



PLANNING COMMISSION

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

County of Prince George, Virginia

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

MEMORANDUM

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

FROM: Tim Graves, Planner I

RE: May 2023 Planning Commission Work Session & Business Meeting

DATE: May 18, 2023

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

The Planning Commission's Work Session will be Monday, May 22, 2023 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, May 25, 2023 at 6:30 p.m. in the Board Room.

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

1	Agenda
2	Draft Work Session Minutes April 24, 2023
3	Draft Business Meeting Minutes April 27, 2023
4	Comp. Plan Amendment CPA-23-02 It's His Land LLC – Future Land Use
5	Rezoning RZ-23-04 Interstate VA Holdings - R-A to B-1
6	Communications
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Begin

TAB 1

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: May 25, 2023
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

CALL TO ORDER – Madam Chair Elder

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Madam Chair Elder

PUBLIC COMMENTS – Madam Chair Elder

COMMISSIONERS' COMMENTS – Madam Chair Elder

ORDER OF BUSINESS – Madam Chair Elder

- A-1. Introduction of new Planning Commissioner – Brian Waymack
- A-2. Adoption of Work Session Meeting Minutes – April 24, 2023 [2]
- A-3. Adoption of Business Meeting Minutes – April 27, 2023 [3]
- 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. [4] **Tim Graves**

PUBLIC HEARINGS – Madam Chair Elder

- 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. [5] **Andre Greene**

COMMUNICATIONS – [6] **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 June 2023

ADJOURNMENT – Madam Chair Elder

NOTICE OF DEFERRAL:

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit “Wholesale and processing” and “Warehousing with indoor storage” land uses within a General Commercial (B-1) Zoning District, on Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E, was deferred (postponed) by the applicant. This case will be re-advertised after it is re-scheduled.

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, April 24, 2023 at 5:30 p.m.

County Administration Bldg., Kines Memorial Break Room (Second Floor)
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Madam Chair Elder called the meeting to order at 5:33 p.m.

Roll Call – **Commissioners Present: Elder, Bresko, Anderson, Canepa**
Staff present: Andre Greene, Tim Graves. Julie Walton arrived at 5:55 p.m. from another meeting. Andre Greene left before 6:30 p.m. to run the BZA meeting.

AGENDA REVIEW FOR APRIL 27 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-5. REZONING RZ-23-03:** Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses. [9] **Andre Greene reviewed the staff report. The applicant attended the meeting and answered questions.**
- P-4. SPECIAL EXCEPTION SE-23-02:** Request of Lingerfelt Development, LLC, contract purchaser, to permit “Wholesale and processing” and “Warehousing with indoor storage” land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses. [8] **Andre Greene reviewed the staff report. The applicant attended the meeting and answered questions.**
- A-4. SUBDIVISION WAIVER SW-23-01:** Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-

2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road. [4] **Tim Graves reviewed the staff report.**

- P-1. COMPREHENSIVE PLAN AMENDMENT CPA-23-02:** Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. [5] **Tim Graves reviewed the staff report.**
- P-2. REZONING RZ-23-02:** Request of It's His Land, LLC to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". [6] **Tim Graves reviewed the staff report.**
- P-3. SPECIAL EXCEPTION SE-23-03:** Request of It's His Land, LLC to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". [7] **Tim Graves reviewed the staff report.**
- P-6. SPECIAL EXCEPTION SE-23-04:** Request of the County of Prince George to permit "Buildings or uses for local governmental purposes" within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Public / Semi-Public" land uses. [10] **Tim Graves reviewed the staff report.**

COMMUNICATIONS – None

ADJOURNMENT –

Meeting adjourned at 7:30 p.m. Motion by Bresko, Second by Canepa, Vote 4-0.

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

April 27, 2023

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

CALL TO ORDER. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, April 27, 2023 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mrs. Elder, Chair.

ATTENDANCE. The following members responded to Roll Call:

Mr. Waymack	Absent
Mrs. Elder	Present
Mr. Bresko	Present
Mr. Joyner	Present
Ms. Anderson	Absent (arrived at 6:32 p.m.)
Mrs. Canepa	Present (called into the meeting – traveling)
Mr. Brockwell	Present

Also present: Julie C. Walton, Director; Andre Greene, Planner II; Tim Graves, Planner I; Missy Greaves-Smith, Office Manager

INVOCATION. Mrs. Elder provided the Invocation.

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

ADOPTION OF THE AGENDA. Mrs. Elder asked the Commissioners for a motion to revise the Agenda for the April 27, 2023 Planning Commission meeting. The revision request was to move P-6 Special Exception SE-23-04 to P-1. Mr. Brockwell made a motion to move P-6 to P-1 on the Agenda and Mr. Bresko seconded the motion.

Roll Call:

In favor: (6) Canepa, Elder, Anderson, Brockwell, Bresko, Joyner
Opposed: (0)
Absent: (1) Waymack

Mrs. Elder as asked the Commissioners for a motion to approved the revised Agenda for the April 27, 2023 Planning Commission meeting. Mr. Brockwell made a motion to approve the revised Agenda for the April 27, 2023 meeting and Ms. Anderson seconded the motion.

Roll Call:

In favor: (6) Canepa, Elder, Anderson, Brockwell, Bresko, Joyner
Opposed: (0)

Absent: (1) Waymack

PUBLIC COMMENT PERIOD.

At 6:34 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 6:35 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

Mrs. Elder announced that Mr. Brian Waymack was the newly appointed Commissioner to the Planning Commission. She stated he was unable to attend this evening and so he would be welcomed at a later date.

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

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

Roll Call:

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

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Waymack

A-3. Adoption of Business Meeting Minutes – March 23, 2023

Ms. Elder asked the Commissioners to review the Minutes of the March 23, 2023 Planning Commission meeting. Ms. Anderson made a motion to approve the March 23, 2023 meeting minutes as written. The motion was seconded by Mrs. Canepa.

Roll Call:

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

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Waymack

- A-4. SUBDIVISION WAIVER SW-23-01:** Request of DLDGH, LLC (Donnie Bostic) for waiver of a requirement of Article VII of the Subdivision Ordinance as authorized under § 70-208, to permit a subdivision of one lot into two in the Prince George Planning Area without constructing a sidewalk as required in § 70-752. The subject property is zoned R-2 Limited Residential Zoning District, identified as Tax Map 230(07)00-00B-0 and is located on Baxter Road.

Mr. Graves presented SW-23-01 to the Planning Commission. He provided a location map, aerial view map, street view and a survey map from the subdivision plat. Mr. Graves continued by explaining the applicant's request.

Request Summary:

Applicant's Goal:

Subdivide one 1.083-acre lot into two smaller lots on Baxter Road (as proposed on a subdivision plat showing the proposed division)

Requirement:

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

The applicant has requested a waiver of this requirement.

Applicants' Justification:

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

Mr. Graves reviewed the ordinance requirements for sidewalks in the Prince George Planning Area relevant to the subject property.

Article VII, Section 70-752 requires:

"Sidewalks shall be provided along existing streets in the Prince George Planning Area, when lots are proposed to be platted along existing streets."

"They shall be located within the public right-of-way and shall be constructed to VDOT specifications."

Mr. Graves stated that Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to waive standards of Article VII and specifies the criteria for granting approval:

“In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”

“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”

Review Comments:

Virginia Department of Transportation (VDOT):

“VDOT’s policy for sidewalks and other pedestrian facilities requires that the facilities provide a public benefit in order to be state maintained.

VDOT assesses whether the facility will provide a public benefit by looking at the starting and ending locations for the proposed sidewalk. VDOT looks to determine if the starting point is likely to generate pedestrian traffic and that the destination is somewhere that people would travel to.

VDOT will accept and maintain sidewalk that is proposed in conjunction with private development projects when the county has a comprehensive plan for providing pedestrian facilities and it can be demonstrated that the sidewalk fits within this plan.

VDOT’s evaluation is that this proposed sidewalk would not provide a public need and would only be accepted for state maintenance if part of a larger county pedestrian plan.”

Planning & Zoning:

The resulting lots on the submitted plat generally comply with the remaining standards of the zoning and subdivision ordinances. Mr. Graves stated that if this request is approved, the resulting lots will still need to meet all other applicable requirements prior to final plat approval by the Subdivision Agent.

Per VDOT’s comments, even if the sidewalk were constructed inside the right-of-way as required by County Code, it would not be accepted by VDOT for state maintenance, because it “would not provide a public need and would only be accepted for state maintenance if part of a larger county pedestrian plan.”

The adopted Comprehensive Plan does not include a pedestrian plan, nor any specific plans for sidewalk connections. Mr. Graves explained that it is recommended that this be addressed in the next Comprehensive Plan update.

Mr. Graves stated that the Planning Commission has previously considered and approved subdivision waiver requests related to the following: public water and sewer connection requirements for single-lot divisions in the Prince George Planning Area, and for additional lots on a private road. However, this is the first time that another section of the Article VII design standards has been requested.

Staff reviewed the request against the criteria for making a decision, as provided in Section 70-208 and found that it does appear to meet the criteria provided.

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

If the Commission wishes to approve this request, Mr. Graves explained that it is required to find that the request meets all of the criteria provided for in the ordinance. Criteria for this type of request, as defined in Section 70-208:

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

Mr. Graves stated that adjacent property owners were notified and that this case was not a public hearing. He explained that the property owner and his surveyor were present to answer any questions.

Ms. Anderson moved that subdivision waiver request SW-23-01 to divide the two lots without requirements of a sidewalk, be approved. The applicant would bear the financial burden to construct a sidewalk that would not accepted by VDOT for maintenance, and that would not connect any other foreseeable development in this area. Mr. Bresko seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Waymack

PUBLIC HEARINGS.

P-1. SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

Mr. Graves presented SE-23-04 to the Planning Commission. Mr. Graves explained that the applicant is requesting to construct a convenience center on approximately seven acres. The facility would allow residents and businesses to drop off solid waste and recyclable materials to be collected and taken to off-site transfer stations or landfills. He

provided a location map, aerial view map, zoning map and photos for convenience centers in the area.

Background:

Mr. Graves provided the following information:

Convenience Center: *A location for depositing household trash/recycling before it is hauled away to off-site locations. A convenience center is different than a transfer facility and a landfill because there will not be collection vehicles or waste disposal in the ground.*

Current Convenience Center Sites in Prince George County:

- Union Branch (full time)
- Burrowsville Library (limited hours)

In 2018, the BOS began evaluating possible locations in the County for an additional convenience center in a more central location.

The BOS evaluated all of the possible county-owned properties, which could accommodate such a facility and decided upon the “Yancey Tract” as the best location. The Yancey Tract was originally planned for schools, sports fields, a library and a community center. A Special Exception was approved for that Master Plan in 2007.

The Yancey Tract offers multiple possible sites for a convenience center within the 175 acres. The County contracted with an engineer firm to design a plan for the facility and evaluate the best location on the property, before selecting this part of the property.

Applicant’s Request:

The applicant’s request considers approximately seven (7) acres with the facility mapping 3-4 acres, buffer areas, screening, entrance road, etc. The layout is similar to the Union Branch Convenience Center.

The engineer firm provide the following information in reference to the site location:



Selected Location C:

- Creates opportunity for future development and county uses on remainder of property.
- Maintains good screening from roadways and adjacent properties.
- VDOT: preliminarily no turn lanes or roadway widening needed. County may desire to widen roadway from entrance to the intersection for better maneuverability approx. 2000 LF from intersection. East Quaker Road is narrow, approximately 20 ft wide roadway.
- 3 Phase electrical service will need to be upgraded along E. Quaker Rd. from Prince George Dr. to the new site location.
- There are no public water and sewer utilities. New wells for water services and drainfields or pump-and-haul for sanitary will be necessary.

Conceptual Plan:



Review Comments:

Planning & Zoning Staff:

Mr. Graves shared the following definitions:

Convenience Center definition in the Virginia Solid Waste Management Regulations (Code of Virginia):

“a collection point for the temporary storage of solid waste provided for individual solid waste generators who choose to transport solid waste generated on their own premises to an established centralized point, rather than directly to a disposal facility. To be classified as a convenience center, the collection point may not receive waste from collection vehicles that have collected waste from more than one real property owner. A convenience center shall be on a system of regularly scheduled collections.”

Special Exception definition in the PG County Zoning Ordinance:

“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.”

Mr. Graves explained the expected impacts and mitigations for this request.

Traffic: Regular traffic in and out of the facility during business hours

Mitigation: The entrance location has been designed to avoid the need for any turn lanes. These requirements will be evaluated and confirmed at the time of Site Plan review if not sooner.

Visual: Presence of dumpsters and waste collection materials

Mitigation: Visual screening from the road and adjacent properties using perimeter fencing and vegetation

Noise: Sounds from compactors, dumping of materials into containers, and waste collection materials retrieving collected materials

Mitigation: All containers will be located at least 150 feet from adjacent property lines and a vegetative buffer including trees (variable depth) will surround the facility on all sides.

Odor: Odor from waste materials and collection containers

Mitigation: All containers will be located at least 150 feet from adjacent property lines and a vegetative buffer including trees (variable depth) will surround the facility on all sides. All containers shall be emptied on a regular basis. This should prevent any significant accumulation of odors outside of the facility.

Frequently Asked Questions & Responses:

What are the surrounding land uses?

Answer: Primarily Public (land owned by the County), Agricultural (across the street) and there are limited adjacent residential uses located at 9511, 9517 and 9523 East Quaker Road

Is this request compatible with surrounding uses and zoning districts?

Answer: Yes, there is adequate separation from adjacent uses and surrounding zoning districts are the same.

Is this request consistent with the Comprehensive Plan?

Answer: Yes, because the Future Land Use Map indicates this property is planned for Public / Semi-Public uses.

Mr. Graves stated traffic impacts have been considered and no Chapter 527 TIA is required. Turn lanes may be required if warranted during Site Plan review, however, VDOT has indicated that turn lanes may not be warranted based on their experience with similar development.

All design requirements will be reviewed at the time of Site Plan, including stormwater management regulations, and including entrance requirements such as the need for any turn lanes.

Virginia Department of Transportation (VDOT):

No trip generation data or turn lane warrant analyses were submitted with the application. Right and/or left turn lanes will be required if warranted. Based upon experience with similar type projects and it is not anticipated that any turn lanes will be warranted.

A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards.

The Conceptual Plan shows a partial widening of the roadway along the site frontage. VDOT does not support partial roadway widening. It is suggested that the entire roadway from Prince George Drive to the site entrance be proposed for widening if a wider roadway is desired. A commercial entrance with the 12' setback and 4 to 1 tapers would provide a wider entrance for easier access than the entrance and pavement widening shown on the Conceptual plan.

The proposed access gate must be a sufficient distance from East Quaker Road so that a vehicle can pull up to the gate and not extend into East Quaker Road.

VDOT has no objection to the proposed special exception.

Recommended Conditions:

1. The Convenience Center land use shall be consistent with the definition in the Virginia Solid Waste Management Regulations within the Code of Virginia
2. Hours of operation between 7 a.m. and 6 p.m.
3. Development shall be in general conformance with the Conceptual Plan.
4. The site shall be entirely fenced in, with gate(s) locked after close of operations.
5. All waste and recycling materials and storage containers shall be located a minimum distance of 150 feet from all property lines.
6. The County shall maintain a vegetative buffer, including trees and shrubs, around the perimeter of the Convenience Center, which shall be sufficient to effectively screen, contain and separate the on-site activities from adjacent properties under private ownership.
7. The primary access drive for the facility shall be located on East Quaker Road and the gate shall be located a sufficient distance from the right-of-way so that a commercial vehicle can pull up to the gate without extending into East Quaker Road.

Staff's recommendation is for approval, on the following basis:

- The County explored all publically owned land options in the County and this is the most appropriate location selected by the BOS to serve County residents.
- The applicant's request appears to be reasonably compatible with current and future surrounding land uses.
- Staff has recommended the above 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.

Mr. Dean Simmons, Director of General Services, represented the County as the applicant for this project. Mr. Simmons explained that the County started their search in 2018. He stated that citizens came to the BOS meetings and expressed a need for an additional centralized location for a convenience center.

Mr. Bresko expressed concerns with the width of East Quaker Road and it not having any turning lanes. Mr. Simmons stated that in the Conceptual Plan, it showed widening the road in that area. The entrance and driveway into the facility is longer to get the traffic off the road. Mr. Simmons said that the County will do whatever VDOT recommends to do for the project.

Ms. Anderson stated that based on some of the comments received from the public were other County owned parcels in the industrial park considered for this project. Mr. Simmons explained that he was not aware of any parcels in the industrial park that were available.

Mr. Graves shared with the Commissioners that the request was advertised in the newspaper, a sign was posted on the property and adjacent property owners were mailed a notification letter. Three comments were received prior to the meeting.

James Glazier
9610 North Verlinda Court
North Chesterfield, VA 23237
STAFF NOTE: Mr. Glazier owns property adjoining the Yancey Tract

Comment:

I do not wish to have a convenience center/ dump beside my property that's going to devalue my land. I don't want to sit on my grandma's front porch and look across the hay field and see a dump. I do not want to hear the truck traffic coming and going . This convenience center / dump should be put in the industrial park that is 2 miles down the street we're it's is already zoned for .why put a dump on a good piece of land. This is just as bad as the sewage treatment plant that was proposed a few years ago. When this land was brought it's intended purpose stated by Jerry Skalsky then a board of supervisor for a community center and a middle school . This convenience center/ dump is way off from what it was intended for. It will also create a traffic problem when people are making a left turn into the convenience center/ dump . Traffic can be backed up making a left turn and when a truck or bus comes over the top of the hill it's a blind spot they will crash into them.

David Hart
704 Butler Branch Road
South Prince George, VA 23805

Comment:

I am opposed to building a convenience center on the Yancey tract land. It would serve the county's best interest if it was built in the industrial park that's a few miles away. It will serve all county residents better and have easier access to the convenience center.

Juan Jones
5260 Mistr Farm Lane
Prince George, VA 23875

Comment:

I am opposed to the convenience center on Yancey tract land. I believe it should be put in the industrial park that is 2 miles away.

At 7:07 p.m., Ms. Elder opened the Public Hearing to anyone wishing to speak for or against the request. Citizens were asked to state their name and address and they would have three minutes to speak.

Rick Tetterton, 9750 East Quaker Road, expressed concerns with the 150 feet buffer in reference to the odor. He questioned the location on East Quaker Road near houses and stated that an entrance of Prince George Drive would be safer. He voiced his opinion on the intersection at East/West Quaker Road and Prince George Drive being the "most dangerous intersection in Prince George County" and it already needing a turning lane. Mr. Tetterton asked if a citizen committee was formed to look into this project. He also expressed concerns with the County paying money to hire an engineer firm before this location was approved. Mr. Tetterton suggested the Buren property as being a good centralized location for the facility.

Mary Ann White, 7500 Trailing Rock Road, spoke representing the Southside Virginia Association of Realtors. She expressed her concerns for the traffic accidents, odor, rodents and the location chosen. She asked the Commissioners to consider the property values and the wellbeing of the citizens of the County.

Diane Hart, 7418 West Quaker Road, new homeowner across the street from the proposed location. She expressed her concerns for the traffic and stated the roads are too narrow and odors would be horrible.

Gene Shanks, 9673 Blackwater Farm Lane, is an adjacent property owner and spoke in reference to the property value decreasing. He referred to the property value of the houses near the Union Branch facility. He stated his concerns with the intersection, traffic and the county's plan to use a well and septic system. He also stated he did not receive a notification about the meeting.

James Glazier, property owner of the east side of the subject property, stated he did not want a "dump" beside his land. He expressed his concerns with the safety for school buses, traffic, odor, property values, and the need for turning lanes. He stated he was opposed to the request.

Zachary Glazier, 9610 N. Verlinda Court, North Chesterfield, the son of James Glazier, stated his concerns with the safety of the nearby intersection and questioned whether this request meets the definition of special exception.

With no one else coming forward to speak, the Public Hearing was closed at 7:26 p.m.

Ms. Elder asked the Commissioners if they had any additional questions. Mr. Bresko made a motion to move SE-23-04 to the BOS with a recommendation of denial for the following reason: "More insight needs to be given into this special exception." The motion was seconded by Mr. Joyner.

Roll Call:

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

Opposed: (0)

Absent: (1) Waymack

Mr. Graves stated that the request would be forwarded to the BOS with a recommendation of denial and the public hearing would be advertised.

P-2. 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.

Mr. Graves presented CPA-23-02 to the Commissioners. He explained the request and described the subject property as being approximately 14.8 acres located on Prince George Drive at the intersection with West Quaker Road. The request is to change the Comprehensive Plan Future Land Use Map from Residential to Commercial. Mr. Graves shared the Location Map, Zoning Map, Aerial View Map and site photos.

Background:

Mr. Graves provided the following information:

The property has been zoned R-A since the County blanket rezoned this area from A-1 General Agricultural in 1995.

The Comprehensive Plan Future Land Use Map (FLUM) has indicated this area is planned for Residential uses since at least 1986. However, the entire FLUM is due for review and update.

The applicant divided this property from the larger property to the North, with plans to develop a mini storage on the subject property.

The Planning & Zoning office advised the applicant that he would need a rezoning and special exception in order to develop the property as planned, and that the Future

Land Use Map did not currently support a rezoning for commercial uses, but it was due for an update.

The applicant subsequently requested to change the Future Land Use Map with this request.

Request Summary:

The applicant is requesting to change the Comprehensive Plan Future Land Use Map designation for Residential to Commercial.

Review Comments:

Planning & Zoning:

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

The Comprehensive Plan provides descriptions for the various future land use designations. Below are the current and proposed designations:

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

Mr. Graves stated that the property is situated at an important intersection for vehicular traffic. It is consistent with best planning practices for commercial development to be located where there is high traffic volume and visual exposure to potential customers. Mr. Graves explained that this property is more conducive to Commercial Development than Residential.

This property is located within the Prince George Planning Area, which is the designated area for residential, commercial and industrial development in the County.

Based on recent discussions with the Utility Department related to the Water & Wastewater Master Plan, this area falls within areas planned to be served by public water and sewer service lines at such time as they are extended by private development. This supports a Commercial future land use designation.

Mr. Graves stated that staff recommends approval of the change from Residential to Commercial with the basis: "Commercial" appears to be the most appropriate future land use designation for this property based on vehicular access, future utility plans, and current and future anticipated land uses on surrounding properties.

Mr. Graves advised the Commissioners that the case was advertised in the newspaper and all adjacent property owners were notified. Mr. Graves stated that the property owner was present to answer any questions and he reminded them that this case was only about the request to change the Comprehensive Plan and not about the rezoning or special exception cases which would only be heard if this request is approved.

Tim Stewart spoke for It's His Land, LLC. He stated he is the owner/operator of Nanny's Restaurant, and he is a lifetime resident of Prince George County. His goal is to diversify and spend his money in Prince George. He wants his taxes to go to his children and wants the County residents to benefit from his taxes.

Mr. Joyner asked Mr. Stewart if he was the property owner. Mr. Stewart explained that he, his brother and another resident own the property.

Mr. Graves presented the public comments that the Planning & Zoning office had received prior to the meeting.

Tammy Tucker
7111 West Quaker Road
Disputanta VA 23842

Comment:

I recently saw the rezoning sign at the intersection of 156 and West Quaker and therefore contacted the Planning Office to inquire. I was told that in addition to the county wanting to add a "dump station" to East Quaker and 156, there is a request to rezone West Quaker and 156 from residential/agriculture to business so they can put in storage units and eventually office space and restaurant. As a lifelong resident of the county, I totally disagree and do not support such rezoning or additions of such properties. We want our county to remain as such, a rural county. We do not want to expand to restaurants, office space, storage units to the rural community and definitely not at that intersection! There are more than enough of those currently in PG (near Food Lion on 156 and Jefferson Park as well). In addition, those types of businesses take away from the rural county we love and, in my opinion, only encourages those who often do not have good intentions to come out into the county. If you, the BOS and Planning Commissioner listen to your residents you will see and hear we do not want to a Chesterfield County. We are in PG for a reason and that is the rural, scenic country living that we love! If others want growth and to turn their property into something else, perhaps they are in the wrong county! Please listen to your residents and deny these requests!

Judy Hamby
7180 West Quaker Road
Disputanta, VA 23842

Comment:

I am Judy Hamby, I live at 7180 West Quaker Road, Disputanta, VA. I would like to express concerns about rezoning the 14.8 acre property for mini storage (self-storage), outdoor boat/RV storage, office, retail and potentially restaurant uses.

1. The entrance to the property is between a curve on Prince George Drive and the intersection to West Quaker Road. This is a dangerous area on West Quaker and would not accommodate another entrance that close to 156.
2. Our new neighbor just built a beautiful home in our rural area. Now he will be surrounded by these storage units. He wasn't notified about the rezoning until I took the Progress Index to him.
3. In April 2022, the Industrial Development Authority identified this property for potential development but the owner was listed as unresponsive. At that time he owned 141 acres but sold all but 14.8 acres in August , 2022. Is this enough land for the proposal?
4. If you would like to observe an eyesore of boat storage, travel on 106 in New Kent County and you will see trees growing up around boats that have been left for an indefinite time.
5. Before rezoning any property, I would ask you to balance the Rural feel of our County with growth by:
 - Including at least a 100 foot buffer of trees between homes and businesses
 - Restrict signage

At 7:39 p.m., Ms. Elder opened the Public Hearing to anyone wishing to speak for or against the request. Citizens were asked to state their name and address and they would have three minutes to speak.

Alfred Hart, 7418 West Quaker Road, stated he is the adjacent property owner to the subject property that could potentially be transferred into commercial land. He and his family recently built a new home on West Quaker Road and he is opposed to this change. His concerns are with decreasing property values and traffic.

Mary Ann White, 7500 Trailing Rock Road, spoke representing the Southside Virginia Association of Realtors. She expressed her concerns for the traffic situation and stated she did not think it is a good location for a commercial site.

Judy Hamby, 7180 West Quaker Road, stated she had submitted a written comment (attached above) and wanted to speak in person also. She said the curve right before Quaker Road on Prince George Drive, is "an accident waiting to happen". Mrs. Hamby also expressed concerns about the development plan to have mini storage, outdoor boat storage, retail space and a restaurant on only 14 acres.

Cecil Smith, 8530 Bowbridge Road, member of the Prince George School Board, his concerns are with the safety of the students, the traffic in the area and width of West Quaker Road.

Sterling Drewry, 7222 West Quaker Road, expressed his concerns with the current and potential drainage issues.

James Glazier, 9610 North Verlinda Court, North Chesterfield, property owner on East Quaker Road, stated he did not get a notice for this case and the notice he received for SE-23-04 was received a week and a half before the meeting. He stated that not enough people are being notified and not enough time is being given to the people that are being notified.

With no one else coming forward to speak, the Public Hearing was closed at 7:51 p.m.

Mrs. Elder asked the Commissioners if they had any additional questions or statements.

Ms. Anderson asked Mr. Graves if there was another public comment submitted before the meeting. Mr. Graves responded by reading Tammy Tucker's statement which was received on April 24 (text provided above).

Ms. Anderson stated that this is a very concerning issue and we want advancement within the County that benefits all the residents. The approval methods that we normally look at are the compatibility with the Comprehensive Plan ("which it is") and the general welfare of the community. Ms. Anderson expressed her concerns about the safety risks for the community.

Ms. Anderson made a motion to move "RZ-23-02" (CPA-23-02 was the current case being presented) to the BOS with the recommendation of denial for the following reason: "There is a genuine concern with it being a true benefit to the welfare of the community, when weighing the risk of safety of the citizens." Mr. Bresko seconded the motion.

Roll Call:

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

Opposed: (1) Brockwell

Absent: (1) Waymack

Mr. Graves stated the request CPA-23-02 would be forwarded to the BOS with the recommendation of denial. He indicated that the case would be advertised for the late May BOS meeting.

Mr. Graves explained that since a recommendation for denial for the commercial uses in the CPA-23-02 was approved, he requested that the Commissioners postpone RZ-23-02 and SE-23-03 until a future Planning Commission date.

Mr. Brockwell made a motion the postpone RZ-23-02 and SE-23-03 until the BOS make a determination on CPA-23-02. This motion was seconded by Ms. Anderson.

Roll Call:

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

Opposed: (0)

Absent: (1) Waymack

- P-3. REZONING RZ-23-02:** Request of It's His Land, LLC to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". **This item was postponed per the above motion and vote.**
- P-4. SPECIAL EXCEPTION SE-23-03:** Request of It's His Land, LLC to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial". – **This item was postponed per the above motion and vote.**
- P-5. REZONING RZ-23-03:** Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0, 020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial / Industrial" land uses.

Mr. Green presented RZ-23-03 to the Commissioners. He shared the Location Map, Zoning Map, Aerial View Map, Future Land Use Map and the Proposed Site Layout – Conceptual Plan.

Background:

The applicant wishes to rezone approximately 159.64 acres for speculative industrial uses. The site in question is located on both the northern and southern sides of Rives Road (SR 629) between I-95 and I-295.

The conceptual plan submitted with the Rezoning application shows five (5) industrial buildings ranging in size from 59,880 square feet to 868,000 square feet. The proposed project extends across the County line into the City of Petersburg. The plan shows two (2) of the five (5) proposed industrial buildings located on land situated in the corporate limits of the City of Petersburg.

The projected capital investment is \$108,993,516 and the estimated job creation is 1,685.

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

Review Comments:

Planning and Zoning:

The proposed use of the property is for speculative industrial development.

Current land uses on adjacent properties:

- West – Vacant land in the City of Petersburg which is a part of the project
- East – Residential (single-family dwellings) and I-295
- North- Vacant
- South- Industrial (Quality Properties)

Expected impacts of proposed uses on adjacent properties and roadways include:

1. **Additional traffic on Rives Road**

- The applicant prepared a Traffic Impact Study and the proposed land use will generate 3,364 vehicles per day.

Mitigation

- In order to facilitate traffic flow resulting from the proposed project, the Traffic Study recommended the following turn lane improvements:
 - Construct an eastbound left turn lane with a 200 foot storage capacity; construct an eastbound right turn lane with a 200 foot storage capacity,
 - Construct a westbound left turn lane with a 200 foot storage capacity,
 - Construct a northbound left turn lane with a 200ft storage capacity;
 - Construct a northbound through-right lane, and
 - Construct a southbound left turn lane with a 200ft storage capacity; construct a southbound through-right lane

2. **Noise**

- Will vary by traffic flow, time of day, and by type of industry

Mitigation

- Existing Noise Ordinance and buffering

3. **Visual**

- Will vary by industrial use

Mitigation

- Landscaping and buffering requirements of the Zoning Ordinance for Site Plans

The proposed use appears to be compatible with the existing surrounding uses. The project is located in between two major Interstate Highways (I-95 and I-295).

The proposed zoning district and land use is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area.

The site also adjoins other properties zoned for industrial land uses.

Public water and sewer will be provided by the City of Petersburg.

Approvals required before construction and operation include; site plan, building permit(s), zoning permit(s), land disturbance permit, DEQ approval and Army Corp of Engineers permits for any wetland disturbance.

The Office received a letter of support from the City of Petersburg and letter of concern from a property owner that resides on Rives Road.

Virginia Department of Transportation (VDOT):

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

Utilities Department:

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

Proffered Conditions:

1. *Prohibited Uses:* The applicant voluntarily proffered to prohibit the following land uses on the subject Property: Petroleum storage, sawmills and planing mills, game preserves, sanitary landfills, tree stump landfills, animal board place, feed and feed stores, veterinary or dog or cat hospitals and kennels, airports with conditional use permit, bingo hall, temporary outdoor firework, Christmas tree and holiday item sales, commercial fairgrounds, commercial racetrack, dance hall, circus, carnival, zoo, outdoor flea market, laundries, churches, libraries, funeral homes, clubs and lodges, waterfront

business activities, Radio/Television, Massage parlor, Public and private schools, vehicle impound lot.

2. *Lighting*: Except for the lighting inside the building(s) and dock lighting packages, lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent residential parcels or into the night sky.
3. *Access*: Access points will be used to enter the property off Rives Road in general conformance with Exhibit A, submitted with the application materials, and as approved during the site plan process.
4. *Traffic improvements* will be made along Rives Road to provide dedicated turn lanes into the property as recommended in “Rives Road Industrial Site – Response to Comments/Revised Analysis”, dated March 6, 2023, which was reviewed and approved by VDOT on March 31, 2023.

Mr. Greene stated the staff recommends approval, subject to the applicant’s proffered conditions.

This recommendation is based on the following considerations:

- The applicant’s request is compatible with existing and surrounding land uses
- A rezoning from R-A to M-2 and R-2/R-A to M-2 is consistent with the Prince George County adopted Comprehensive Plan
- There are no major concerns from other County departments or outside agencies
- The site currently adjoins other properties (in the County and City of Petersburg) zoned for industrial uses (M-1 and M-2)
- A site plan is required which will address road improvements, erosion and sediment control, stormwater runoff, buffering, landscaping, parking and outdoor lighting concerns
- No major negative feedback was received from adjacent property owners or community prior to publishing the Staff Report. A letter of support was received from the City Manager of the City of Petersburg. (Mr. Greene stated that a letter from an adjacent resident was received this afternoon.)
- The applicant has proffered several conditions which staff finds acceptable and supports

Nick Walker of Roslyn Farm Corporation, the owners of the property and applicant for the project, introduced the development team for the project. Mr. Walker stated that he had added to the proffers to include eliminating the meat, poultry and fish processing use and dredge material disposal site that was expressed as a concern in the Planning Commission’s Work Session.

At 8:19 p.m., Mrs. Elder opened the Public Hearing to anyone wishing to speak for or against the request. Citizens were asked to state their name and address and they would have three minutes to speak.

Shirley Givens, 3219 Rives Road and 3301 Rives Road, expressed her concerns in her former family's farm land being used as a commercial use. She asked the Commissioners to consider not rezoning the property.

James Hill, 3315 Rives Road, stated he was concerned with what was going to happen to his land he has owned for 90 years.

Angela Hill, 3315 Rives Road, stated that the map she received was unclear to what was going to happen to the families, traffic and rural area around her.

Brani Hammond, stated her family lives on Rives Road, she expressed her concerns with the traffic and the effect this project will have on this area on Rives Road.

With no one else coming forward to speak, the Public Hearing was closed at 8:83 p.m.

Mr. Bresko made a motion to forward request RZ-23-03 to the BOS with a recommendation for approval subject to the proffered conditions and the reason stated was it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. Mr. Joyner seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Waymack

COMMUNICATIONS.

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

- a. BZA met March 27th and approved SE-BZA-23-01
- b. May BZA Meeting cancelled due to no cases filed

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

- a. March 28: BOS approved RZ-22-05 and recognized Floyd Brown Sr. and Erma Brown for their years of service to the County
- b. April 11: BOS appointed Brian Waymack to the Planning Commission
- c. April 25: BOS approved a amendments for the zoning request for Bull Hill Road, approved the Comprehensive Plan change, approved the rezoning request for the bakery on James River Drive and approved the special exception for the adult daycare facility on Prince George Drive

C-2. Upcoming Planning Commission Cases for May

- a. One new rezoning case – Travel Center on South Crater Road

ADJOURNMENT.

At 8:37 p.m., Ms. Elder asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Mr. Brockwell made a motion to adjourn and Mr. Bresko seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (6) Canepa, Elder, Anderson, Brockwell, Bresko, Joyner
Opposed: (0)
Absent: (1) Waymack

DRAFT

Begin

TAB 4

COMPREHENSIVE PLAN AMENDMENT REQUEST – CPA-23-02
PLANNING COMMISSION – May 25, 2023

RESUME

APPLICANT:	It's His Land, LLC (Tim Stewart)
PROPERTY OWNER:	Same
REQUEST:	Change the Comprehensive Plan Future Land Use Map designation for tax parcel 350(OA)00-044-A from "Residential" to "Commercial".
BACKGROUND:	<p>On April 27, 2023, the Planning Commission held a public hearing for this request. Following the public hearing, Commissioner Anderson made a motion to forward request "RZ-23-02" to the BOS with a recommendation for Denial. The Commission accepted this motion with a 5-1 vote, with Commissioner Brockwell dissenting and Commissioner Waymack absent.</p> <p>While preparing the draft minutes for the April 27th meeting, it was apparent that no motion or vote pertaining to CPA-23-02 took place. While the intent of the Planning Commission may have been to vote on CPA-23-02, the Planning Commission only voted on RZ-23-02. State law requires a vote on CPA-23-02.</p> <p>A vote on CPA-23-02 would enable this matter to be placed on the June 13, 2023, agenda of the BOS.</p>
ACTION REQUIRED:	Make a motion and vote on CPA-23-02.
ATTACHMENTS:	1. Sample Motions

Sample Motions

APPROVE:

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

(EXAMPLES):

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

APPROVE WITH CHANGES:

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

POSTPONE:

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

(ACTION/EVENT)

DENY:

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

Begin

TAB 5

REZONING AMENDMENT REQUEST – RZ-23-04
PLANNING COMMISSION STAFF REPORT – May 25, 2023

RESUME

APPLICANT: Kim Lacy, Esquire, Roth Jackson Gibbons Condlin, PLC

PROPERTY OWNER: Interstate VA Holdings, LLC

REQUEST: To rezone Tax Map Numbers 510(0A)00-025-0 and 510(0A)00-025-C from a mixture of R/A and B-1 to just B-1. The subject property contain a combined acreage of approximately 11.4 acres and 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.

STAFF RECOMMENDATION: Staff Recommends Approval

STAFF REPORT CONTENTS/

ATTACHMENTS

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

Sample Motions

APPROVE:

I move to forward request RZ-23-04 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:

(EXAMPLES):

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

APPROVE WITH CHANGES:

I move to forward request RZ-23-04 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-04 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-04 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

Ordinance

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

Present:

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

Vote:

REZONING RZ-23-04: Request of Interstate VA Holdings LLC to rezone Tax Map Numbers 510(0A)00-025-0 and 510(0A)00-025-C from a mixture of R/A and B-1 to just B-1. The subject property contains a combined acreage of approximately 11.4 acres and 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.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-04 is granted as an amendment to the official zoning map; and

The Property known as Tax Map Numbers 510(0A)00-025-0 and 510(0A)00-025-C, consisting of combined acre of approximately 11.4 acres, is hereby rezoned from R-A, Residential-Agricultural and B-1, General Business to just B-1, General Business.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing May 25, 2023

RZ-23-04– Singh’s Travel Center

Applicant: Kim Lacy, Esquire, Roth Jackson Gibbons Condlin, PLC

Owner : Interstate VA Holdings, LLC

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

I. Request

This request is to rezone approximately 11.4 acres from R-A, Residential Agricultural and B-1, General Business to just B-1, General Business in order to build a travel center on the property.

II. Property

Location: North side of intersection of Sunnybrook and Courtland Road

Zoning District: R-A and B-1

Tax Maps: 510(0A)00-025-0 &
510(0A)00-025-C

Current Use: Vacant and wooded

Site Size: Approximately 11.4 acres

Comp Plan Land Use: Commercial

RE Taxes Paid?: Yes

Planning Area: Rural Conservation

Previous Zoning Cases: None

Figure 1: Aerial view of request area



III. Meeting Information

Planning Commission Public Hearing: May 25, 2023

Board of Supervisors Public Hearing: June 13, 2023 (Tentative)

IV. Background

The site in question have used commercially in the past as former hotels (Rose Garden Inn and Knights Inn) and as a former restaurant. The commercial structures have been demolished.

V. Applicant Proposal

The applicant wishes to construct a 13,000 square foot travel plaza, which will include a convenience store, two (2) commercial franchises, fueling islands, a restaurant, and shower and laundry accommodations for truck drivers. There also will be 50 designated parking spots for cars, 50 designated parking structures for trucks, electric vehicle chargers and a dog park.

They are proposing to rezone the subject parcels from R-A and B-1 to entirely B-1 to allow for the desired development to proceed.

VI. Exhibits

Exhibit 1: Zoning Map – Red is B-1 General Business; Tan is R-A Residential Agricultural

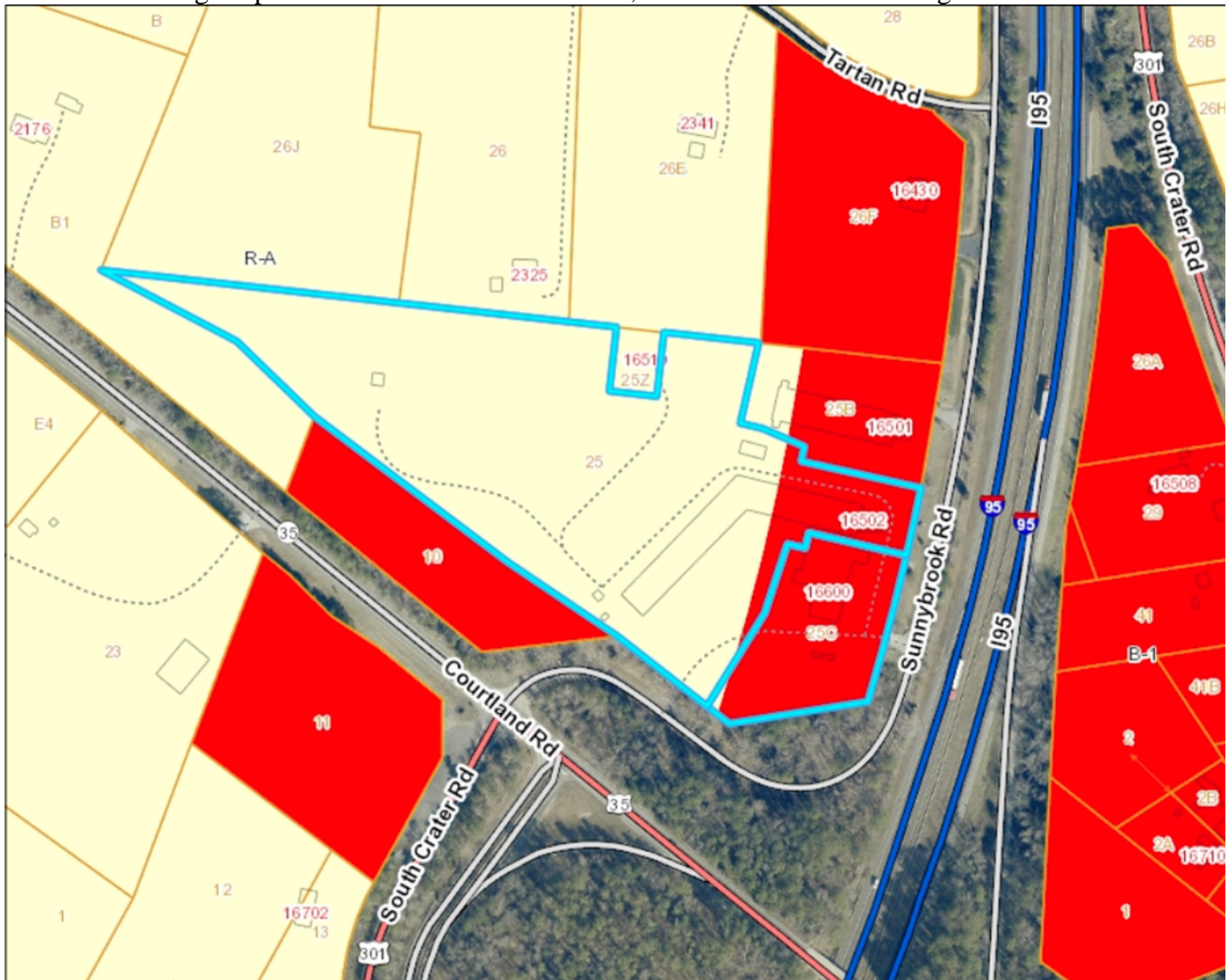


Exhibit 2: Future Land Use Map

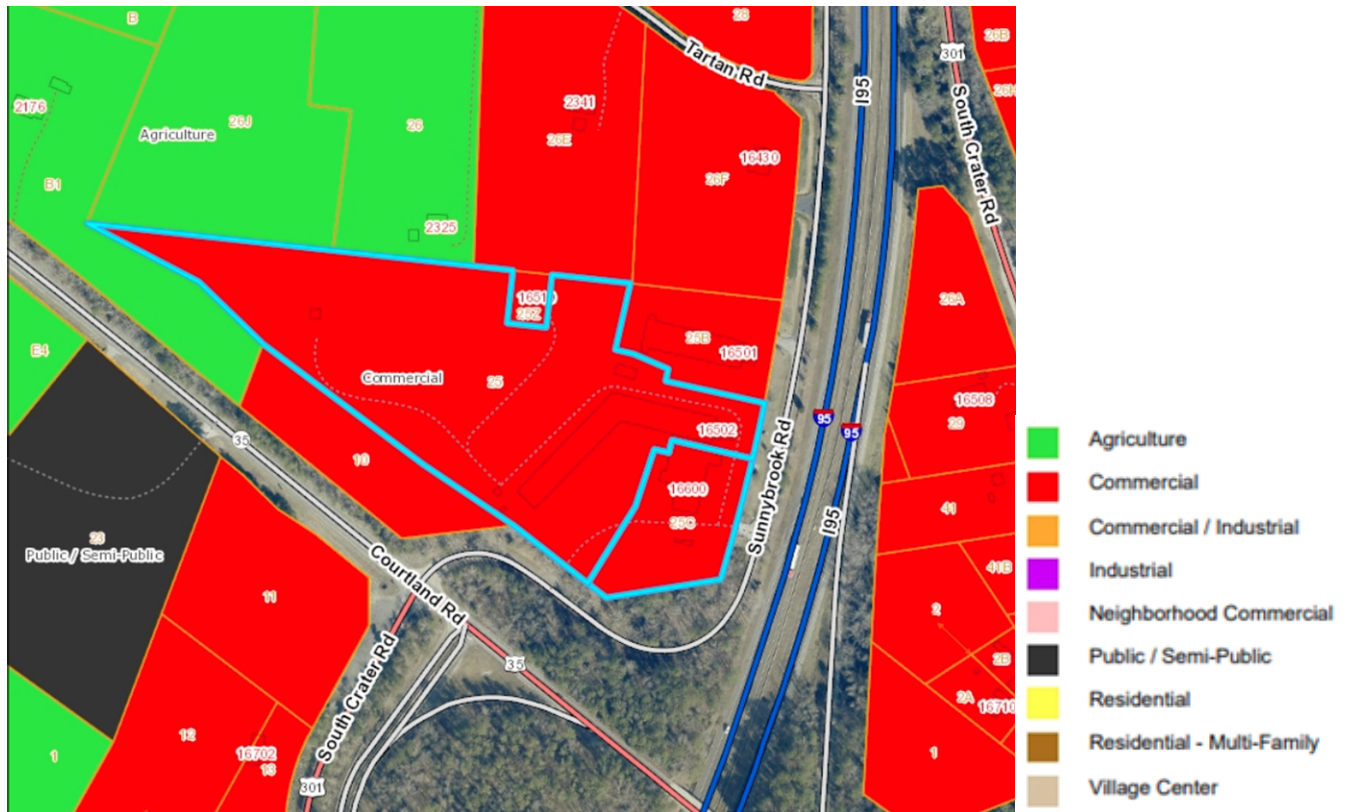


Exhibit 3: Pictures of the Site





VII. Planning and Zoning Review Comments

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

Tax Map 510-(0A)00-025-C – 1.63 acres – zoned R-A and B-1

Tax Map 510-(0A)00-025-0 – 9.763 acres – zoned R-A and B-1

2. The request is to rezone both parcels from R-A and B-1 to just B-1 for the construction of a travel center.
3. 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:”

Subsection (1) Retail stores and shops

Subsection (14) Service Stations

Subsection (22) Off-street parking

Subsection (23) Business signs

Subsection (26) Restaurants

4. The affected properties have been used commercially in the past and adjoin property partially zoned B-1 and used commercially (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 facility, a telecommunication tower and single-family dwellings.
5. The Comprehensive Plan’s Future Land Use designation for this location is commercial. Therefore, a rezoning from R-A and B-1 to B-1 would be consistent with the Comp Plan.
6. 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.
7. 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.
8. 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.
9. Off-street parking, lighting and landscaping must be provided in accordance with the requirements of the Zoning Ordinance.

VIII. Supplemental Staff Review Comments

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

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.”

Angela Blount, Environmental Program Coordinator

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

Rachel A. Lumpkin, PE, Project Utility Engineer

1. 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.

The departments below reviewed this request and had no comments.

**Real Estate Assessor
Fire & EMS Department
Building Inspections Division
Virginia Department of Health**

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- Staff received a phone call from an adjoining property owner in opposition to the rezoning request.

X. Staff Recommendation

Approval

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses.
2. The site currently adjoins property zoned B-1 and used for commercial use.
3. The site has been used in the past for commercial uses.
4. A rezoning from R-A and B-1 to just B-1, General Business is consistent with the Prince George County adopted Comprehensive Plan.
5. No major issues or concerns regarding traffic have been expressed by VDOT.



REZONING APPLICATION

Inv. 4045

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

OFFICE USE ONLY

APPLICATION #:

R2-23-04

DATE SUBMITTED:



APPLICANT FILL-IN ALL BLANKS

BY: _____

REQUEST DETAILS

REQUEST:

Request to rezone from R-A and B-1 to B-1

REQUEST PROPERTY ADDRESS / LOCATION:

16502 and 16600 Sunnybrook Road, South Prince George, VA 23805

REQUEST TAX MAP(S): (List all)

510(0A)00-025-0
510(0A)00-025-C

AFFECTED ACREAGE:

11.366 Acres

ENTIRE PARCEL?:

(Y) N

CURRENT ZONING:

R-A and B-1

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:**

LEGAL OWNER

NAME(S):

Interstate VA Holdings, LLC

MAILING ADDRESS (Incl. City, State, Zip)

501 Southpark Boulevard Colonial Heights, VA 23834

E-MAIL:

Jarnail Singh singhjarnail85@yahoo.com

PHONE:

347-287-5267

APPLICANT CONTACT

NAME(S) (If different than owner):

Kim M. Lacy, Esq.

RELATION TO OWNER:

Rezoning Attorney

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

Roth Jackson Gibbons Condlin, PLC 1519 Summit Ave, Suite 102 Richmond, VA 23230

E-MAIL:

klacy@rothjackson.com

PHONE:

804-956-4696

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT

FEE DUE:

Rezoning: \$1,050 + \$1,591.24 = \$2,641.24

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

OWNER AFFIDAVIT

The undersigned Property Owner(s) or duly authorized Agent or Representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

NAME:

JARNAIL SINGH

NAME:

Sarpindarjot Singh

SIGNED:

Jarnail Singh

SIGNED:

Sarpindarjot Singh

DATE:

4-5-2023

DATE:

4-5-2023

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Chessterfield

Subscribed and sworn before me this

5

day of

April

20

23.

Notary Public

My Commission expires:

7/31

20

25



AFFIDAVIT

To Whom It May Concern,

Singh Partners are in the process of developing a Travel Center in the County of Prince George. The project involves construction of a state-of-the art, 13,000 square foot travel center on a 13.5 acre parcel located at Sunnybrook Road off of Exit 41 of I-95 in the Town of Templeton. The Travel Center will include a convenience store, 2 food franchises, fueling islands, restaurant, shower and laundry accommodations for truck drivers.

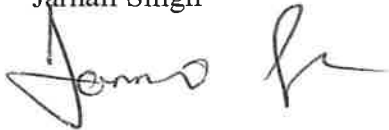
The site will also have 8 gas dispensers and 5 diesel dispensers which will be divided into two separate regions. There will be 50 designated parking spots for cars and 50 designated parking spots for trucks. We will also be adding Electric Vehicle chargers to help minimize our carbon footprint on environment. We plan to be a pet friendly rest stop for those who like to travel with their companions. We will build a dog park where travelers can walk their pets. We want to provide our customers a safe, clean and comfortable location to rest, leaving reenergized and capable of continuing their journey.

Prince George County, Virginia's estimated 2023 population is 45,194 with a growth rate of 1.64% in the past year according to the most recent United States census data. Prince George County, Virginia is the 39th largest county in Virginia. The 2010 population was 35,725 and has seen a growth of 26.51% since that time. Given the County's significant growth over the past decade, this site will truly benefit its community. We will be creating 30-50 job positions for the local community.

With the projected business that the Travel Center is anticipated to bring in from the local community and being located off the I-95, we will be able to generate a great amount of tax revenue for the County as well. Our hope is that this project will open up this area to future development that fits into the fabric of our County and region.

Sincerely,

Jarnail Singh

A handwritten signature in black ink, appearing to read 'Jarnail Singh', with a stylized flourish at the end.

**RECEIPT (REC-003578-2023)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT

Kim Lacy
Roth Jackson Gibbons Condlin, PLC



Payment Date: 04/06/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZ-23-0015	PGC Rezoning to B-1 \$140 per acre calculated	Fee Payment	Check #1001	\$1,591.24
	PGC Rezonings	Fee Payment	Check #1001	\$1,050.00
16502 Sunnybrook Rd South Prince George, VA 23805			SUB TOTAL	\$2,641.24
TOTAL				\$2,641.24



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

February 9, 2023

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

**SUBJECT: Exit 41 Travel Plaza – Chapter 527 Traffic Impact Analysis (TIA)
SR 35 Courtland Road and F-122 Sunnybrook Road**

Dear Mr. Greene:

The Virginia Department of Transportation, Southern Region Land Development Office has completed our review of the revised Chapter 527 TIA received at 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 satisfactory levels of service. Therefore, no improvements are recommended".

Please contact me with any questions.

Sincerely,

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

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

Cc: Crystal Smith, VDOT
Dianna Bryant, VDOT
Todd Cage, VDOT
Charles Smith, EPR-PC
Jarnail Singh

WARRANTS FOR LEFT TURN LANES ON TWO-LANE HIGHWAYS

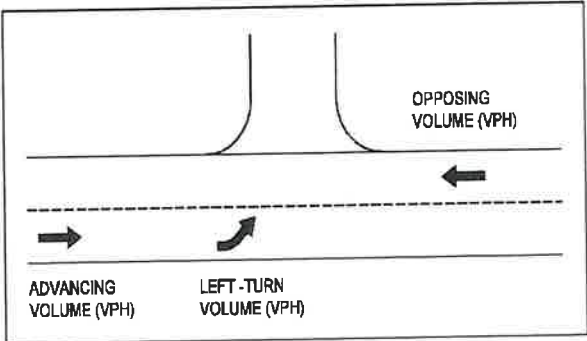
VPH OPPOSING VOLUME	ADVANCING VOLUME			
	5% LEFT TURNS	10% LEFT TURNS	20% LEFT TURNS	30% LEFT TURNS
40-MPH DESIGN SPEED*				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
50-MPH DESIGN SPEED*				
800	280	210	165	135
600	350	280	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
60-MPH DESIGN SPEED*				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	270	240

TABLE 3-1

Source: Adapted from 2011 AASHTO Green Book, Chapter 9, Section 9.7.3, Page 9-132, Table 9-23

* USE DESIGN SPEED IF AVAILABLE, IF NOT USE LEGAL SPEED LIMIT.*

AM Volume
 Left Turn = 86 vph
 Opposing = 107 vph
 Advancing = 100 vph
 Not Warranted

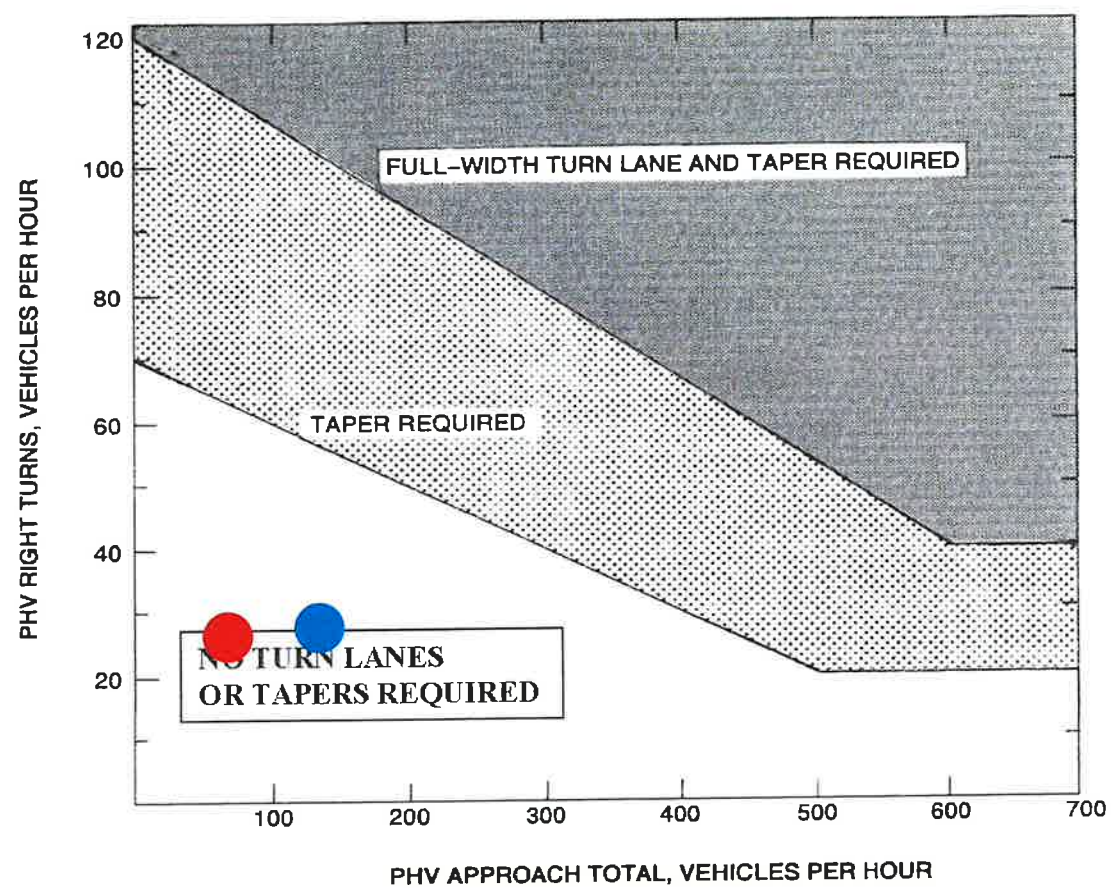


Example:
 Two-lane highway with 40-MPH operating speed
 Opposing Volume (VPH) - 600
 Advancing Volume (VPH) - 440
 Left-Turn Volume (VPH) - 44 or 10% of Advancing Volume
 With opposing volume (VPH) of 600 and 10% of advancing volume (VPH) making left turns, and advancing volume (VPH) of 305 or more will warrant a left-turn lane.

When the Average Running Speed on an existing facility is available, the corresponding Design Speed may be obtained from Appendix A, Section A-1.

PM Volume
 Left Turn = 92 vph
 Opposing = 122 vph
 Advancing = 112 vph
 Not Warranted

* Rev. 7/14



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

AM Volume
 Approach = 90 vph
 Right = 27 vph
 Not Warranted

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

PM Volume
 Approach = 128 vph
 Right = 29 vph
 Not Warranted

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15

VIII. Recommended Improvements

Recommend Improvements

All of the study intersections are projected to operate satisfactorily. Turn lane warrants are not met at the site access locations. Therefore, no improvements are recommended.



County of Prince George, Virginia

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

May 10, 2023

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, May 25, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

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.

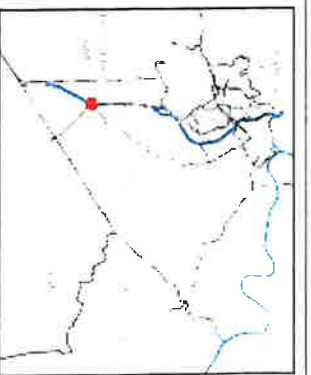
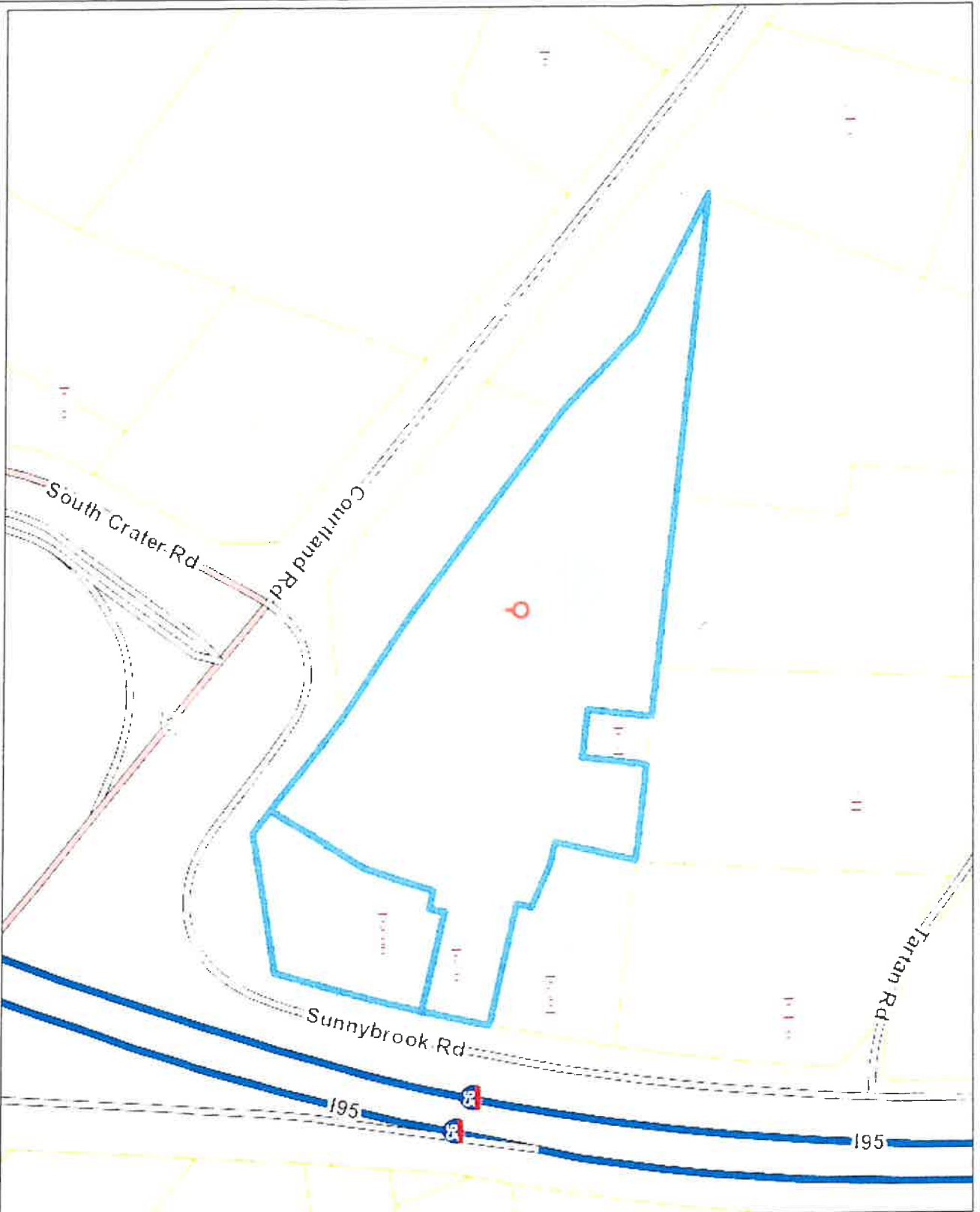
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or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

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

Sincerely,

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

Andre Greene
Planner II



Legend

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

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.

Copyright, 2020 County of Prince George, VA



Map Scale 1: 3,062

5/10/2023



Bridgman Debra H
2176 Courtland Road
South Prince George, VA 23805

Eastern Woodlands Corp
PO Box 1570
Petersburg, VA 23805

Millpond Trust The
15505 Lindberg DR
Disputanta, VA 23842

Baugh Daisy Bonner ET ALS
4468 cypress Creek DR
Prince George, VA 23875

Boyd Ruth J
4500 Old Mesa DR
North Chesterfield, VA 23237-2572

Crown Castle GT CO LLC
4017 Washington RD
McMurray, PA 15317

Morgan Larry D
2341 Tartan RD
South Prince George, VA 23805

Wilkins Edmund Estate Of
10124 Squirrel Level RD
North Dinwiddie, VA 23803

Scottless LLC
16304 S Carter RD
South Prince George, VA 23805

Cushing Brandon O
324 Lighthouse Pointe
North Prince George, VA 23680

Worley James R
1660 S Crater RD
South Prince George, VA 23805

Taylor Wesley M Sr Life Estate
16712 S Crater RD
South Prince George, VA 23805-8503

Taylor Phyllis M ET ALS
16708 S Crater RD
South Prince George, VA 23805-8503

Graves Adolphus SR ET ALS
8535 Stonewall RD
Manassas, VA 20110

Taylor Sr James M
2201 Lake Jordan RD
N. Dinwiddie, VA 23803

Grubbs Robert L
1450 Lansing RD
South Prince George, VA 23805

Grubbs Mark W
2100 Courtland RD
South Prince George, VA 23805

Crockett Russell E
2057 Courtland RD
South Prince George, VA 23805

Chapman Richard E
2085 Courtland RD
South Prince George, VA 23805

Costley Victoria R
2107 Courtland RD
South Prince George, VA 23805

Virginia Dept of Transportation
4608 Boydton Plank RD
Petersburg, VA 23803

PG Holdings VA LLC
501 Southpark BLVD
Colonial Heights, VA 23834

Johnson Milton C
PO BOX 30725
ATTN Hougey
Walnut Creek, VA 94595

Harrison Timothy D
2203 Tartan RD
South Prince George, VA 23805

Bhagat Manu N
13213 S Crater RD
South Prince George, VA 23805

Cuthbert Charles JR ET ALS
220 N Sycamore ST
Petersburg, VA 23803

DINESH J. PATEL
16501 SUNNYBROOK ROAD
SOUTH PRINCE GEORGE, VA 23805

INTERSTATE VA HOLDINGS LLC
501 SOUTH PARK BLVD
COLONIAL HEIGHTS, VA 23834

PUBLIC NOTICE
PRINCE GEORGE COUNTY

The Prince George County Planning Commission will hold public hearings on Thursday, May 25, 2023 beginning at 6:30 p.m. concerning the following requests:

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

REZONING RZ-23-04: 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.

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

Tim Graves
Planner
(804)722-8678

Begin

TAB 6

May 9 Meeting Recap

Board of Supervisors Hold Public Hearings for VDOT Secondary Six-Year Plan and FY2024 Budget

At its May 9 meeting, the Board of Supervisors held two public hearings. The first one was for the Virginia Department of Transportation Secondary Six-Year Plan for Fiscal Years 2024 through 2029 in Prince George County, and the Secondary System Construction Budget for Fiscal Year 2024. The Board unanimously voted to approve the Plan and Construction Budget. The projects currently on the plan are the Roundabout at Middle Road and Jefferson Park Road and two bridge replacements on Route 630 and Route 658. The estimated allocation for this year is \$119,406.

In addition, the Board held a public hearing for the FY2024 Budget. No one spoke for or against the proposed FY24 General Fund Budget totaling \$72,720,355, which is a 5.47% increase over FY2023. The overall FY24 Budget of \$154,639,306 was a 3.36% decrease from FY23, a reduction of \$5,377,567. Consideration for adoption of the FY2024 Budget will be on May 23, 2023.

Other matters that came before the Board at its meeting:

- Received an FY2024 Budget update.
- Approved on consent an appropriation in the amount of \$10,000 for Virginia State Police HEAT Funds.
- Approved on consent an appropriation in the amount of \$37,149.84 for Four for Life Funds.