#beedowntownhopewell**  
**#haleyshoneymeadery**

# County of Prince George



## Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Swamps
- Planning Area
- Zoning**
- A-1
- B-1
- M-1
- M-2
- M-3
- R-1
- R-2
- R-3
- R-4
- R-E
- R-TH
- PUD
- Other

## Notes



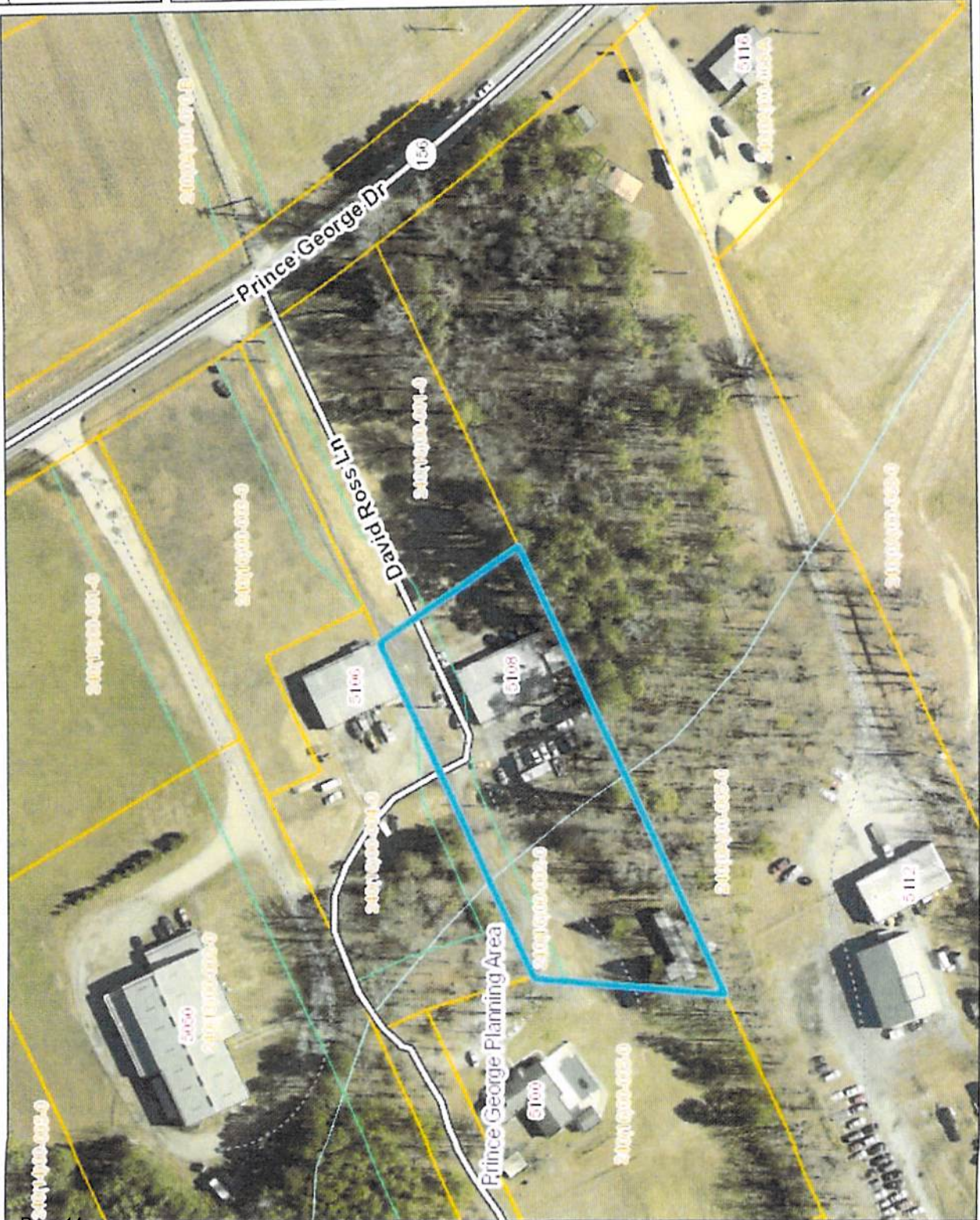
The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.

0 195.4 390.8 Feet

Map Scale 1:2,345

4/27/2023





**Legend**

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Swamps
- Planning Area

Notes



Map Scale 1: 1,563

4/27/2023



The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.  
Copyright, 2020 County of Prince George, VA





**May 24, 2023**

**Prince George Board of Supervisors**

**Subject: Haley's Honey Meadery Expansion**

Dear Honorable Board Members

I am writing in support of the proposed expansion of Haley's Honey Meadery at 5108 Prince George Drive in Prince George County.

I have worked with Tonya Haley for over a year as she has searched for a location to expand her production capabilities as well as add a third location for the a tasting room. The Prince George location will benefit Ms. Haley and her business but will also benefit Prince George County as a new tax paying entity. In addition, the new location will also bring in visitors from the surrounding region who want not only to sample the mead but also see how it is produced.

The Small Business Development Center has worked with Ms. Haley as she successfully established locations in Hopewell and Fredericksburg. Her business plan has proven to be sound and sustainable.

I hope you will look favorably upon this project.

If I can answer any questions, please contact me at [jonesvv@longwood.edu](mailto:jonesvv@longwood.edu) or 805-518-2003.

Sincerely

*Vandy Jones*

Vandy Jones  
Director, Eastern Region

**INVOICE (INV-00004247)  
FOR PRINCE GEORGE COUNTY, VA**

**BILLING CONTACT**

F O POWERS  
PO BOX 265 HOPEWELL VA 23860



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00004247	05/02/2023	06/01/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-23-0017	PGC Rezoning	\$1,050.00
5108 Prince George Dr Prince George, VA 23875		<b>SUB TOTAL</b> \$1,050.00

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

<b>TOTAL</b>	<b>\$1,050.00</b>
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## **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:
    - 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.
  - (48) Temporary outdoor Christmas tree sales and holiday items provided that:
    - a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands and similar decorative horticultural materials and holiday craft items.
    - b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
    - c. Sufficient area shall be set aside to provide a minimum of five temporary 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.
    - d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15.

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(49) Temporary outdoor Virginia legal fireworks sales provided that:

- a. Sales shall not begin before June 15 and shall be restricted to Virginia legal fireworks sales that meet the local fire code requirements.
- b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
- c. Sufficient area shall be set aside to provide a minimum of five temporary 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.

(Code 1988, § 17-182; Ord. No. O-09-09, 11-12-2009; Ord. No. O-14-16, § 1, 7-22-2014; Ord. No. O-20-18, § 2, 8-11-2020)



## County of Prince George, Virginia

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

June 7, 2023

### NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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, June 22, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

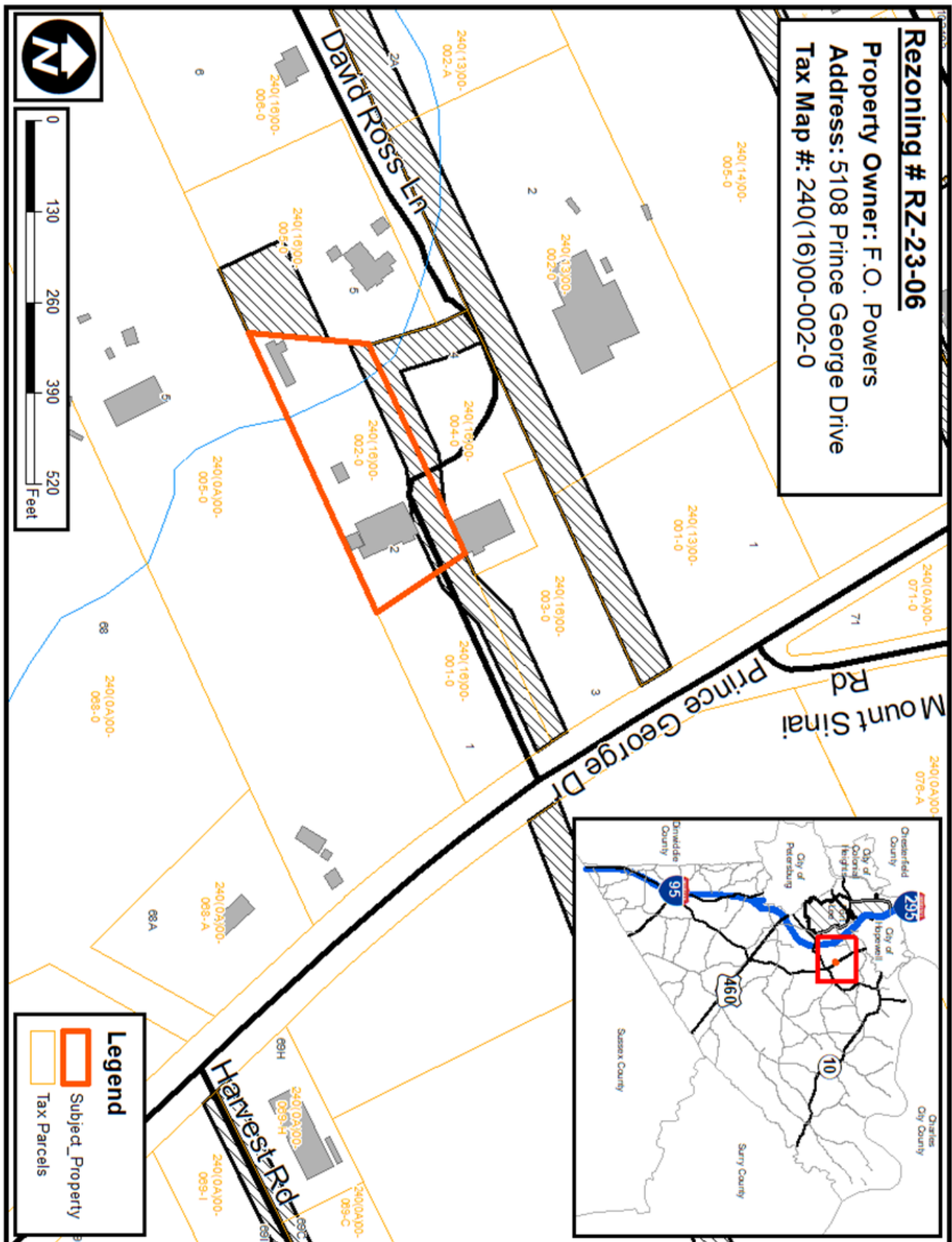
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinance for the above specified request, and related materials, may be reviewed or obtained at the Community Development and Code 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made. You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto: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

**Property Owner:** F.O. Powers  
**Address:** 5108 Prince George Drive  
**Tax Map #:** 240(16)00-002-0



LUCY LAWRENCE A JR & KEVIN  
5280 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

POWERS FLOYD O  
3607 STONEMILL DR  
HOPEWELL, VA 23860

SKYCASS MARKETING LLC  
2200 RIVER RD  
PRINCE GEORGE, VA 23875

ROSS TAMMY R  
5100 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

Tonya and Mike Haley  
622 Fairlie Rd.  
Colonial Heights, VA 23834

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

The Prince George County Planning Commission will hold public hearings on Thursday, June 22, 2023 beginning at 6:30 p.m. concerning the following requests:

**REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is 1.328 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances for Rezoning RZ-23-06 and RZ-23-07, and Special Exception SE-23-04, and related materials, 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

**BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION**

Publish: 6/7/23 and 6/14/23

Begin

**TAB 5**

**SPECIAL EXCEPTION REQUEST – SE-23-05**  
**PLANNING COMMISSION STAFF REPORT – JUNE 22, 2023**

**RESUME**

The applicant has requested a special exception to allow “Wholesale and processing”, pursuant to Section 90-393(1) and a “Tavern”, pursuant to Section 90-393(12), in order to open and operate a mead production facility and a tasting room.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board.

**CONTENTS OF REPORT:**

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

## **Sample Motions**

### **APPROVE:**

“I move to forward request SE-23-05 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 \_\_\_\_\_

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### **APPROVE WITH CHANGES:**

I move to forward request SE-23-05 to the Board with a recommendation for APPROVAL, subject to the following changes:

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### **DENY:**

I move to forward request SE-23-05 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

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### **POSTPONE:**

I move to POSTPONE request SE-23-05 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(MEETING DATE)

\_\_\_\_\_  
(ACTION/EVENT)

Board of Supervisors  
County of Prince George, Virginia

ORDINANCE TO GRANT A SPECIAL EXCEPTION FOR “WHOLESALE AND  
PROCESSING” AND A “TAVERN” ON TAX MAPS 240(16)00-001-0 and 240(16)00-002-0

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-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is approximately 2.35 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-05 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for the following uses on Tax Maps 240(16)00-001-0 and 240(16)00-002-0.
2. A “tavern”, defined for the purposes of this Special Exception as an establishment where alcoholic beverages (primarily mead produced by the business owner) are sold to be drunk on or off the premises the premises, with or without a snack bar, indoor/outdoor seating, and indoor/outdoor entertainment of an accessory nature.
3. “Wholesale and processing” of mead / wine and related products.
4. All outdoor seating areas shall be visually screened from adjoining dwellings using vegetation, building walls, and/or opaque fencing.
5. Outdoor entertainment shall end no later than 9 p.m. and any stage/area for outdoor entertainment shall be located between the existing building and Prince George Drive.
6. All required federal, state and local licenses/permits shall be obtained for the approved uses. A Change of Use Permit and an updated Certificate of Occupancy shall be obtained from the

Building Inspections Office prior to opening the business to customers. Any required approvals shall be obtained from the Health Department prior to issuance of an updated Certificate of Occupancy or Business License.

7. This Special Exception shall become null and void if no business license is obtained within 36 months of 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 twenty-four 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 June 22, 2023

**SE-23-05** – Mead production and tasting room

**Applicant:** Tonya Haley (contract purchaser)

**Property Owner:** Floyd O. Powers

**Case Manager:** Tim Graves, Planner - (804)722-8678

### I. Request

The applicant has requested a special exception to allow “Wholesale and processing”, pursuant to Section 90-393(1) and a “Tavern”, pursuant to Section 90-393(12), in order to open and operate a mead production facility and a tasting room.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board for approval or denial.

### II. Property

**Address:** 5108 Prince George Drive

**Zoning District:** General Industrial (M-2)

**Proposed:** General Business (B-1)

**Tax Map:** 240(16)00-002-0 and -001-0

**Current Use(s):** Industrial and vacant

**Site Size:** 2.348 acres total

**Comp Plan Land Use:** Commercial

**RE Taxes Paid?:** Yes

**Planning Area:** Prince George Planning Area

**Zoning Cases:** ZM-84-5 (prior), RZ-23-06 (proposed)

Figure 1: Satellite view of request property



### III. Meeting Information

Planning Commission Public Hearing: June 22, 2023

Board of Supervisors Public Hearing: July 11, 2023 (Tentative)

#### IV. Background

- The property was rezoned to M-2 and B-1 on April 24, 1984 under zoning case # ZM-84-5 with conditions relating to the planned use of the property at that time (automobile repair).
- The applicant has also submitted an application (RZ-23-06) to rezone one of the subject parcels from M-2 to B-1 so that both parcels are zoned B-1 and can be used for business uses. If the rezoning is approved, then the mead production and tasting room will still require special exception approval to be permitted on the property.

#### V. Applicant Proposal

Applicant Tonya Haley, owner of Haley's Honey Meadery (along with co-owner and husband Mike Haley), plans to lease and then buy the property at 5018 Prince George Drive, including tax parcels 240(16)00-002-0 (which the building is located on) and 240(16)00-001-0 which is vacant land located in between the existing building and Prince George Drive.

According to the application materials, the applicant plans to open a mead and honey production facility and a tasting room with a small snack bar. The applicant has also showed plans for outdoor seating areas extending onto the adjacent parcel 240(16)00-001-0 which is already zoned B-1, a small stage for outdoor entertainment, additional trees and plants, and signage on Prince George Drive. Two tax parcels are involved in this special exception request. Photos were provided (see application materials) to illustrate the applicant's vision for the property. The photos show scenes from outdoor wineries that have a similar feel to what the applicant envisions, and photos from the existing operations of Haley's Honey Meadery.

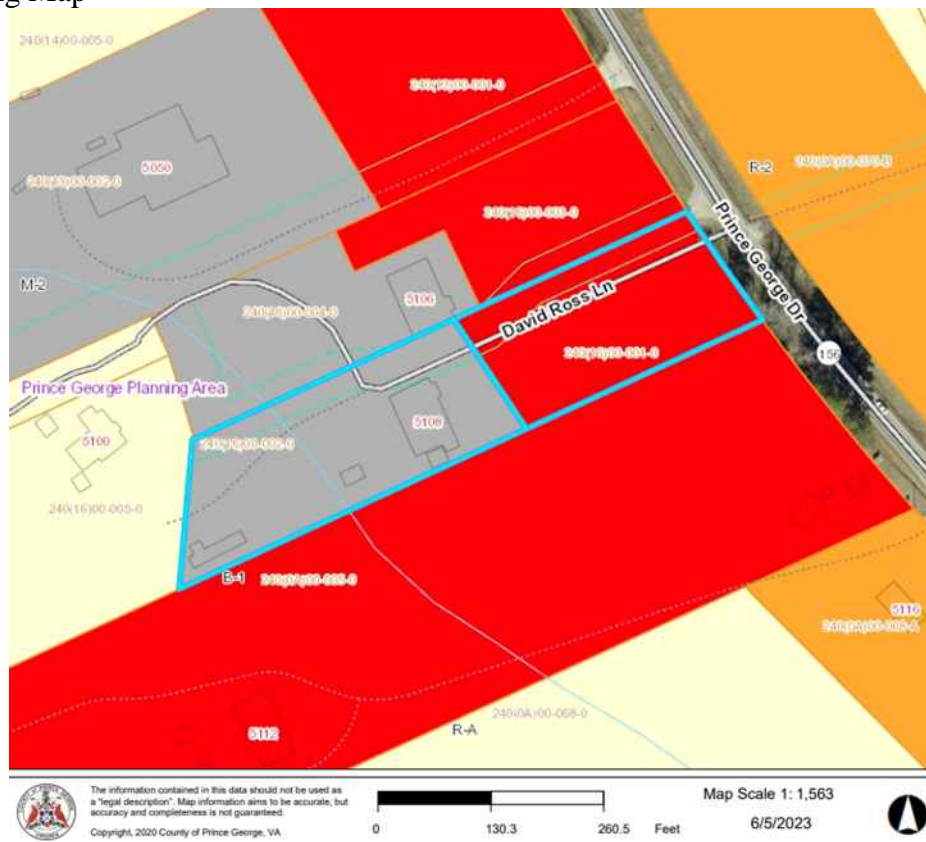
With the agreement of the present owner, F.O. Powers, the applicant submitted a rezoning application (#RZ-23-06) and this application (#SE-23-05) to complete the zoning changes necessary for the desired land uses to be permitted on the property.

#### VI. Exhibits

Exhibit 1 – Aerial view of subject property consisting of two tax parcels



## Exhibit 2 – Zoning Map



### Exhibit 3 – Comprehensive Plan Future Land Use Map

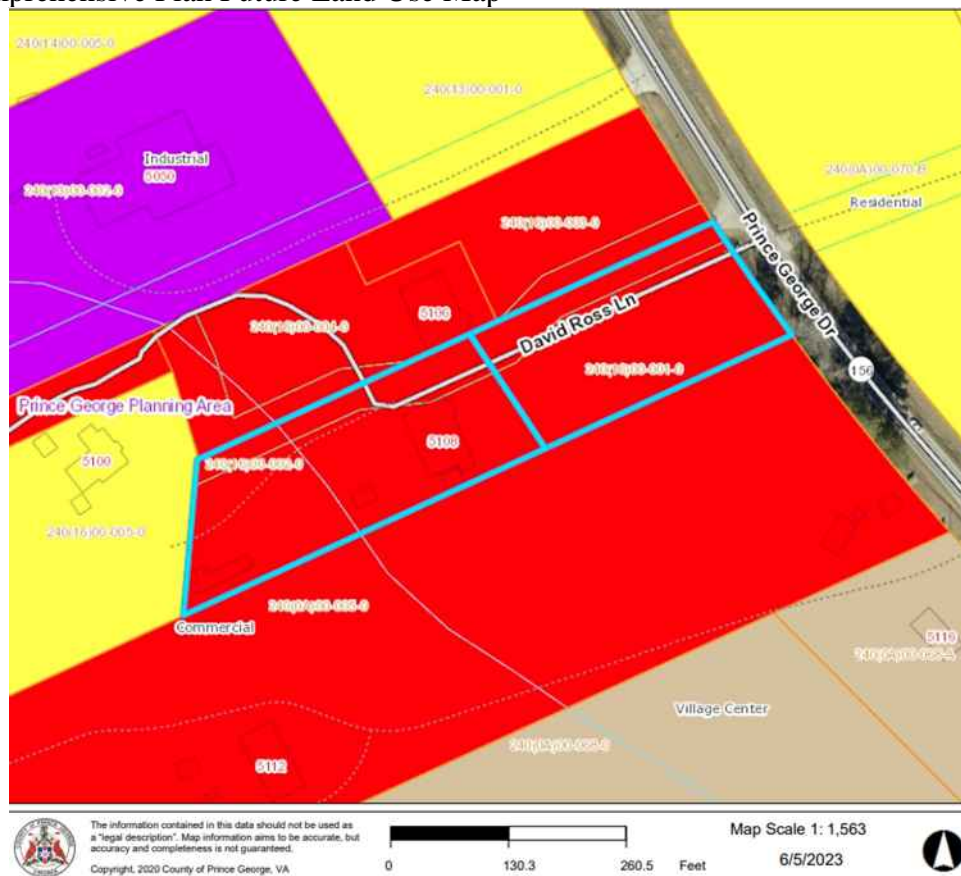


Exhibit 4 – Conceptual plan for indoor space as provided by applicant

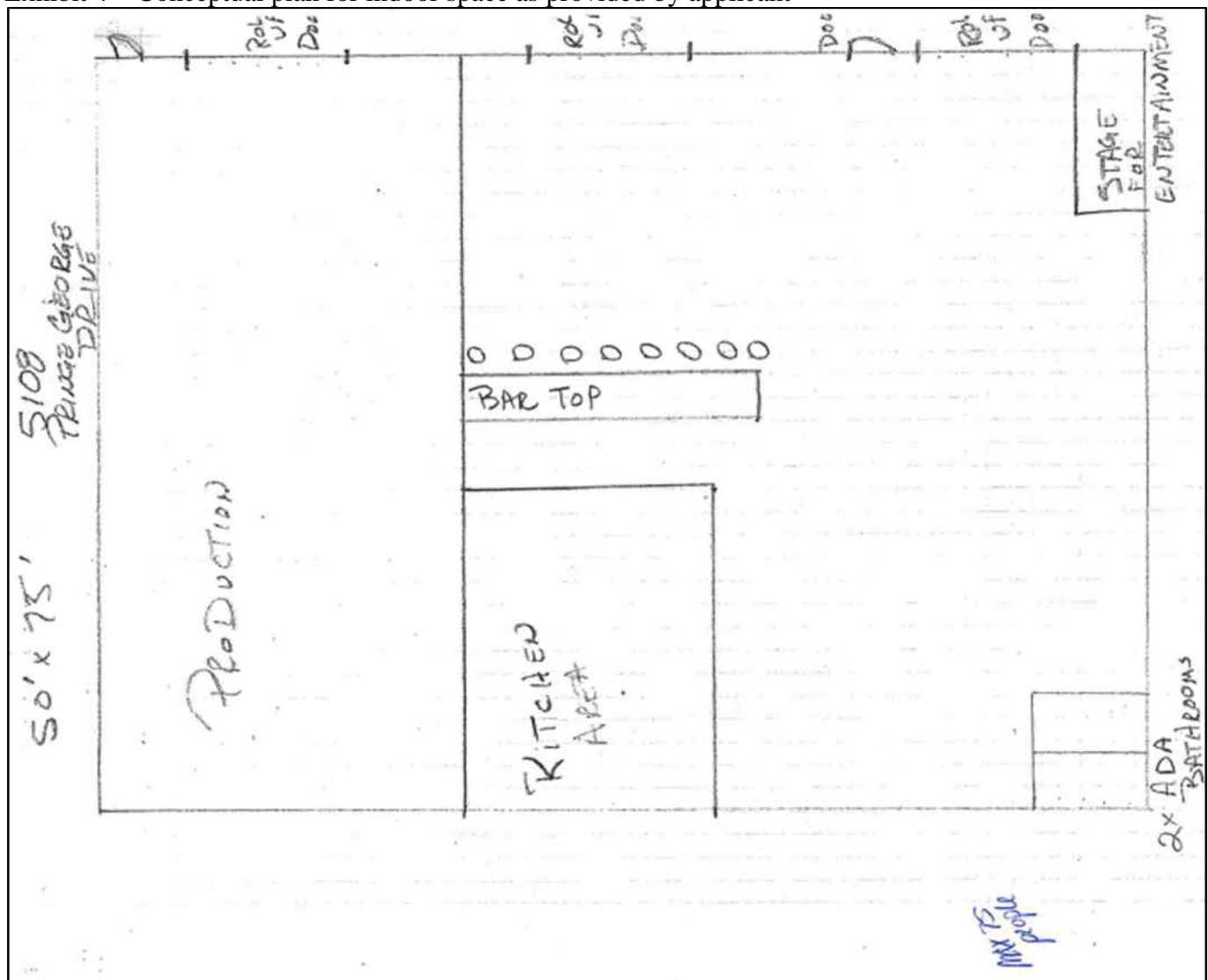


Exhibit 5 – Photo of front of building



Exhibit 6 – Photo of front of building with empty field



Exhibit 7 – Photo of rear of building showing existing garage doors and concrete pad



Exhibit 8 – conceptual site plan (larger version in application materials)



## VII. Planning and Zoning Review Comments

1. The primary goal of the applicant is to open and operate a mead production facility and tasting room with a snackbar. These land uses may be permitted by Special Exception in the B-1 zoning district, under the enumerated land uses:
  - a. “Wholesale and processing not objectionable because of dust, noise or odors” pursuant to Section 90-393(1). A definition for this term is not provided in the Zoning Ordinance. Staff recommends a condition to limit the wholesale and production to mead and related products.
  - b. “Tavern” pursuant to Section 90-393(12). A definition for this term is not provided in the Zoning Ordinance. Merriam Webster Dictionary defines the term as “an establishment where alcoholic beverages are sold to be drunk on the premises”. Staff recommends a condition providing a similar definition.
2. 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.
3. The applicant also plans to sell bottles/growlers for consumption off-premises. Retail sales of mead and related products are permitted by-right in the B-1 zoning district, and the recommended conditions also acknowledge that the tavern use will include sales of products for off-site consumption.
4. Prior rezoning/special exception/etc. cases applicable to this property: RZ-23-06 (if approved)
5. Current land uses on adjacent properties:
  - a. East (toward Prince George Drive): vacant land
  - b. South: Commercial/Industrial (Tri-City Wrecker & Auto Repair)
  - c. West: Residential (single-family dwelling)
  - d. North: existing industrial building (Skycass Marketing)
6. Potential impacts and mitigation:
  - a. Traffic impacts have been considered and no Chapter 527 TIA was required at the time of rezoning and staff is not recommending a TIA be completed for the special exception since the use will not generate additional traffic in comparison with uses permitted by right in the B-1 zoning district. VDOT has noted that the required commercial entrance already exists.
  - b. Visual of parking and outdoor activities from neighboring properties. - Mitigated by condition relating to screening, and applicant plans to plant additional trees.
  - c. Noise from customers seated outdoors and from outdoor entertainment. - Mitigated by:
    - i. The County noise ordinance (Section 54-23.1) prohibits noise that is plainly audible in an adjacent dwelling between the hours of 10 p.m. and 6:00 a.m.
    - ii. The owners have stated that the outdoor music will be either acoustic or use a small amplifier.
    - iii. Buildings and trees are located between the planned stage area and existing dwellings
    - iv. There are existing trees, and additional trees are planned by the applicants
    - v. A condition requiring any stage/performance area to be located in between the building and road (away from existing dwellings on adjoining properties).
    - vi. A condition requiring screening for outdoor seating areas.
7. Is this request consistent with the Comprehensive Plan?: Yes, because the Future Land Use Map indicates this property is planned for Commercial uses.

8. Is this request compatible with surrounding uses and zoning districts?: Yes. The surrounding uses and zoning are primarily commercial or industrial and there is adequate separation and screening from one adjoining residential property to the west and the property across the Prince George is vacant/farmland.
9. If this request is approved, additional zoning approvals will be required:
  - a. Building/Zoning Permit, required prior to construction of any new buildings (none proposed at this time)
  - b. Professional Business Zoning Approval, required prior to operation of the business
  - c. Site Plan review and approval, required if there is a proposed building addition or land disturbance that will exceed 2,500 SF.
10. Other departments/agencies have identified certain requirements that apply to the proposed use of the property which are identified in the Supplemental Staff Review Comments. Those items are required to be resolved before beginning operations and are referenced in one of staff's recommended conditions.

## VIII. Supplemental Staff Review Comments

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

1. The existing structure is currently classified as an “S-1” Auto Repair Garage use according to the VUSBC. The applicants will be required to participate in the Change of Use/Classification process to be in conformance with VUSBC occupancy requirements.
2. 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*

1. This proposed facility will need to contact the Virginia Department of Agriculture and Consumer Services.
2. Applicant needs to work with an Authorized Onsite Soil Evaluator (AOSE) or Professional Engineer (PE) who can determine what the sewage disposal system and water supply needs are for the proposed project. A Waste Characterization Letter from a PE may be needed to show how the waste strength and water flow will affect the intended use (changing use, number of employees, etc.).

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

1. A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards. The site is accessed from a private road that is served by an existing commercial entrance.
2. VDOT has no objection to the proposed special exception.

### **Utilities Department** – *Rachael Lumpkin, Utility Project Engineer*

1. This request is for the change of use of an existing structure. Connection to the public water and wastewater systems is not required unless the health department determines that the existing onsite well and/or septic system is not adequate for the new use.
2. Should the applicant choose to connect to the public utility systems:
  - a. There is an existing 12” diameter waterline along Prince George Drive. Any extensions and necessary easements to serve the project are the responsibility of the applicant.
  - b. There is an existing 8” diameter gravity wastewater line along Trailing Rock Road. Any extensions and necessary easements to serve the project are the responsibility of the applicant.
3. Any new development proposed for the site will be required to connect to the public water and wastewater systems.

**Economic Development - Makayla Christensen, Economic Development & Tourism Specialist**

1. The property is not located in the Enterprise Zone or Tourism Zone. The Economic Development and Tourism Department can assist with small business resources, attraction and workforce development. The Economic Development and Tourism Department is in support of approving this Special Exception.

The departments below reviewed this request and had no comments.

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

**Environmental Division - Angela Blount, Environmental Program Coordinator**

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

**Fire & EMS Department – Paul Beamon, Chief**

## **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.
- Staff posted a sign on the property on 6-6-23.
- Public feedback received prior to publishing this staff report:
  - Two (2) county residents called to express their support for the request
  - One adjacent property owner (Tammy Ross, 5100 Prince George Drive) called to express specific concerns:
    - Existing mobile home on the property – Questioned whether it is permitted by the County to be there and expressed opinion of it being an eyesore (Staff note: To be addressed separately from this special exception)
    - Outdoor music – Questioned how loud this will be
    - Potential for customers to walk onto her property

## **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 has reviewed and supports these conditions.

## **XI. Recommended Conditions**

1. This Special Exception is granted for the following uses on Tax Maps 240(16)00-001-0 and 240(16)00-002-0.
  - a. A "tavern", defined for the purposes of this Special Exception as an establishment where alcoholic beverages (primarily mead produced by the business owner) are sold to be drunk on or off the premises the premises, with or without a snack bar, indoor/outdoor seating, and indoor/outdoor entertainment of an accessory nature.
  - b. "Wholesale and processing" of mead / wine and related products.

2. All outdoor seating areas shall be visually screened from adjoining dwellings using vegetation, building walls, and/or opaque fencing.
3. Outdoor entertainment shall end no later than 9 p.m. and any stage/area for outdoor entertainment shall be located between the existing building and Prince George Drive.
4. All required federal, state and local licenses/permits shall be obtained for the approved uses. A Change of Use Permit and an updated Certificate of Occupancy shall be obtained from the Building Inspections Office prior to opening the business to customers. Any required approvals shall be obtained from the Health Department prior to issuance of an updated Certificate of Occupancy or Business License.
5. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
6. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
7. 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. 4249

Ener Gov SE-23-0025



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-23-05

DATE SUBMITTED:

**RECEIVED**  
APR 28 2023

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

*Request Special Exceptions under Sec. 90-393(1) + 90-393(12)*  
*Wholesale + processing Tavern*

REQUEST PROPERTY ADDRESS / LOCATION:

*5108 Prince George Drive*

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

*240(16)00-001-0*  
*240(16)00-002-6*

AFFECTED ACREAGE

(Each parcel):

*1.02 AC*  
*1.328 AC*

ENTIRE PARCEL (Y / N

- Each parcel):

*YES*

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)

*2.348 Ac total*

NAME(S):

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

E-MAIL:

PHONE:

NAME(S): If different than owner):

RELATION TO OWNER:

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

E-MAIL:

PHONE:

*haleys honey meadery@gmail.com*

*804-310-6845*

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

*M-2(B-1 proposed) + B-1*

LAND USE(S) CODE REFERENCE(S):

*90-393(1) 90-393(12)*

FEE DUE:

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

FEE PAID:

*\$700*

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

*Inv 4249*

DATE RECEIVED:

RECEIVED BY:

*Energov*

# 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:

F.O. Patten

NAME:

\_\_\_\_\_

SIGNED:

\_\_\_\_\_

SIGNED:

\_\_\_\_\_

DATE: 4-27-2023

DATE: \_\_\_\_\_

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 27th day of April, 2023.

Laura Greaves Smith  
Notary Public

My Commission expires: April 30, 2025



AFFIDAVIT

## Julie Walton

---

**From:** Haley's Honey Meadery <haleyshoneymeadery@gmail.com>  
**Sent:** Thursday, April 27, 2023 6:47 PM  
**To:** Julie Walton  
**Subject:** Haley's Honey Meadery Info

Haley's Honey Meadery is requesting a change of the zoning at 5108 Prince George Drive to allow for production of Mead /Wine and manufacturing of honey.

In addition, we would like to have a tasting room (Tavern) and a small snackbar for our customers. This will be very similar to our Hopewell location, except twice the square footage. We opened in Hopewell in 2018 and opened in Fredericksburg in 2021. Now we have outgrown our first location in Hopewell.

With this amendment Prince George would be gaining one of the top three meaderies (honey wine) in the state based on Virginia Living Magazine. We currently average over \$300,000 in annual sales which translates to tax revenue from both locals and numerous out of town visitors. This location will offer us the space to increase production and increase our sales.

--

Haley's Honey Meadery  
Owner Tonya Haley  
Hopewell, Virginia  
804-310-6845 or 804-668-5943  
[www.haleyshoneymeadery.com](http://www.haleyshoneymeadery.com)

#seehopewellnow  
#beedowntownhopewell  
#haleyshoneymeadery



## **Haley's Honey Meadery**

Tonya Haley-Owner  
622 Fairlie Road  
Colonial Heights, va 23834  
[haleyshoneymeadery@gmail.com](mailto:haleyshoneymeadery@gmail.com)  
8043103845

22 January 2023

### **RE: Zoning and Business in PG**

Board of Zoning  
5108 Prince George Drive  
Tax Parcels: **240(16)00-002-0** and Tax Parcel: **240(16)00-001-0**

Dear Prince George County

I am procuring the property at 5108 Prince George Drive. We have procured the front lot and the back lot with the warehouse. The front lot is 1.020 acres and the back lot is 1.328 acres. A total of approximately 2.348 acres. I would like for the County to approve Haley's Honey Meadery to open a taven. I am asking Prince George to approve the properties to allow or to make a special exception for a taven within the warehouse on Tax Parcel:240(16)00-002-0. Haley's Honey Meadery would like to open a taven with a small gift shop of our products. We would produce majority of our wines,customers taste or purchase our wines, and we would sell on and off premises. As of now the 5801 Prince George falls under the M1-Zoning limited industrial district.

The property(240(16)00-002-0) consists of approximately 1.328 acres.

B. The property is zoned M-1, Limited Industrial, District. On August 14, 1990 a Special Exception was granted by the Board of Supervisors for the use of the property for wrecker service. The storage of recreational vehicles and cars on the property is not a permitted use in the M-1, Limited Industrial District and is not in compliance with the Zoning Ordinance. (Prince George County Letter States.Attaching Letter).

### **Our operational hours:**

We plan on opening duringthe following hours:

Sunday 10am-9pm

Monday 11am-9pm

Tuesday 11am-9pm

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Wednesday 11am-9pm

Thursday 11am-10pm

Friday 11am-10pm

Saturday 11am-10pm

Hours are adjustable, due to private events and slow times and we may close or open earlier.

On the front parcel, **Tax Parcel: 240(16)00-001-0**, we would like to use the property for limited agricultural purposes and signage for our winery. We plan on planting fruit trees (apple, grape, blueberries, and others), and seating for the public to enjoy our products on the front parcel.

We plan on opening the tavern as soon as we have completed renovations. The tasting room would allow people to taste our honey and drink our wines onsite and be able to buy glasses or bottles to consume on site or off premise. This business premise is the same as a winery, cidery, or brewery.

We plan on having a small food menu for people to eat while at the taven: Charcuterie boards, sandwiches, Honey Nut brie, and desserts. We will not have a fryer, grill, or hood system. We also would like food trucks to come out and serve our customers also.

I am very excited about this project being an amazing tourist attraction to Prince George County. Also, please advise how to move forward in this exciting endeavor. If you have questions or need clarifications, contact Tonya Haley 8043106845.

Sincerely,

**Tonya Haley**

## Signage

David Ross Lun

Trees planted down dirt road

## Outdoor Seating

### Small removable Stage

## Parking

Tavern

## Parking

Plants and seating area

50' x 75'

5108  
PRINCE GEORGE  
DRIVE

PRODUCTION

KITCHEN  
AREA

BAR TOP

0  
0  
0  
0  
0  
0  
0  
0

Roll  
up  
Doc

Roll  
up  
Doc

Doc

Roll  
up  
Doc

max 75  
people

2x ADA  
BATHROOMS

STAGE  
FOR  
ENTERTAINMENT

Tonya 804-310-6845 (after 3pm)



**May 24, 2023**

**Prince George Board of Supervisors**

**Subject: Haley's Honey Meadery Expansion**

Dear Honorable Board Members

I am writing in support of the proposed expansion of Haley's Honey Meadery at 5108 Prince George Drive in Prince George County.

I have worked with Tonya Haley for over a year as she has searched for a location to expand her production capabilities as well as add a third location for the a tasting room. The Prince George location will benefit Ms. Haley and her business but will also benefit Prince George County as a new tax paying entity. In addition, the new location will also bring in visitors from the surrounding region who want not only to sample the mead but also see how it is produced.

The Small Business Development Center has worked with Ms. Haley as she successfully established locations in Hopewell and Fredericksburg. Her business plan has proven to be sound and sustainable.

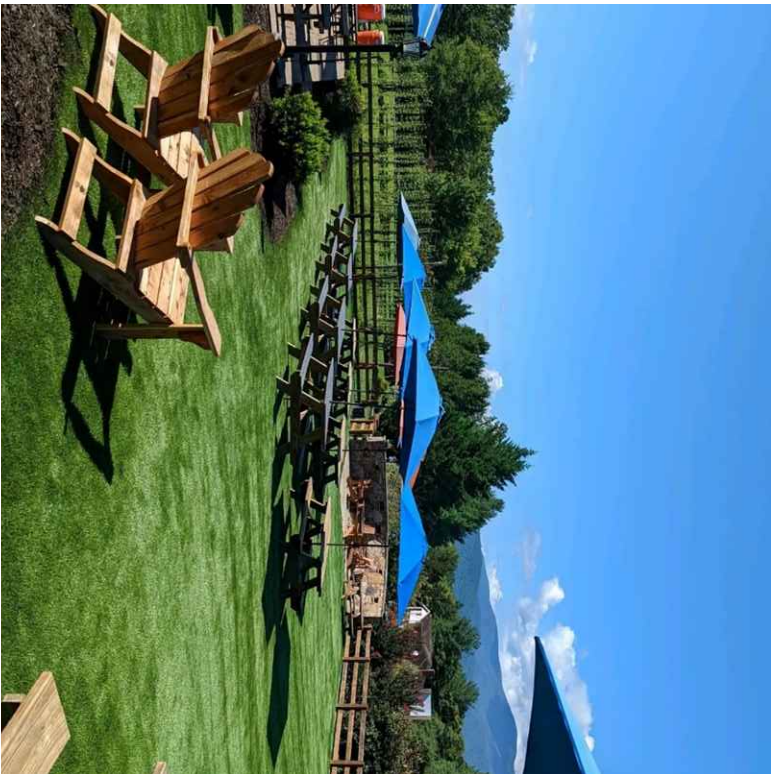
I hope you will look favorably upon this project.

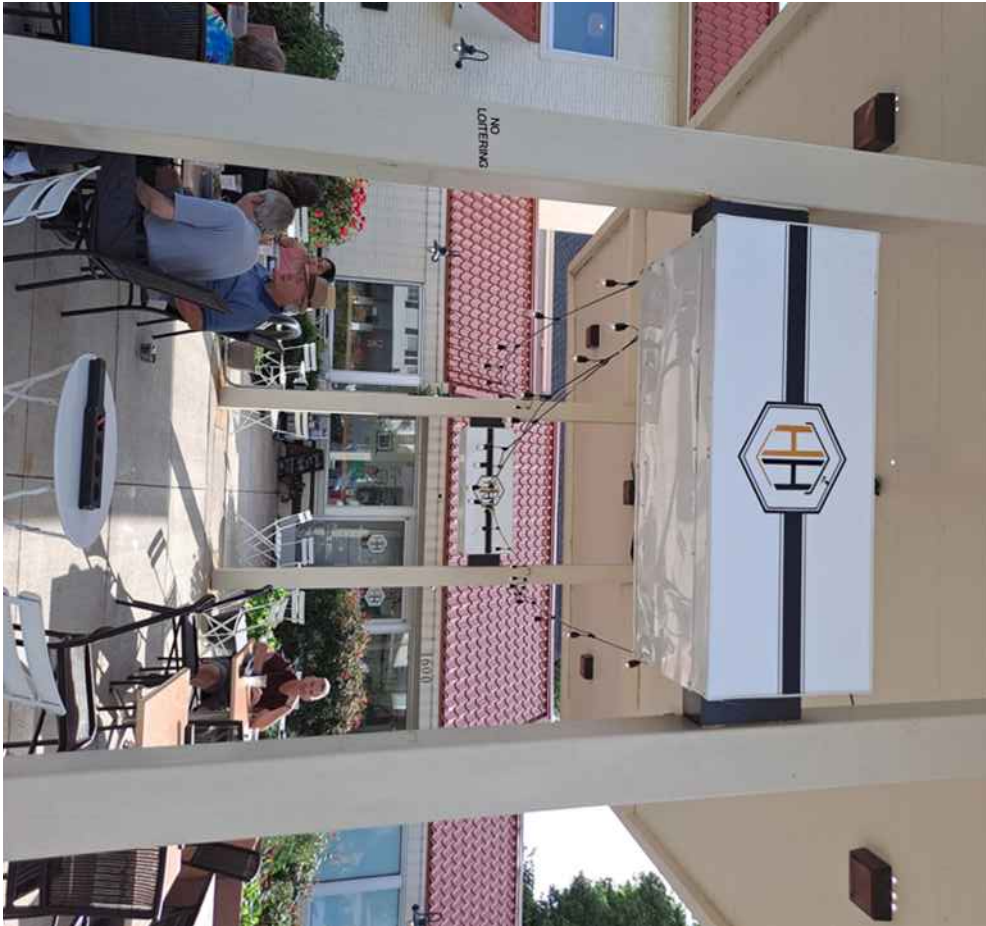
If I can answer any questions, please contact me at [jonesvv@longwood.edu](mailto:jonesvv@longwood.edu) or 805-518-2003.

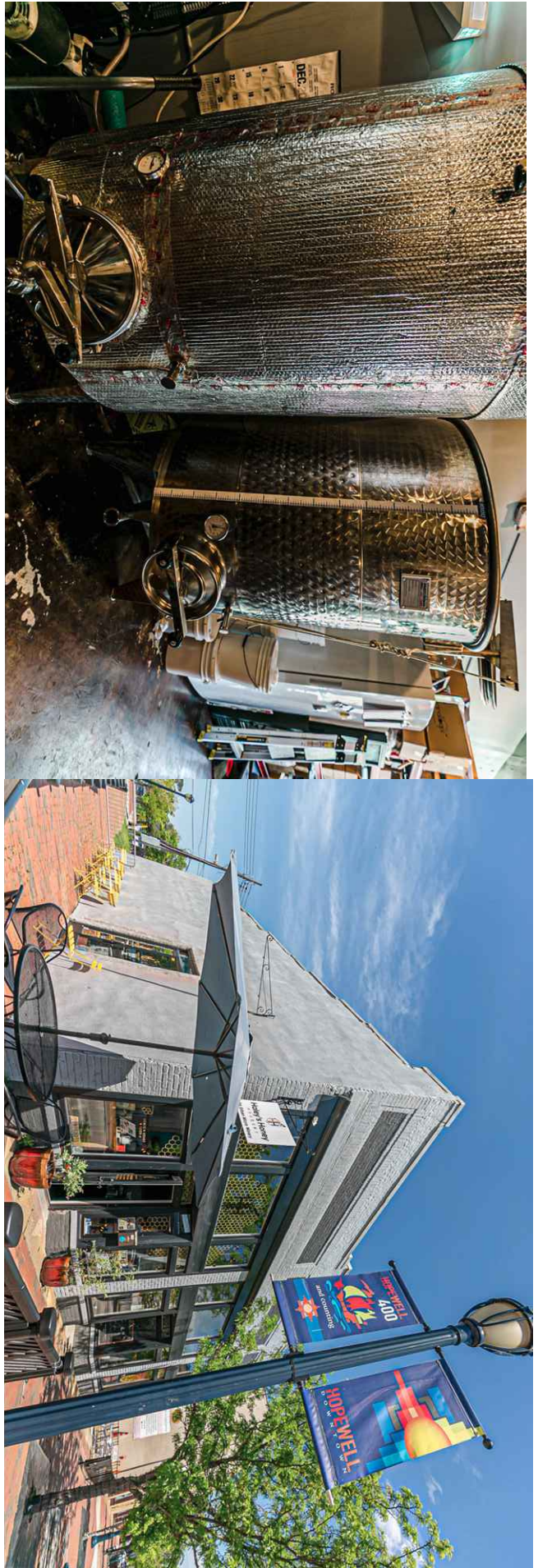
Sincerely

*Vandy Jones*

Vandy Jones  
Director, Eastern Region







**INVOICE (INV-00004249)  
FOR PRINCE GEORGE COUNTY, VA**

**BILLING CONTACT**  
Tonya Haley



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00004249	05/02/2023	06/01/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-23-0025	PGC Special Exception Request	\$700.00
5108 Prince George Dr Prince George, VA 23875		<b>SUB TOTAL</b> \$700.00

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

**TOTAL** **\$700.00**



## County of Prince George, Virginia

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

June 7, 2023

### NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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, June 22, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit "Wholesale and Processing" activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a "Tavern", pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is approximately 2.35 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinance for the above specified request, and related materials, 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made. You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto: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".

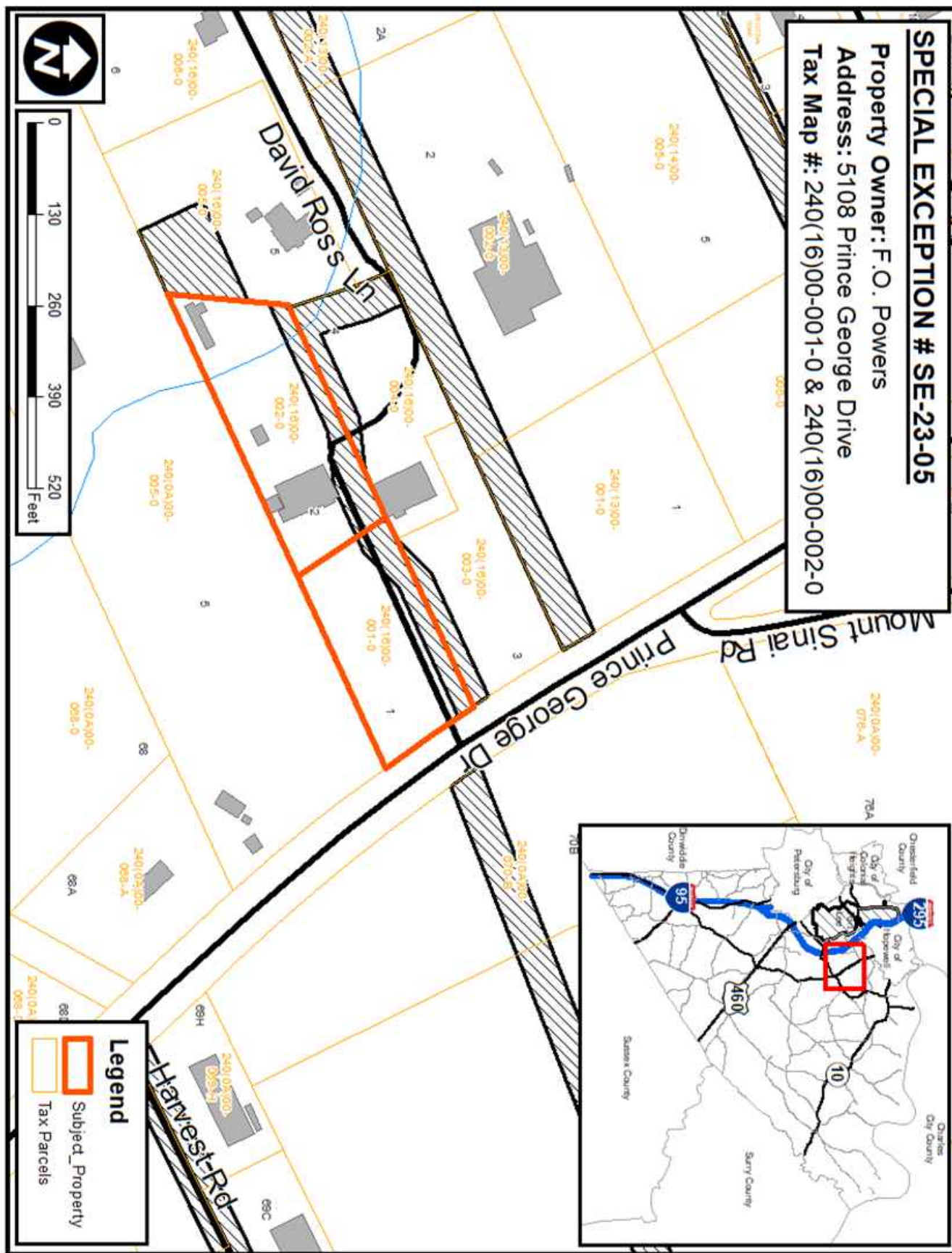
Tim Graves,  
Planner

# **SPECIAL EXCEPTION # SE-23-05**

**Property Owner: F.O. Powers**

**Address: 5108 Prince George Drive**

**Tax Map #: 240(16)00-001-0 & 240(16)00-002-0**



LUCY LAWRENCE A JR & KEVIN  
5280 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

POWERS FLOYD O  
3607 STONEMILL DR  
HOPEWELL, VA 23860

SKYCASS MARKETING LLC  
2200 RIVER RD  
PRINCE GEORGE, VA 23875

ROSS TAMMY R  
5100 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

FOREHAND ROBERT E JR & LINDA M  
PO BOX 2050  
PRINCE GEORGE, VA 23875-1339

SKYCASS MARKETING LLC  
2200 RIVER RD  
PRINCE GEORGE, VA 23875

Tonya and Mike Haley  
622 Fairlie Road  
Colonial Heights, VA 23834

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

The Prince George County Planning Commission will hold public hearings on Thursday, June 22, 2023 beginning at 6:30 p.m. concerning the following requests:

**REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is 1.328 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances for Rezoning RZ-23-06 and RZ-23-07, and Special Exception SE-23-04, and related materials, 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

**BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION**

Publish: 6/7/23 and 6/14/23

Begin

**TAB 6**

**REZONING REQUEST – RZ-23-07**  
**PLANNING COMMISSION STAFF REPORT – June 22, 2023**

**RESUME**

The applicant has requested that an approximately 0.3-acre portion of Tax Parcel 510(0A)00-025-0 be rezoned from Residential Agricultural (R-A) to General Business (B-1) so that the entire property occupied by the existing hotel will be zoned B-1 prior to subdividing the hotel parcel.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board.

**CONTENTS OF REPORT:**

1. Sample Motions
2. Draft Ordinance for Board of Supervisors
3. Staff Report
4. Copy of the Application with Attachments
5. Copy of 1998 lease agreement with lease plat
6. APO letter, map, mailing list, and newspaper ad

## **Sample Motions**

### **APPROVE:**

"I move to forward request RZ-23-07 to the Board with a recommendation for APPROVAL 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-23-07 to the Board with a recommendation for APPROVAL, subject to the following changes:

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### **DENY:**

I move to forward request RZ-23-07 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

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### **POSTPONE:**

I move to POSTPONE request RZ-23-07 until \_\_\_\_\_ to allow time for \_\_\_\_\_  
(MEETING DATE)

\_\_\_\_\_  
(ACTION/EVENT)

Board of Supervisors  
County of Prince George, Virginia

ORDINANCE TO REZONE A 0.3-ACRE PORTION OF TAX MAP 510(0A)00-025-0  
FROM R-A TO B-1

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:

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Present:

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

Vote:

---

**REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the property occupied by the existing hotel will be zoned General Business (B-1) prior to subdividing the hotel parcel. The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

---

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-07 is granted as an amendment to the official zoning map; and

The Property, known as a portion of Tax Map # 510(0A)00-025-0 existing as of the date of this approval, as delineated as the westernmost 0.3 acres of the property appearing in Deed Book 461 Page 737, and as illustrated in the map images provided below, is hereby rezoned from Residential Agricultural (R-A) District to General Business (B-1) District.





## PLANNING COMMISSION STAFF REPORT

Public Hearing June 22, 2023

**RZ-23-07** – Rezone from R-A to B-1

**Applicant:** Dinesh and Kokila Patel

**Property Owner:** Interstate VA Holdings, LLC

**Case Manager:** Tim Graves, Planner - (804)722-8678

### I. Request

The applicant has requested that an approximately 0.3-acre portion of Tax Parcel 510(0A)00-025-0 be rezoned from Residential Agricultural (R-A) to General Business (B-1) so that the entire property occupied by the existing hotel will be zoned B-1 prior to subdividing the hotel parcel.

Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board.

### II. Property

**Address:** 16501 Sunnybrook Road

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

**Tax Map:** 510(0A)00-025-0

**Current Use(s):** Commercial (hotel)

**Site Size:** 0.3 acres (portion of parcel)

**Comp Plan Land Use:** Commercial

**RE Taxes Paid?:** Yes

**Planning Area:** Rural Conservation Area

**Previous Zoning Cases:** N/A

Figure 1: Aerial view of request property



### III. Meeting Information

Planning Commission Public Hearing: June 22, 2023

Board of Supervisors Public Hearing: July 11, 2023 (Tentative)

#### IV. Background

- The property containing the hotel is split zoned, with most of the property zoned General Business (B-1) since the County adopted a zoning ordinance in 1965. The 1965 zoning map shows a strip of B-1 zoning along the corridor.
- The applicants, Dinesh and Kokila Patel, hold a 99-year ground lease for the hotel, and are in the final stages of purchasing the lease parcel along with a portion of the adjacent parcel (to install a new drainfield). The lease parcel is shown on the survey recorded with the 1998 land lease (attached) and both areas to be acquired by the applicants are shown on the preliminary plat included with the application materials. The total area to be acquired is approximately 2.8 acres.
- The planned subdivision of land is required to meet minimum lot size requirements based on the zoning district. In the R-A zoning district, the minimum lot size is 5 acres. In the B-1 zoning district, there is no minimum size as long as health department requirements are met. Thus the remaining 0.3 acres zoned R-A must first be rezoned to B-1 before the applicants' subdivision plat may be approved.
- Until June 1, 2023, the part of the property containing the hotel was tracked administratively as Tax Parcel 510(OA)00-025-**B** and depicted as a separated piece of land on the County GIS. Comments from the Assessor's office in Section VIII explain the tax parcel number change in greater detail.
- The remainder of parcel 510(OA)00-025-0 is still subject of a request to rezone to B-1 (RZ-23-04). If both requests are approved, the entire parcel will be zoned B-1 prior to the planned subdivision and sale of the hotel property.

#### V. Applicant Proposal

- Rezone the approximately 0.3 acre remainder of Tax 510(OA)00-025-0.
- No proffers submitted by the applicant

#### VI. Exhibits

Exhibit 1 – Aerial view of subject property (red shaded portion proposed for rezoning)



Exhibit 2 – Zoning Map Close (blue shaded portion proposed for rezoning)

Note: Remainder of parcel 510(OA)00-025-0 has been requested for rezoning in RZ-23-04.

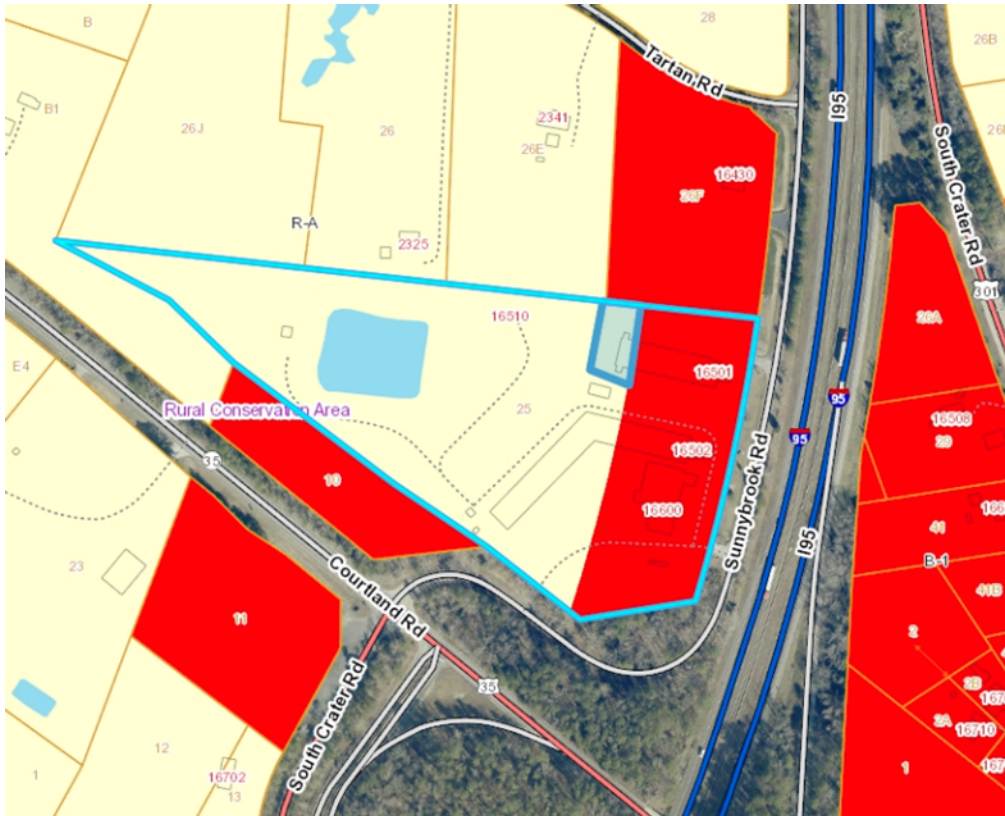


Exhibit 4 – Comprehensive Plan Future Land Use Map (blue shaded portion proposed for rezoning)



## VII. Planning and Zoning Review Comments

1. The acreage proposed for rezoning is approximately 0.3 acres which is delineated as the portion of [currently inactive] Tax Parcel 510(0A)00-025-B which is not already zoned B-1, as further depicted in the application materials.
2. The primary goals of the applicant are to acquire the land and parking areas on which there is an existing hotel, construct a new drainfield for the hotel to maintain compliance with DEQ/VDH regulations, and continue to operate the hotel. A hotel requires a special exception pursuant to Section 90-393(7), however the hotel pre-existed this requirement and may continue operations without obtaining a special exception until such time as the owner proposes to expand the facility or begin an “extended stay lodging” land use, which permits stays longer than 30 days. A hotel land use only permits stays of 30 days or less.
3. There are no proffers or conditions applicable to the existing B-1 zoning district, and the owner has not proposed any proffers for the proposed rezoning of approximately 0.3 acres. Staff supports this request without proffers because the rezoned area is so small and the hotel is existing.
4. Current land uses on adjacent properties:
  - a. West and south: Proposed travel center (see RZ-23-04)
  - b. East: N/A (Interstate 95)
  - c. North: Commercial (small office building)
5. Is this request consistent with the Comprehensive Plan?: Yes because the Future Land Use Map indicates this property is planned for Commercial uses.
6. Traffic impacts have been considered and no TIA is required or recommended. Approval of this request will not result in any additional traffic.
7. This request will not generate any additional off-site impacts. The hotel land use may continue with or without approval of this request.
8. Is this request compatible with surrounding uses and zoning districts?: Yes, because the surrounding land is zoned for commercial and approval will not change the current land use.
9. If this request is approved, the hotel owner will be able to proceed with the planned subdivision of the hotel parcel and the planned improvements to the wastewater (septic/drainfield) system. If the request is not approved, the hotel operations may be hindered while they seek alternate means of compliance with DEQ/VDH regulations.

## VIII. Supplemental Staff Review Comments

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

1. Parcels 510(0A)00-025-B (the hotel), 510(0A)00-025-C, and 510(0A)00-025-Z were previously separated from Parcel 510(0A)00-025-0 in this office’s CAMA system in order to identify them as land leases which can lead to confusion; therefore, we have inactivated the three parcels in Vision and converted everything back to 510(0A)00-025-0.
2. Please note that Mr. and Mrs. Patel have a contractual ownership interest in the property; however, the actual current owner is Interstate VA Holding, LLC and should be included in the rezoning process to include the signing the application, plat, etc. Please reference the parcel as 510(0A)00-025-0. (Planning Staff note: Prior to the BOS public hearing date, Mr. Patel is attempting to obtain signatures from the owner or complete the purchase of the property.)

### **Economic Development - *Makayla Christensen, Economic Development & Tourism Specialist***

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

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

1. The proposed rezoning does not appear to include any new buildings or plans for additional development. The existing development is served by a commercial entrance. No additional entrances are anticipated and access is appropriate for the current use.
2. VDOT has no objection to the proposed rezoning.

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

[VDH agreed with Planning comment #9.]

The departments below reviewed this request and had no comments.

**Environmental Division - Angela Blount, Environmental Program Coordinator**

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

**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**

## **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.
- Staff posted a sign on the property on 6-6-23.
- No comments from the community were received prior to finalizing this report.

## **X. Staff Recommendation**

Staff recommends **Approval**.

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. Approval of the request will allow the hotel to maintain compliance with all applicable regulations and continue providing temporary lodging services to the community.
3. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-23-07

DATE SUBMITTED:

MAY 18 2023

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Rezoning

REQUEST PROPERTY ADDRESS / LOCATION: 16501 Sunnybrook Rd.  
South Prince George Va 23805

REQUEST TAX MAP(S): (List all)

5106A) 00-025-X  
0

AFFECTED  
ACREAGE:

0.30

ENTIRE PARCEL?:  
(Y / N)

N

CURRENT  
ZONING:

R-A

PROPOSED  
ZONING:

B-1

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:

NAME(S): Dinesh J & Hishila J. Patel

MAILING ADDRESS (Incl. City, State, Zip) 16501 Sunnybrook Rd.  
South Prince George Va 23805

E-MAIL: dineshp41@gmail.com

PHONE: 804 240 0347

NAME(S) (If different than owner): Interstate VA Holdings LLC (Jarnail Singh)

RELATION TO OWNER:

MAILING ADDRESS: (Incl. City, State, Zip) 501 Southpark Boulevard, Colonial Heights, VA 23834

E-MAIL: Singhjarnail85@yahoo.com

PHONE: 347-287-5267

OFFICE USE ONLY (Completed at time of application)

COMMENTS: Must go to BOS ASAP before 9/1/23

PAYMENT

FEE DUE: \$140 x 0.30  
Rezoning: \$1,050 + [See Fee Schedule]  
Amend Existing Zoning Case: \$1,050

FEE PAID:

\$1092

PAYMENT TYPE:

☒ CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

5/18/23

RECEIVED BY:

Enr.gov

# 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:

Dimitri J. Patel

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

5/18/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

18<sup>th</sup>

day of

May

, 20

23

Notary Public

My Commission expires:

April 30, 2025



AFFIDAVIT

## 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:

Kokila D. Patel

NAME:

SIGNED:

Kokila Patel

SIGNED:

DATE:

6/1/2023

DATE:

## NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

1<sup>st</sup>

day of

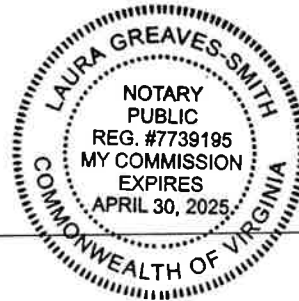
June

20

23

Notary Public

My Commission expires:

April 30, 2025

AFFIDAVIT

May 18, 2023

Planning Commission  
Prince George County, VA  
6602 Courts Drive  
Prince George, VA 23875

**RE: Hotel property rezoning application**

I hold a 99-year lease on the OYO Hotel property located at 16501 Sunnybrook Road - Tax Map 510(0A)00-025-B, and I wish for the entire property to be zoned B-1 General Business. Currently an approximately 0.3-acre area on the hotel property is zoned R-A and I am requesting to rezone this area to B-1.

I am in the process of purchasing the approximately 1.5-acre hotel property that I lease, and also an approximately 1-acre portion of the adjacent property - Tax Map 510(0A)00-026-F which is already zoned B-1. I plan to construct a new drainfield on the adjacent property after the land sale is completed for the hotel to use for wastewater management, and I plan to consolidate the two parcels of land into a single property under my exclusive ownership.

My goal is to continue operating the OYO Hotel with the new drainfield system in place. I need this rezoning so that the hotel property will comply with minimum lot size and any other requirements as required by the County Code.

Thank you for your consideration,

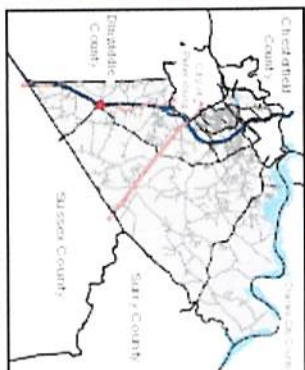
A handwritten signature in black ink, appearing to read "Dinesh Patel", written in a cursive style.

Dinesh Patel

Copyright, 2020 County of Prince George, VA



Map Scale 1:782

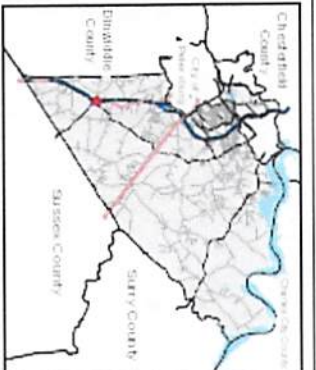


## County Parks

- Schools  
Firestations  
Political Boundaries  
Taxparcels  
Access Easements  
Swamps  
Zoning  
A-1  
B-1  
M-1  
M-2  
M-3  
R-1  
R-2  
R-3  
R-A  
R-E  
R-TH  
PUD  
Other

## Notes

5/18/2023



- County Parks
- Schools
- Firestations
- Political Boundaries
- Taxparcels
- Access Easements
- Swamps

## Notes

This plat is made without the benefit of a title binder and is not subject to any easements or other pertinent matters of record in prior claim of title to the extent they may apply to the property hereunto surveyed.

**GENERAL NOTES:**

OWNER: DINESH J. PATEL - T.P.# 510(0A)00-025-B  
16501 SUNNYBROOK ROAD SOUTH PRINCE GEORGE, VA 23805  
OWNER: EASTERN WOODLANDS CORP. - T.P.# 510(0A)00-026-F  
16430 SUNNYBROOK ROAD SOUTH PRINCE GEORGE, VA 23805  
THIS PROPERTY IS IN ZONES "A" & "Y" AS PER FIRM COMMUNITY PANEL 510303250C, EFFECTIVE 06-01-2022.  
THE PROPERTY ZONING FOR T.P.# 510(0A)00-025-B IS R-1 & B-1.  
THE PROPERTY ZONING FOR T.P.# 510(0A)00-026-F IS B-1.  
THIS PROPERTY IS NOT LOCATED IN RURAL CONSERVATION AREA.  
CURRENT NUMBER OF LOTS: 2 - PROPOSED NUMBER OF LOTS: 2.  
IRONS TO BE SET AT ALL CORNERS UPON COUNTY APPROVAL.  
WATER & SEWER ARE PUBLIC.  
THIS LOT LINE ADJUSTMENT IS BETWEEN  
T.P.# 510(0A)00-025-B AND T.P.# 510(0A)00-026-F  
PROPERTY IS OUTSIDE OF CHESAPEAKE BAY PRESERVATION AREA.

IS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE WASTE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF E CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 6-610-10 et seq., the "regulations") AND LOCAL ORDINANCES.  
IS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 312-163.6 OF E CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND SIGNMENTS FROM AN AUTHORIZED ONSITE SOIL EVALUATIONS (SE) OR A PROFESSIONAL ENGINEER REGISTERED IN VIRGINIA. THE HEALTH DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THE SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY (JOSEPH ENTRO-UTILITIES, CHIEF MONNETT) APPLICATION # 193, PHONE # (804)798-3948.  
ON THAT CERTIFICATION  
PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT-PROPOSED SITE RECALLED SUBDIVISION DISPOSAL SYSTEM, AND UNLESS CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL THIS SUBDIVISION MAY VAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR SITE SEWAGE SYSTEMS.

IS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE ON THE CERTIFICATION THAT THE APPROVED LOTS ARE ELIGIBLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME INSTRUCTION PERMITS ARE ISSUED

A05E/SOIL SCIENTIST

hereby certify that this survey is in the best of my knowledge and belief, correct and complete with all necessary details 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, THE REQUIREMENTS OF THE BOARD OF SURVEYORS 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 1ST DAY OF SEPTEMBER, 2022.

**CERTIFICATE OF APPROVAL**

THIS LOT LINE ADJUSTMENT SURVEY OF T.P.# 510(0A)00-025-B & T.P.# 510(0A)00-026-F 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 \_\_\_\_\_  
VDH HEALTH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

RONALD H. GORDON JR., CLS

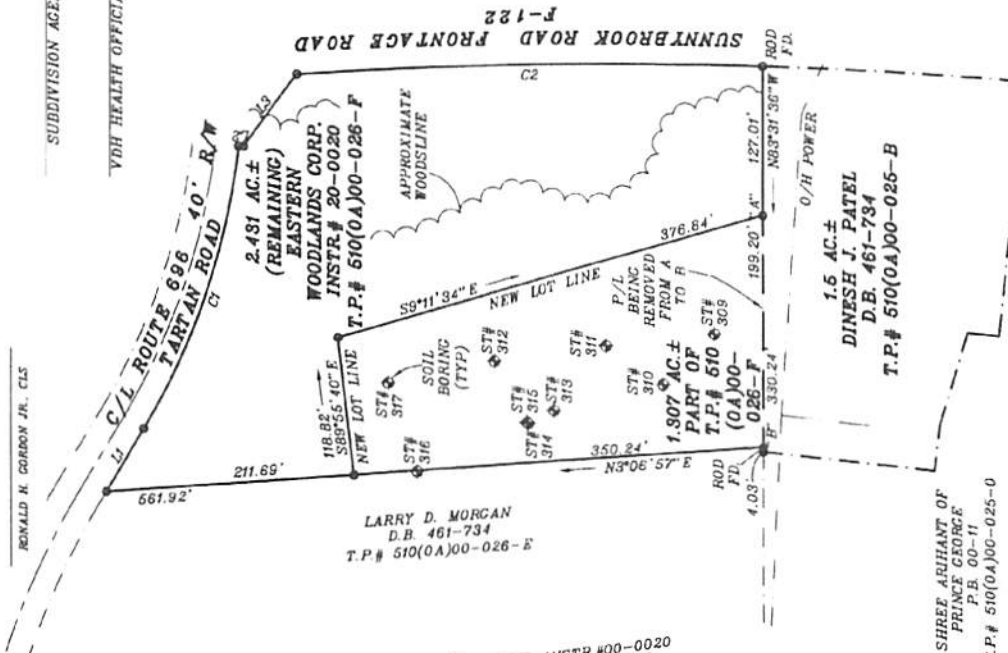
VDH HEALTH OFFICIAL

SUBDIVISION AGENT

DATE

DATE

SUNNYBROOK ROAD FRONTAGE ROAD F-122



DINESH J. PATEL  
D.B. 461-734  
T.P.# 510(0A)00-025-B

SHREE ARJUN OF PRINCE GEORGE  
P.B. 00-11  
T.P.# 510(0A)00-025-0

**ACRAGE SCHEDULE**

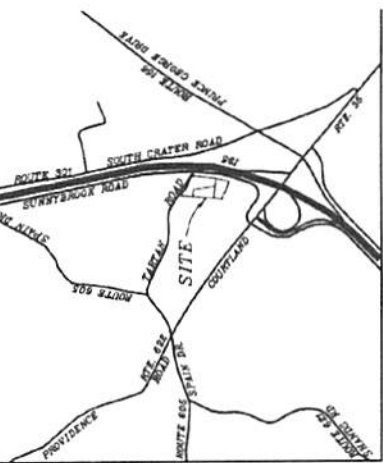
T.P.# 510(0A)00-026-F - 3.737 AC.±  
LOT LINE ADJUSTMENT REMOVING - 1.907 AC.±  
REMAINING T.P.# 510(0A)00-026-F - 2.430 AC.±  
T.P.# 510(0A)00-025-B - 1.5 AC.±  
LOT LINE ADJUSTMENT ADDING - 1.907 AC.±  
NEW TOTAL T.P.# 510(0A)00-026-F - 2.807 AC.±

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	604.65'	257.11'	255.78'	S67°46'20"E	24°21'48"
C2	4382.66'	397.33'	397.20'	S5°58'50"W	5°11'15"

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S67°46'20"E	6.251'
L2	S5°58'50"W	4.15'
L3	S16°40'17"E	75.78'



VICINITY SKETCH SCALE: 1"=2000'

**OWNERS CONSENT AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THIS LOT LINE ADJUSTMENT ADDING 1.907 ACRES TO T.P.# 510(0A)00-025-B SITUATED IN TEMPLETON 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 \_\_\_\_\_  
DINESH J. PATEL  
EASTERN WOODLANDS CORP.

STATE OF VIRGINIA TO WIT:  
COUNTY OF \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE 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 0

**PLAT SHOWING A LOT LINE ADJUSTMENT SURVEYED FOR DINESH J. PATEL ADDING 1.907 AC.± TO T.P.# 510(0A)00-025-B LOCATED ON THE WEST SIDE OF SUNNYBROOK ROAD, IN TEMPLETON DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA**

SCALE 1"=100' DATE: SEPTEMBER 1, 2022  
RONALD H. GORDON & ASSOCIATES, LLC  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23041  
SHEET 1 OF 1 F.B. FILE 22-PATEL, DYO H07 (SUNNYBROOK RD.)

RECEIPT (REC-003861-2023)  
FOR PRINCE GEORGE COUNTY, VA

**BILLING CONTACT**

DINESH PATEL  
Sunnybrook Road  
South Prince George, Va 23805



Payment Date: 05/18/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZ-23-0018	PGC Rezoning to B-1 \$140 per acre calculated	Fee Payment	Check #00007136	\$42.00
	PGC Rezoning	Fee Payment	Check #00007136	\$1,050.00
16501 Sunnybrook Rd South Prince George, VA 23805			<b>SUB TOTAL</b>	<b>\$1,092.00</b>
			<b>TOTAL</b>	<b>\$1,092.00</b>

Delivered : 1-6-99  
Lawyers Title

\$ 850,000.00

BOOK 461 PAGE 734

**MEMORANDUM OF LEASE**

# 6460  
12/4/98

This is a memorandum of a certain unrecorded lease dated December 3, 1998, between **PETERSBURG SOUTH LIMITED PARTNERSHIP**, a Virginia Limited Partnership, Grantor, herein referred to as the "Lessor," whose address is C/O Rose Garden Inn, 16502 Sunnybrook Road, Petersburg, Virginia 23805, and **DINESH J. PATEL and KOKILA D. PATEL**, Grantee, herein referred to as the "Lessee," whose address is C/O Super 8 Motel, 16501 Sunnybrook Road, Petersburg, Virginia 23850, concerning the following described premises, to-wit:

All that certain lot or parcel of land with improvements thereon and appurtenances thereto belonging and lying in the Templeton Magisterial District of Prince George County, Virginia, containing 1.50 Acres as shown on a Plat of Survey by Charles C. Townes & Associates, P.C., dated September 16, 1998 and entitled "Plat of 1.50 Acres of Land Situated On Sunnybrook Road State Route #F-122 Templeton District Prince George County, Virginia" a copy of which Plat is attached hereto and recorded herewith for a more particular description of said property.

For good and valuable consideration, Lessor leases the above-described leased premises, together with all rights, improvements, and appurtenances thereto, to Lessee, and Lessee hires the same from Lessor for the term and under the conditions contained in the unrecorded lease dated December 3, 1998, which unrecorded lease is incorporated herein by reference.

The term of the lease is to commence on December 3, 1998 and will end on November 30, 2097, subject to Lessee's option to extend the term for an additional term of one (1) year each and

PREPARED BY:  
LAW OFFICES  
AYERS & STOLTE, P.C.  
HAMILTON PROFESSIONAL  
BUILDING  
710 N. HAMILTON STREET  
RICHMOND, VIRGINIA  
(804) 358-4731  
FAX (804) 358-6206

every year following the expiration of the original term. The lease does contain an option to purchase.

The addresses of the Lessor and Lessee are:

**Lessor:** Petersburg South Limited Partnership  
C/O Rose Garden Inn  
16502 Sunnybrook Road  
Petersburg, Virginia 23805

**Lessee:** Dinesh J. Patel And Kokila D. Patel  
C/O Super 8 Motel  
16501 Sunnybrook Road  
Petersburg, Virginia 23850

This memorandum is not a complete summary of the lease. Provisions in this memorandum shall not be used in interpreting the lease provisions. In the event of a conflict between this memorandum and the said unrecorded lease, the unrecorded lease shall control.

Witness the following signatures and seals:

**LESSOR:**

**PETERSBURG SOUTH LIMITED PARTNERSHIP**  
a Virginia limited partnership by CL & CL Enterprise, Ltd.,  
a Virginia corporation, General Partner.

By: Betty Li  
**BETTY LI, PRESIDENT**

**LESSEE:**

Dinesh J. Patel  
**DINESH J. PATEL**

**AND**

Kokila D. Patel  
**KOKILA D. PATEL**

PREPARED BY:  
LAW OFFICES  
AVERS & STOLTE, P.C.  
HAMILTON PROFESSIONAL  
BUILDING  
710 N. HAMILTON STREET  
RICHMOND, VIRGINIA  
(804) 358-4731  
FAX (804) 358-4206

BOOK 461 PAGE 736

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE GEORGE, to-wit:

Subscribed and sworn to before me this 3<sup>rd</sup> day of December, 1998, by Betty Li,  
President of CL & CL Enterprise, Ltd., a Virginia corporation, General Partner of Petersburg  
South Limited Partnership, a Virginia limited partnership.

My Commission Expires: 8/31/2002

  
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE GEORGE, to-wit:

Subscribed and sworn to before me this 3<sup>rd</sup> day of December, 1998, by Dinesh J.  
Patel and Kokila D. Patel, Lessee.

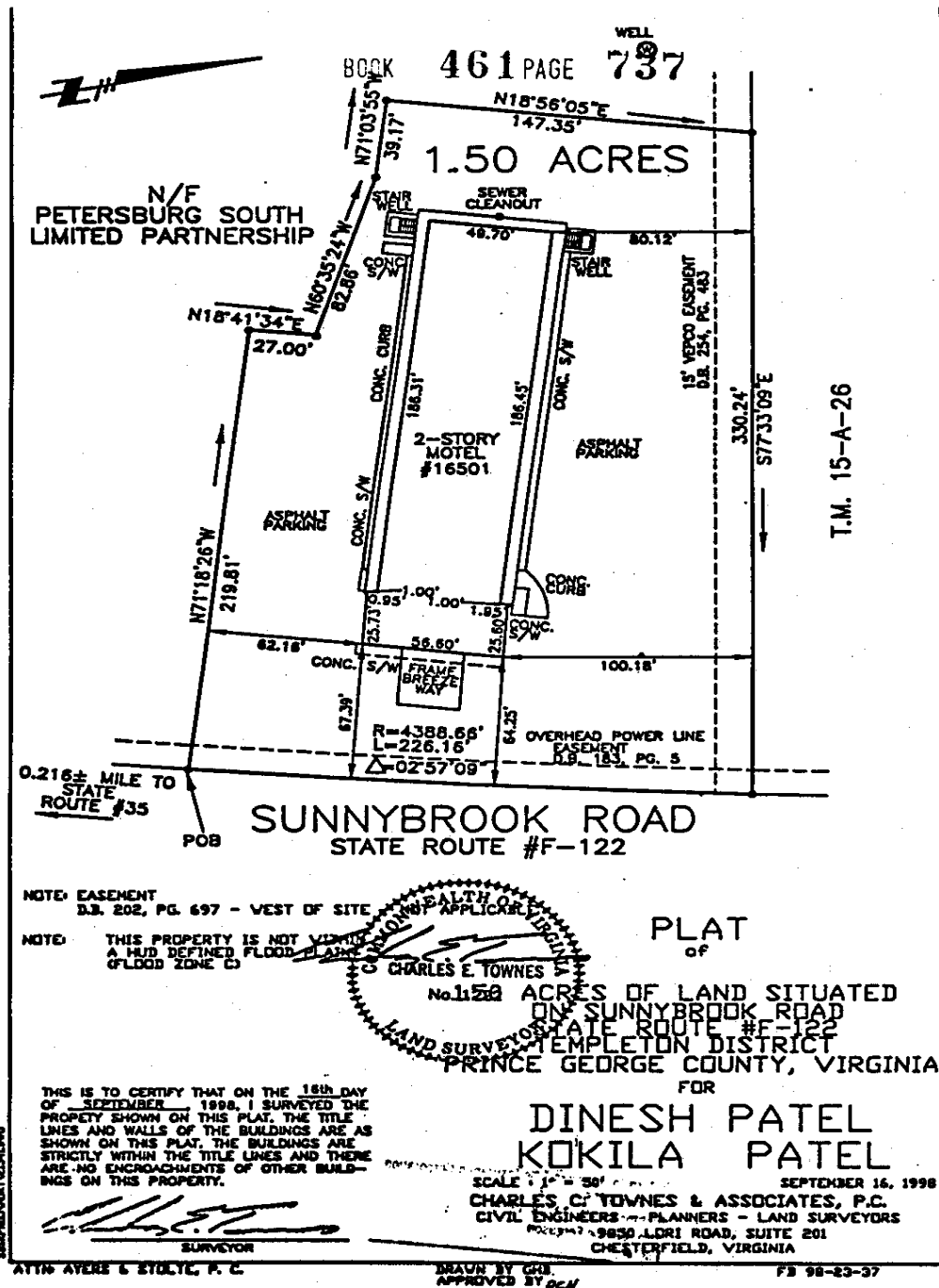
My Commission Expires: 10/31/2000

  
NOTARY PUBLIC

C:\Commercial Real Estate Contracts\Memorandum Of Lease - Petersburg Super 8 Motel.doc



PREPARED BY:  
LAW OFFICES  
AYERS & STOLTE, P.C.  
HAMILTON PROFESSIONAL  
BUILDING  
710 N. HAMILTON STREET  
RICHMOND, VIRGINIA  
(804) 358-4731  
FAX (804) 358-6206



INSTRUMENT #980006360  
RECORDED IN THE CLERK'S OFFICE OF  
PRINCE GEORGE ON  
DECEMBER 4, 1998 AT 01:33PM  
BISHOP NOTT, CLERK

BY: *[Signature]* (DC)



## County of Prince George, Virginia

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

June 7, 2023

### NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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, June 22, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinance for the above specified request, and related materials, 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made. You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto: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,

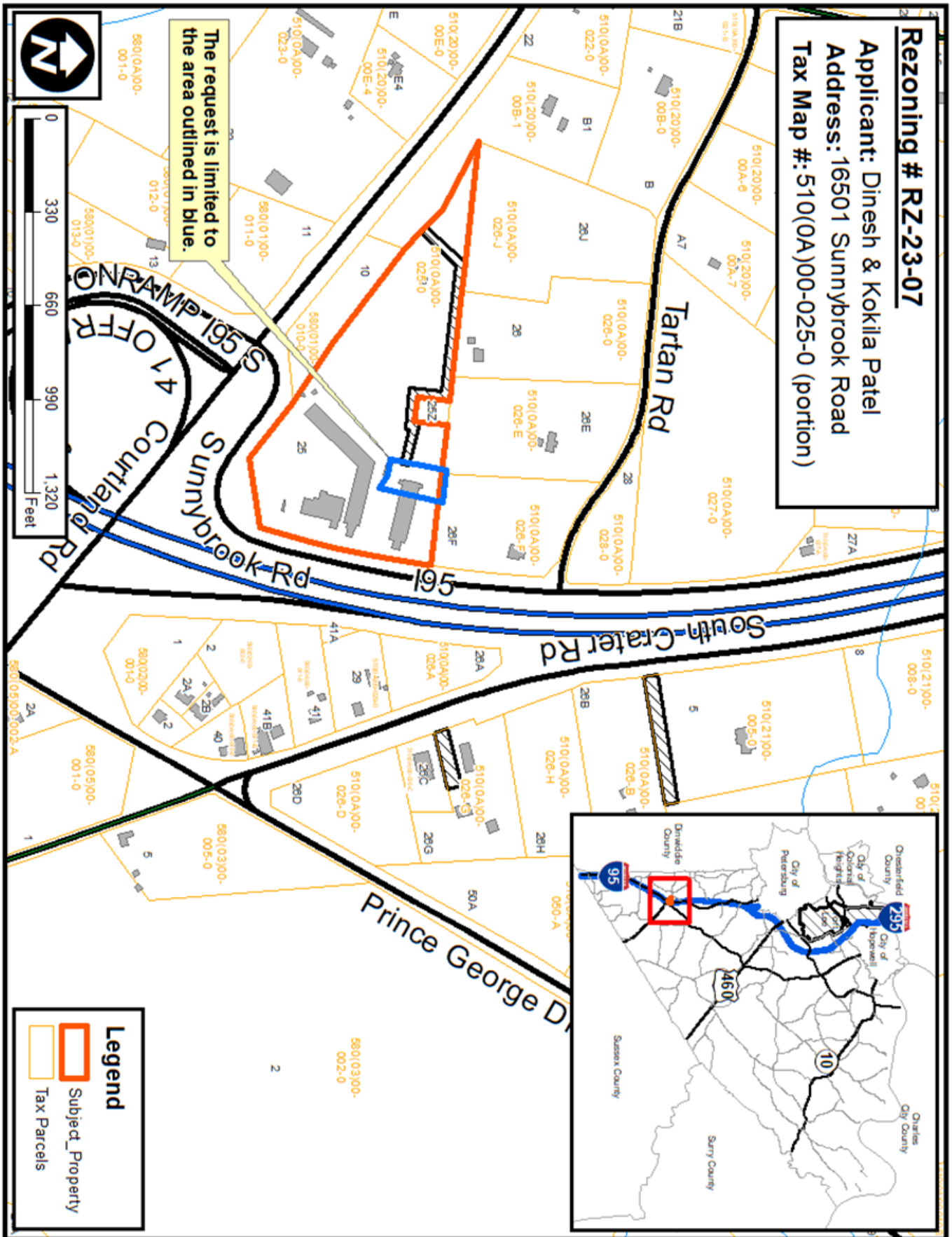
A handwritten signature in blue ink that reads "Tim Graves". The signature is fluid and cursive, with the first name "Tim" and last name "Graves" clearly distinguishable.

Tim Graves  
Planner

# Rezoning # RZ-23-07

Applicant: Dinesh & Kokila Patel  
Address: 16501 Sunnybrook Road  
Tax Map #: 510(OA)00-025-0 (portion)

The request is limited to  
the area outlined in blue.



BRIDGMAN DEBRA H  
2176 COURTLAND  
S PRINCE GEORGE, VA 23805

CROWN CASTLE GT CO LLC PMB 353  
4017 WASHINGTON RD  
MCMURRAY, PA 15317

CUSHING BRANDON O & VEST  
BARBARA A  
324 LIGHTHOUSE POINTE  
NORTH PRINCE GEORGE, VA 23860

EASTERN WOODLANDS CORP  
PO BOX 1570  
PETERSBURG, VA 23805

INTERSTATE VA HOLDINGS LLC  
501 SOUTHPARK BLVD  
COLONIAL HEIGHTS, VA 23834

MORGAN LARRY D & SUSAN S  
2341 TARTAN RD  
SOUTH PRINCE GEORGE, VA 23805

PG HOLDINGS VA LLC  
501 SOUTHPARK BLVD  
COLONIAL HEIGHTS, VA 23834

SCOTTLESS LLC  
16304 S CRATER RD  
SOUTH PRINCE GEORGE, VA 23805

TAYLOR PHYLLIS M ET ALS  
16708 S CRATER RD  
SOUTH PRINCE GEORGE, VA 23805

TAYLOR WESLEY M SR & PHYLLIS M  
LIFE ESTATE(S)  
16712 S CRATER RD  
SOUTH PRINCE GEORGE, NC 23805

WORLEY JAMES R & BRANDY L  
16600 S CRATER RD  
SOUTH PRINCE GEORGE, VA 23805

Dinesh & Kokila Patel  
16501 Sunnybrook Road  
South 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, June 22, 2023 beginning at 6:30 p.m. concerning the following requests:

**REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is 1.328 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

**REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances for Rezoning RZ-23-06 and RZ-23-07, and Special Exception SE-23-04, and related materials, 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/](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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

**BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION**

Publish: 6/7/23 and 6/14/23