



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 II

RE: November 2023 Planning Commission Work Session & Business Meeting

DATE: November 16, 2023

CC: Jeff Stoke, County Administrator (cover sheet only)
Andrea Erard, Interim County Attorney (cover sheet only)
Robert Baldwin, Director of Planning
David "Koty" Gray, Planner I
Madison Sobczak, Planning & Zoning Technician

The Planning Commission's Work Session will be Monday, November 13, 2023 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, November 16, 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 October 23, 2023
3	Draft Business Meeting Minutes, October 26, 2023
4	Subdivision Waiver SW-23-02 Stewart - Private Road
5	Subdivision Waiver SW-23-03 Patel - Hotel Drain Field Parcel
6	Communications
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Begin

TAB 1

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: November 16, 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 – October 23, 2023 [2]

A-2. Adoption of Business Meeting Minutes – October 26, 2023 [3]

A-3. SUBDIVISION WAIVER SW-23-02: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into six “family subdivision lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-724(d)(3) which limits residential development on private roads to no more than three lots, and the applicant requests a waiver of §70-724(d)(3)iii which requires that private roads shall meet minimum design standards as given in the latest edition of the VDOT Subdivision Street Design Guide. The subject property is zoned (R-A) Residential Agricultural, is located on an existing private road that accesses South Crater Road approximately 2,500 feet south of the intersection with Eagle Rock Road, and is identified as Tax Map 430(0A)00-086-0. The proposed subdivision plat is filed in the Planning Department under Application ID # S-23-26.– [4] **Tim Graves**

A-4. SUBDIVISION WAIVER SW-23-03: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into two lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-716 which requires a newly subdivided lot to have direct access from an improved street and a waiver of §70-720 which requires a newly subdivided lot to abut on a public street. The subject property is zoned (B-1) General Business, is located at 16430

Sunnybrook Road, and is identified as Tax Map 510(0A)00-026-F. The proposed subdivision plat is filed in the Planning Department under Application ID # S-22-32. – [5] **Tim Graves**

PUBLIC HEARINGS – (NONE)

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 December 2023

ADJOURNMENT – **Madam Chair Elder**

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

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

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Madam Chair Elder called the meeting to order at 5:29 p.m.

Roll Call – Madison Sobczak called roll:

Commissioners Present: Canepa, Brockwell, Waymack, Anderson (Arrived at 5:34 pm), Bresko, Elder, Joyner

Commissioners Absent: N/A

Staff Present: Robert Baldwin, Tim Graves, Madison Sobczak

AGENDA REVIEW FOR October 25, BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-1. SPECIAL EXCEPTION SE-23-07:** Request to permit a commercial child care center within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(28). The subject property is approximately 0.58 acres in size, located at 5844 Allin Road, and is identified as Tax Map # 230(26)00-004-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses. – **[4] Tim Graves reviewed the Applicant’s request to defer the public hearing.**
- P-2. SPECIAL EXCEPTION SE-23-08:** Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an addiction treatment facility to open in existing buildings. The subject property is approximately 6.56 acres in size, located at 16905 Parkdale Road, and is identified as Tax Map # 580(05)00-004-B. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. – **[4] Tim Graves reviewed the Staff Report.**
- P-3. COMPREHENSIVE PLAN AMENDMENT CPA-23-04:** Request to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Commercial” to “Commercial / Industrial”. If the request is approved, the Comprehensive Plan would support industrial or commercial zoning districts and uses on the property. The subject property, approximately 44.235 acres in size, is identified by Tax Map #s 340(0A)00-007-D and 340(0A)00-007-E and is located at the end of Wagner Way. An additional portion of the property is located in the City of Petersburg. – **[4] Tim Graves reviewed the Staff Report. The Commission allowed the applicant, Andy Condlin, to speak and answer questions about the request. The Commission also heard from Barbara Nelson from the Port of VA.**

P-4. SUBSTANTIAL ACCORD SA-23-01: Determination by the Prince George County Planning Commission on whether or not the large-scale solar facility proposed by RWE Clean Energy in Special Exception Application # SE-23-09 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential or Agricultural uses, and the County's adopted Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. The visually buffered development area for the facility is proposed to total +/- 506 acres and the total area of the parcels involved is +/- 1,270 acres. The property is identified by Tax Map #s 440(0A)00-071-0, 440(0A)00-072-0, 530(01)00-00B-0, 530(0A)00-001-0, 450(0A)00-028-0, 530(0A)00-046-0, and 530(0A)00-045-A, and is located near the intersection of Pumphouse Road and Thweatt Drive. – [4] **Tim Graves reviewed the Staff Report.**

COMMUNICATIONS – N/A

ADJOURNMENT – At 6:38 p.m., Madam Chair Elder asked for a Motion to Adjourn. Mrs. Canepa made the motion, seconded by Mr. Brockwell. The vote was 7-0.

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

October 26, 2023

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

CALL TO ORDER. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, October 26, 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	Present
Jennifer Canepa	Present
Stephen Brockwell	Present

Also present: Robert Baldwin, Planning Director; Tim Graves, Planner II; Madison Sobczak; Planning Technician

INVOCATION. Mr. Waymack 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. Ms. Elder asked the Commissioners for a motion to approve the Agenda for the October 26, 2023 Planning Commission meeting. Mrs. Canepa made a motion to approve the Agenda and Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

PUBLIC COMMENT PERIOD.

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

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

COMMISSIONERS' COMMENTS.

Ms. Elder asked the Commissioners if they had any comments they would like to share. Ms. Elder stated she would like to take a moment of silence for Alan Foster for his 40 years of service to Prince George County.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – September 25, 2023

Ms. Elder asked the Commissioners to review the Work Session Minutes from September 25, 2023. Mr. Bresko made a motion to approve the September 25, 2023, Work Session Minutes. The motion was seconded by Mr. Waymack.

Roll Call:

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

Abstain: (1) Joyner

Absent: (0)

A-2. Adoption of Business Meeting Minutes – September 28, 2023

Ms. Elder asked the Commissioners to review the Minutes of the September 28, 2023, Planning Commission meeting. Ms. Canepa made a motion to approve the September 28, 2023 Meeting Minutes as written. The motion for approval was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (0)

Abstain: (1) Brockwell

Absent: (0)

PUBLIC HEARINGS.

- P-1. SPECIAL EXCEPTION SE-23-07:** Request to permit a commercial child care center within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(28). The subject property is approximately 0.58 acres in size, located at 5844 Allin Road, and is identified as Tax Map # 230(26)00-004-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses.

Mr. Graves presented the applicant’s request to defer the public hearing to a later date:

Applicant’s Request:

The applicant has requested to defer the public hearing for this request because the application needed to be updated to change the subject property, and this occurred after the public hearing was advertised. As a result, staff will need to update the Staff Report and advertise a new public hearing date to consider the revised request.

Ms. Canepa made a motion to approve the applicant's request and defer the public hearing for SE-23-07 until the next Planning Commission meeting on November 16, 2023 or a later date if additional time is needed by the applicant or staff. Mr. Joyner seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

P-2. SPECIAL EXCEPTION SE-23-08: Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow an addiction treatment facility to open in existing buildings. The subject property is approximately 6.56 acres in size, located at 16905 Parkdale Road, and is identified as Tax Map # 580(05)00-004-B. The Comprehensive Plan indicates the property is planned for "Commercial" land uses.

Mr. Graves presented the Staff Report for SE-23-08 to the Planning Commission. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Additional comments by staff:

- Staff received one public comment letter from the owner of the adjacent mobile home park. The comment was provided to Planning Commission at the meeting. (A copy is attached to these minutes)
- Staff also received two phone calls one from an adjacent property owner regarding SE-23-08.

Mr. Graves stated the applicant wanted to speak to the Planning Commission.

Mr. Lawrence Williams introduced himself and stated:

- He is the Architect that has been working with the applicant, Mr. Parson.
- Mr. Parson has experience in operating these types of facilities.
- The impact to surrounding areas would be minimal.
- He wanted to reduce the rooms down to 50 units to allow for classrooms in the facility.
- The pool would be covered over to allow for an even larger campus.
- There would be resident security advisors at the facility 24 hours a day.
- Mr. Parson would be tearing down one of the wings to reduce the unit number and they would be spending money on renovating the inside of the building.

Ms. Canepa stated that an email was received from the owners of the adjacent property asking about security at the facility. She asked if there would be any further security such as security cameras rather than just the security Mr. Williams had already mentioned. She stated she felt that was a concern for the mobile home park.

Mr. Williams stated the tenants in the facility don't get the opportunity to leave the property and that security cameras would be put on the property. He stated Mr. Parson would speak further on the details.

Mr. Steve Parson introduced himself to the Planning Commission and stated the property already has cameras. He then stated they have already installed 40 additional cameras and would have patrolling security throughout the whole night. He further stated the entire property is gated with only one entrance and exit along with an office on each side of the building that would be staffed 24 hours everyday. He then advised there would be motion sensor lights in the hallways.

Mrs. Elder asked Mr. Parson if children would be present at the facility.
Mr. Parson advised there would be no children at the facility at this time.

Mrs. Elder asked what the age range of the patients would be.
Mr. Parson stated the typical age range is from 18-65.

Ms. Canepa stated she read about children accompanying their mothers and they had to be under the age of 11.

Mr. Parson stated that was a potential for further down the road but that would be a very specialized type of program for patients but it is not something they are looking to do right now.

Mr. Bresko asked how tall the property's perimeter fence was.
Mr. Parson stated the fence was 8 feet tall.

Mrs. Anderson stated that Mr. Parson had mentioned they perform intervention and asked if this was therapy or a medically assisted program. She then asked what the interventions looked like. Mr. Parson stated upon entry a patient would have a physical exam, drug tests, labs ordered, and they would see a medical professional to evaluate the severity of their addiction. He then stated that was preformed at a triage center and all patients needed to meet certain criteria to be eligible to be a part of the program. He further stated based off the results of the tests would determine the best placement for that patient in their program.

Mrs. Anderson stated most special treatment facilities like this one require 60 or 90 day stays. She then asked why was this facility only offering 30 day stays.

Mr. Parson stated this location is a 30 day stay facility but there are other facilities that offer longer stays for patients. He then stated the patients would stay there for 30 days and then step down to another location that would be a longer stay. He further stated that as they got better they would step down again into another facility with an even longer stay that helps them re-acclimate to daily life, similar to a halfway house.

Mr. Graves asked the Planning Commission if they had any questions for staff.

Mr. Bresko asked if the delinquent property taxes had been paid yet.

Mr. Parson stated they plan on paying the delinquent taxes will be taken care of as soon as possible.

Mr. Graves stated those had to be paid before the Board makes a decision.

Mrs. Elder opened the public hearing at 6:58 pm for anyone wishing to speak on the agenda item SE-23-08.

With no one from the public wishing to speak Mrs. Elder closed the public hearing at 6:59 pm.

Ms. Canepa made a motion to forward request SE-23-08 to the Board with a recommendation for approval subject to the recommended conditions in the staff report. She stated the reason for this recommendation is it is expected to benefit the general welfare of the community.

Mr. Waymack seconded the motion.

Roll Call:

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

Opposed: (2) Joyner, Brockwell

Absent: (0)

P-3. COMPREHENSIVE PLAN AMENDMENT CPA-23-04: Request to amend the Comprehensive Plan Future Land Use Map designation for a specific property from “Commercial” to “Commercial / Industrial”. If the request is approved, the Comprehensive Plan would support industrial or commercial zoning districts and uses on the property. The subject property, approximately 44.235 acres in size, is identified by Tax Map #s 340(0A)00-007-D and 340(0A)00-007-E and is located at the end of Wagner Way. An additional portion of the property is located in the City of Petersburg.

Mr. Graves presented the Staff Report for CPA-23-04 to the Planning Commission. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

(A copy of the comment received prior to the public hearing is attached to these minutes)

Mr. Graves stated the Applicant was present and would like to address the Planning Commission.

Mr. Andy Condlin introduced himself and stated he was speaking on behalf of the applicant and had with him Malachai Mills and John Mason, as well as Thomas Cross from the Virginia Port Authority who had provided a letter to the Commission similar to what was at the Planning Commission Work Session. Mr. Condlin said we believe this request is appropriate for the following reasons:

- This is not a rezoning, the Comp Plan is only a guide to the types of uses that would be available or appropriate for the property.
- A rezoning gets into details and we would be able to limit the types of uses.
- There is a difference between asking for Commercial/Industrial as opposed to Industrial.
- This request reflects the market changes and their assessment, they can accommodate industrial flex businesses that need light assembly, show rooms, distribution, office and warehouse.
- The anticipation is a 500,000 sf building with two or three users or more with over 600 jobs with a \$29 million facility.
- They provided a list of potential users to the Commission, showing over 60 users in the market today looking for this type of facility, ranging up to 150,000 sf.

- We think this is well situated for this type of change because of proximity to highways and there is already industrial in this area
- The property has been vacant for 30 years.
- We can and will address concerns for this type of use.
- A rezoning has to be reviewed by VDOT.
- There is opportunity to proffers include limiting the amount of traffic based on the ITE code.
- We know there are traffic concerns at this area and they will look at that and address that through VDOT and the County.
- The applicant is available if there are any questions.

Mr. Graves asked the Planning Commission if they had any questions for staff.

Ms. Anderson stated she was not used to seeing a policy decision being directed to only one parcel and asked how would the County policy be updated.

Mr. Graves there would be an overall Comprehensive Plan update process beginning soon to address larger areas within the County and the County as a whole. He then stated that an applicant is able to request an amendment to the plan as specific as this one, and if this were to be approved it would only apply to this specific parcel and the Commission could consider the broader area as part of their decision.

Mrs. Elder opened the public hearing at 7:19 pm for anyone wishing to speak on public hearing item CPA-23-04.

Jim Quist, 9807 County Line Road, Disputant Va 23842, stated he had major concerns about the traffic at the intersection and the dangers that it poses to the general safety of the public. He then stated he would like for the Planning Commission to postpone or decline this request until the safety concerns can be addressed and improved, and asked the County to work with Petersburg to address the safety concerns with the intersection.

William Steele, 9921 County Line Road, Disputanta Va 23842, stated he wanted the Planning Commission to put this decision on hold and look closer at the policy. He stated the policy needed to be reviewed to see if that is where we wanted the County to go. He further then stated he didn't want a Richmond city, or a Petersburg city, he wanted a Prince George County. He asked Planning Commission to postpone the case to allow time to look at the policy further before approving this request.

Mrs. Elder asked if there was anyone else wanting to speak on agenda item CPA-23-04. With no one else wishing to speak, Mrs. Elder closed the public hearing at 7:24 pm.

Ms. Canepa stated that she lives within a mile of this intersection and drives it frequently. She then stated in Work Session she has previously asked about the traffic because of the accident that was brought up. She further stated she was told they have a chance to fix that issue when the rezoning case comes up.

Motion:

Mrs. Canepa motioned to move CPA-23-04 to the Board with a recommendation for approval and the reason for this recommendation is the recommended changed to the future land use map are compatible with the envisioned land uses for the subject property and adjacent properties.
Mr. Joyner seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

P-4. SUBSTANTIAL ACCORD SA-23-01: Determination by the Prince George County Planning Commission on whether or not the large-scale solar facility proposed by RWE Clean Energy in Special Exception Application # SE-23-09 is in substantial accord with the Prince George County Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the property is planned for Residential or Agricultural uses, and the County's adopted Solar Energy Facility Siting Policy provides guidance for the siting of new facilities within the County. The visually buffered development area for the facility is proposed to total +/- 506 acres and the total area of the parcels involved is +/- 1,270 acres. The property is identified by Tax Map #s 440(0A)00-071-0, 440(0A)00-072-0, 530(01)00-00B-0, 530(0A)00-001-0, 450(0A)00-028-0, 530(0A)00-046-0, and 530(0A)00-045-A, and is located near the intersection of Pumphouse Road and Thweatt Drive.

Mr. Graves presented the Staff Report for SA-23-01 to the Planning Commission.
(The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Mr. Graves stated that 13 comments were received prior to the meeting and were provided to the Commissioners before the meeting.
(A copy of the comments is attached to these minutes)

Mr. Graves stated the applicant was present and wished to address the Planning Commission.

Natalie Gerber introduced herself and stated she was representing RWE. She provided information along with a Powerpoint presentation:

- The project is a proposed 100- megawatt photovoltaic solar facility situated near the intersection of Prince George Drive and bisected by Pumphouse Road.
- The total project area includes approximately 1,259 acres of forested and agricultural land that is currently commercial timber land or being farmed.
- The project area including panels, roads, fencing, stormwater basins, and a 50-foot vegetative buffer is approximately 506 acres.
- The majority of the site already has an existing vegetative buffer.
- At the end of the project's life span the land would be able to be reverted to farm land.
- Project timeline: Assuming full Special Exception approval by the end of the year, the target commercial operation date would be Q3 2026.
- Fiscal impact over 40 years of \$1.1 to 9.9 million depending on if the County adopted a revenue share agreement. A siting agreement could be negotiated for \$3 million over 36 months.

- There is only one other operable solar project in the county at this time which is the Fort Powhatan Solar Facility.
- The Bakers Pond project was issued an interconnection service agreement.
- Bakers pond also submitted for an interconnection service agreement for battery storage.
- All other projects in the queue, other than Bakers Pond, would not have a projected operable date until the end of this decade.
- The current application for Bakers Pond is for the 506 acres, which is over the acreage cap by 22 acres but when the application was submitted it was approximately 3.7 acres over the cap.
- The Warwick project acreage was adjusted after Bakers Pond application was submitted, which leaves Bakers Pond at 22 acres over the cap.
- The Fort Powhatan acreage was based on the full parcel acreage and so the acreage criteria was different for Fort Powhatan.
- Approximately 35% of the proposed total acreage is within the Rural Conservation Area with the remaining acreage lying just inside the Prince George Planning Area.
- In the future land use plan, both parcels that were used for commercial timber are considered residential but they are currently designated for commercial and agricultural.
- Even though it has been planned to be zoned residential there is no planned wastewater or sewer infrastructure in this location.
- RWE did an analysis based on the criteria in the Siting Policy to examine what sites are possible in the Rural Conservation Area. They found four possible sites based on the criteria:
 - Located in Rural Conservation Area
 - Contiguous parcels between 500 to 1000 acres
 - Along a 115kV line or greater
 - Small number of parcels
- One site meeting the criteria was the Fort Powhatan site. After reviewing each property meeting the criteria they determined the location they applied for was the best suited for their project.
- There would be minimal grading needed for the proposed project. They would be willing to provide a topo map.
- They performed a desktop analysis and it showed there were no previously recorded resources present on the proposed site. A full study would need to be completed as part of the VA DEQ process.

Ms. Canepa asked what the reasoning was for monitoring the site remotely versus keeping jobs local.

Ms. Gerber stated the monitoring center is where all solar projects are monitored by 24/7 staff. She then stated there will be full time staff available [locally] in the event an alarm were to sound or if any situation arose that needed attention.

Ms. Canepa asked how many full time jobs would be kept locally.

Ms. Gerber stated two to four.

Mr. Graves asked if there were any questions for staff.

Mrs. Elder opened the public hearing at 7:54 pm for anyone wishing to speak on agenda item SA-23-01.

William Steele, 9921 County Line Drive, Disputanta Va 23842, stated he was asking the Planning Commission to reject SA-23-01. He then stated the policy cap is set for a reason and the fact RWE is asking to exceed the limit alone is enough reason to deny the request. He further stated building in the planning area is also against policy. He stated the bottom line is the citizens do not want any more solar in Prince George County.

Aaron Story, 13610 Pumphouse Drive, Disputanta Va 23842, stated the map he received shows the neighborhood that he lives in would be completely land locked by solar panel if this request were to be approved. He then stated concerns about the project diminishing wildlife and property value. He further stated major concerns about rain runoff contaminating his well. Mr. Story stated he would like to see the Planning Commission vote against SA-23-01.

Kathy Bennett, Arwood Road, stated she attended the community meeting at the library and she didn't care for her experience with the applicant there. She stated the entire County is historic. She has public health concerns about living within a certain distance to a solar farm. She then stated she was concerned about the panels raising the temperature in the surrounding areas. She asked the Planning Commission to vote against SA-23-01.

William Hedgepeth, 6214 Thweatt Drive, stated he is an adjacent property owner and he did not want to have a solar farm in his backyard. He then stated he didn't want to displace the animals with the solar panels, and he didn't want the increase in temperature that comes along with having solar panels. He asked Planning Commission to vote against SA-23-01.

Katherine Rosbicki, 8406 Robin Road, stated her farm abuts the proposed solar farm. She then stated concerns for the eagles that are present on the property. She then stated the land is not as flat as RWE claims it to be. She further stated if the temperature goes up 20 degrees she will not be able to grow crops at her farm.

Jay/ Chase Stovell [did not state address] stated that his hunt club leases 500 acres of the proposed Bakers Pond project and he manages the land. He then stated concerns about steps being skipped in the process by not posting signs on the property. He also stated safety concerns about the surveyors not using the sign in-book at the front gate to access the land even though hunting season is in. He further stated there has already been destruction of the land and wetlands. He stated he already felt the company was not working with the community.

Sharon Jackson, 6502 Thweatt Drive, stated she did not receive a letter and she has concerns about the displacement of wildlife. She then stated she did not want anymore businesses and solar farms in the county of Prince George. She asked that Planning Commission consider that when making their decision. She further stated she was concerned about the private wells around the proposed project site.

Mary Jo Tinson, 15303 Arwood Drive, stated concerns about soil, air, water, and animals. She then stated she had concerns about the battery storage that will be at the solar facility. She further stated she had major concerns if the panels were to catch on fire because instead of the fire

department putting them out, they would let them burn. She stated the county doesn't have the trucks or manpower to be able to fight a fire of that capacity if the panels were to catch fire.

Joshua Ingram, 7205 Thweatt Drive, stated one of the entrances to the facility is directly across the street from his house. He then stated there are three points in the county policy that the project does not comply with instead of two. He stated the first topic that doesn't comply was the county acreage limit and if you include the total acreage of all the parcels impacted that will not be useable for at least 20 years, the total is roughly 1,200 plus acres, instead of the purposed 506 acres. He then stated 65% of the project is going in the planning area which prohibits it from being developed into the proposed future land use. He provided the Planning Commission a map showing the land is not flat and once RWE starts to develop the land for solar panels they would have to grade the area which will effect runoff and erosion. He asked the Planning Commission to vote against SA-23-01.

Robert Cox Jr., 13640 Taylor Drive, stated he lives across the street from an adjacent property owner. He then stated concerns about RWE having the County and its citizens best interest at heart. He then stated the project is not supposed to be in the Planning Area but 65% of the project is going in the Planning Area and 35% is going in a Rural Conservation Area. He further stated the energy that would be produced from the solar farm wouldn't benefit or be used for the citizens of Prince George County. He stated concerns about the displacement of wildlife. He asked the Planning Commission to vote against SA-23-01.

Dawn Aucoin, 13620 Taylor Drive, stated she moved to the County 3 years ago and she has concerns a decrease in her property value and the project going against the set solar policy. She then stated she did not feel the solar farm would generate enough revenue to be beneficial. She further stated the residents around the purposed solar farm already have issue with their wells when they have heavy rainfall and she is worried the issues would only increase due to runoff from the solar farm. She asked Planning Commission to vote against SA-23-01.

Brenda Renee Garnett, 4092 Basswood Road, stated she has heard from many citizens in District 1 who do not want the solar farm in Prince George Couty. She asked that Planning Commission hear the citizens voices and vote against SA-23-01.

Jim Quist, 9807 County Line Road, Disputanta Va 23842, stated section seven of the siting policy was not complied with and no public comments from the community meetings held by RWE have been provided to anyone. He then stated the phrases or words "should be" and "substantial" that are used in the siting policy let the reader know what ought to happen. He further stated that proposed solar facility goes does not comply with the solar siting policy. He stated that he had major concerns about the battery storage facilities that will be on the property and they will need five acres set aside.

Mrs. Elder closed the public hearing at 8:27 pm.

Ms. Canepa stated she does believe in general in solar but what she has an issue with and why she will motion that no it is not in substantial accord is the 65%. She then stated to her that is a clear disrespect to the policy that exists.

Motion

Ms. Canepa motioned that the Planning Commission adopt the Resolution Determining that Application #SE-23-09 is not in substantial accord with the Prince George Comprehensive Plan for the following reasons: It does not adhere to the general guidance of the Comprehensive Plan including the Solar Energy Facility Siting Policy, specifically: to avoid the Prince George Planning Area.

Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

COMMUNICATIONS.

Mr. Graves stated for everyone's knowledge that the motion was to find that SA-23-01 was not in substantial accord and that the motion stops the case, and the applicants have the right to appeal that decision of the Planning Commission to the Board of Supervisors within 10 days.

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

- There were none. The October meeting was canceled.

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

- October 10 they recognized Joseph Simmons, former Planning Commissioner, for his years of service.
- October 24 the Board approved the ordinance amendment for the tattoo and body piercing as an allowed use in the General Business zoning district.
-

C-2. Upcoming Planning Commission Cases for November

- Information on upcoming cases will be provided at a later date.

Ms. Canepa stated that she made a mistake with a previous motion by saying "meeting minutes" when she was making the motion on approving the meeting agenda and wanted to put the correct motion on record.

Mr. Graves stated she could make another motion.

Ms. Canepa motioned to approve the agenda for the October 26, 2023 Planning Commission meeting.

Mr. Brockwell seconded the motion.

Roll Call:

In Favor: (7) Canepa, Elder, Joyner, Waymack, Bresko, Brockwell, Anderson

Opposed: (0)

Absent: (0)

Mr. Graves stated that concluded the communications.

ADJOURNMENT.

At 8:31 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 Ms. Canepa seconded the motion. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

Attachments:

- Public comment for SE-23-08 received prior to the Public Hearing
- Public comment for CPA-23-04 received prior to the Public Hearing
- Public comments for SA-23-01 received prior to the Public Hearing

Public Comments for SE-23-08

(received prior to
public hearing)

Archived: Thursday, November 9, 2023 6:20:46 PM

From: [Info Main](#)

Mail received time: Thu, 26 Oct 2023 16:43:33

Sent: Thu, 26 Oct 2023 12:42:59

Subject: PG Planning Commission Hearing Oct 26th - Memorandum of Concern SE-23-08

Sensitivity: Normal

Attachments:

[10.26.2023 _MEMORANDUM OF CONCERN _SE-23-08.pdf](#) 

Dear Distinguished Members of the Prince George Planning Commission,

We are writing to express our concerns about the application submitted by Lawrence Ellis Williams Consulting LLC on behalf of SPTwelve Properties LLC for a special care facility catering to patients suffering from drug addiction (SE-23-08). As the adjacent property owner and owners of Bexley Manufactured Housing Community (Tax Parcel # 580110000A0), we are disappointed with the short notice given for public comment and lack of engagement with neighbors by the applicant.

Bexley is home to over 70 families, many with school-age children. While we believe that special care facilities for people suffering from addiction have a place in today's world, we think that locating such a facility adjacent to one of the only family-oriented, affordable housing options in the county is not appropriate without far more community input and details from the applicant.

Safety is paramount when designing modern, affordable housing that works in conjunction with the county's goals of smart growth. The current application makes little mention of security measures to prevent loitering or access to the adjacent community.

The applicant and Bexley share the operation of a wastewater treatment plant, but it has been difficult to communicate with the applicant about joint responsibilities. Our requests for regular business discussions about operations are met with long delays, silence, and little follow-up.

As the owners of Bexley, we have invested heavily in our property to ensure it operates in a safe, compliant, and community-focused manner. Many of our partner tenants do not have options to move as home prices, fixed incomes, or jobs tie them to the community. We implore you to strongly consider the implications of this request and focus heavily on how we can prevent the exposure of the many children who call Bexley home to the dangers, consequences, and disastrous results of alcohol and drug addiction.

We are not against the fair and humane treatment of our neighbors suffering from addiction. However, we strongly believe that the location in question is not the right one without further assurances. There is no access to nearby medical attention, the nearest police precinct is 13.1 miles away, and there are schools within 4.9 miles. There is no public water or sewer in the area, a need that should be focused on before allowing for dense transient use, something the applicant alludes to in the application and comments. We believe that at the very least, this hearing should be postponed so that the Board of Supervisors and adjacent property owners can engage with the applicant to fully understand the plan.

Your stewardship of the County and the protection of so many families is truly appreciated.

Respectfully,

WAP MHC I LLC

Public Comments for CPA-23-04

(received prior to
public hearing)



VIRGINIA PORT AUTHORITY
600 World Trade Center, Norfolk, VA 23510
(757)683-8000

October 25, 2023

Prince George Planning Commission
P.O. Box 68
6602 Courts Drive
Prince George, VA 23875

Re: COMPREHENSIVE PLAN AMENDMENT CPA-23-04:

Dear Chairwoman Elder, Vice-Chair Anderson, and Members of the Planning Commission,

The Port of Virginia would like to express support for the comprehensive plan amendment CPA-23-04. Recent years have shown the significance of the supply chain and the need for commercial/industrial space to accommodate cargo moving through the Commonwealth. Because Virginia performed exceptionally well during the supply chain crisis, more businesses are looking to diversify their supply chain and make Virginia a part of theirs. This amendment can help us meet that demand and create economic opportunity for Prince George County.

The underlying mission of the Port of Virginia is to foster economic development and job creation across the Commonwealth. To that end, the Port is strategically investing \$1.4 billion over the next four years on land and waterside infrastructure projects to ensure that Virginia remains the most modern gateway for international trade, as well as a thriving economic engine for the state. We are witnessing billions of dollars being invested in the state's transportation networks. These investments provide the opportunity for Prince George County to secure new commercial and industrial developments. This amendment can help meet the demand and create new jobs with skill growth opportunity, competitive wages, and essential benefits.

We ask for your consideration and support of this comprehensive plan amendment, and remain available for further discussion at your convenience.

Sincerely,

Stephen A. Edwards
CEO and Executive Director

Cc: Mr. Jeffrey Stoke, County Administrator, Prince George County
Mr. Robert Baldwin, Director of Planning, Prince George County

Public Comments for SA-23-01

(received prior to
public hearing)

Archived: Thursday, November 9, 2023 6:25:14 PM

From: [Tim Graves](#)

Sent: Mon, 16 Oct 2023 19:46:29

To: [William Hedgepeth](#)

Cc: [Alias-Planning](#)

Subject: RE: Bald Eagles living Bakers Pond - proposed site of solar farm

Sensitivity: Normal

Mr. Hedgepeth, this is something that the applicant addressed in their Environmental Impact Assessment. It indicates that there were no known Bald Eagle sites in the area.

Here is a link to all of the application materials including the Environmental Impact Summary.

<https://drive.google.com/file/d/1yetufQIBLZGW1R4c3cN1gKQFabBGJwDD/view?usp=sharing>

The application materials include contact information for the point person Natalie Gerber, which you can find on the application forms.

I recommend contacting the applicant to discuss if you have a concern.

Tim Graves

Planner

Prince George County, Virginia

(804) 722-8678

[Click here to access the Online Maps Tool for Prince George County](#)

From: William Hedgepeth <ollie.hedgepeth@gmail.com>

Sent: Sunday, October 15, 2023 11:01 AM

To: Alias-Planning <Planning@princegeorgecountyva.gov>

Subject: Bald Eagles living Bakers Pond - proposed site of solar farm

I was out this morning and once again noticed at least 2 Bald Eagles.

These Eagles live directly behind 6214 Thweatt Dr, Disputanta, VA 23842 - which means they are right at the site of the proposed solar farm.

Is there a way to add the Bald Eagles to the environmental impact study?

Hedgepeth

804-399-9484

Archived: Thursday, November 9, 2023 6:25:15 PM

From: brandon.g.luck@dominionenergy.com

Sent: Thu, 19 Oct 2023 18:14:28

To: [TJ Webb](#); [Donald Hunter](#); [Floyd Brown](#); [Alan Carmichael](#); [Marlene Waymack](#); [Jeff Stoke](#); [Alias-Planning](#)

Subject: Objection to Baker's Pond Solar Facility

Sensitivity: Normal

Hello to everyone,

I am formally writing to give my strong objection to the Baker's Pond Solar Facility. In working for Dominion Power I have first hand seen how solar farms are detrimental to county residents in property value, living conditions, environmentally, and resale value. Just beside the Baker's Pond location there is 450+ acres along Pumphouse Rd, Robin Rd and Thweatt Drive that has already been deemed a future subdivision. Do you think anyone would want to move out to a remote part of the county and have to see that every day? Although I do not live there I am around the area quite frequently hunting and visiting friends that will be affected. There is no excuse why a company out of Orting, Washington and a European solar company should reek all the benefits of the solar farm and the residents have to suffer for it. Please do as you are elected and represent the residents in denying any solar developers.

Below is an example from Louisa County called Belcher Solar. In the video you can see the impervious rain water caused by the solar farm is affecting the neighbors. This is a common theme with solar farms and because they are fairly new to Virginia more unknown hardships are being found regularly.

[Virginia farmers claim Dominion is destroying their land \(wtvr.com\)](#)

Please do what is right for the county and deny the approval of Baker's Pond and any other solar facility coming to Prince George. This is cannot the legacy that you want to be remembered by and with elections coming up this will be a stain left on it if this is approved.

Brandon Luck
Transmission Strategic Projects Advisor
5000 Dominion Blvd
Glen Allen VA, 23060
Office – (804) 257-4674
Cell - (804) 397-9881

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Dawn Aucoin

13620 Taylor Dr
Disputanta 23842

Formstack Submission For: [Public Comment](#)

Submitted at 10/20/23 3:37 PM

Please do not rezone to allow the Solar Farm in our backyard. If rezoning is allowed it will be over the preset limit for Solar Farms in the County. We fought hard to get those limits in place. This area as shown on RWEs map is surrounded by wetlands. We need to protect out wetlands. The Governor is implementing stricter rules in this regard. We need to keep the Conservation area and not allow the planned area spill over into it. The Solar Farm is not a good fit for this area.
Thank you.

Formstack Submission For: [Public Comment](#)

Submitted at 10/22/23 2:58 PM

Please vote no to allow the rezoning of residential, agricultural and conservation land to allow a Solar Farm. There is an article on your website that talks about a 2018 study on the affects of house prices next to a solar farm. It was up to 30% in 2018. What is it now with all the known negative impacts from Solar Farms? Our property would border the farm. We can't afford to lose the value of our property and bring down values on nearby properties.

Would you like these comments entered into the meeting minutes?:

Yes

Archived: Thursday, November 9, 2023 6:25:23 PM

From: [Diane Devers](#)

Mail received time: Fri, 20 Oct 2023 03:58:43

Sent: Thu, 19 Oct 2023 23:58:25

To: [Tim Graves](#)

Subject: Solar farms

Sensitivity: Normal

Why can't this be on the ballot in Nov let the people vote ..I don't want any more solar farms here in Prince George .We don't need them .I SAY NO TO SOLAR FARMS .

Archived: Thursday, November 9, 2023 6:25:24 PM

From: [No Reply](#)

Sent: Tue, 24 Oct 2023 14:52:39

To: [Public Comment](#)

Subject: Planning Commission from Ford Pugh

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/24/23 10:52 AM

Name:	Ford Pugh
Address:	13305 college road South prince george 23805
Comment/Question regarding::	Planning Commission
Comments:	I would like to register comments against the proposed Bakers Pond solar installation. I believe we should accept any currently completed projects as our new cap and freeze any further solar developments and amend the current policy to cap acreage at what we have even though it is below the originally stated acreage of the policy.
Would you like these comments entered into the BoS meeting minutes?:	Yes

Archived: Thursday, November 9, 2023 6:25:27 PM

From: [Jim Quist](#)

Mail received time: Wed, 25 Oct 2023 00:23:26

Sent: Wed, 25 Oct 2023 00:22:36

To: jmstaaj@yahoo.com; tammycra@aol.com; abjrfarms@aol.com; nyjdb16@gmail.com; sccstephen@aol.com; joynerpaint@verizon.net; brianwaymack@verizon.net

Cc: [Alias-Planning](#)

Subject: RWE Solar Case - Bakers Pond SA-23-01

Sensitivity: Normal

10/24/2023

To: The Prince George County Planning Commission,

I ask that you decline this special exception request, and clearly state that Special Exception Request SE-23-09 **IS NOT** in substantial accord with the Prince George County Comprehensive Plan.

As a retired Electrical Engineer of 45 years, now a new farmer and resident of Prince George County, I want to clearly voice my opposition to the RWE proposed solar site at Bakers Pond and the "special exception request" (SUBSTANTIAL ACCORD DETERMINATION – SA-23-01). Just a year after the Comprehensive Plan update in 2022), the very first solar case that comes up asks this Commission to:

- 1) Ignore the clearly imposed acreage limits, and
- 2) Ignore the clearly stated policy that ***"Siting of a (solar) facility within the Prince George Planning Area should be avoided. (except in M-3)"***.

The words "***should be***" are very clear. Meaning we "expect or assume" something to be true. The County clearly used these words to state a position that ought to happen.

"Should be" is a simple phrase used express an outcome which is anticipated, and expresses an obligation to the reader.

RWE is asking that you ignore their application where over two-thirds of their project (940 acres) would be sited in the Prince George Planning Area - against the clearly worded policy for such industrial solar sites. They ask that you ignore the clear language of the Solar siting policy developed and passed by this very Planning Commission. A policy that reflects the citizens wishes to carefully control such industrial activity.

In addition, RWE by leaving the planned Tier 2 Battery Storage Facility (and its minimum 5-acre requirement), out of this initial case is subtle but deceptive. The citizens and this Commission deserved to see this case in its entirety. Including the truth about the battery storage requirement, its impacts to the area, and the unique environmental and fire hazards they present. The environment, the homeowners, and the public safety personnel who would be asked to fight fires and protect the community, deserved an honest and complete application from RWE. In other words, lying by omission is still a lie. Attached below are three (3) photos of 20 MW battery storage implementations. Sixteen (16) structures, each filled with 1.25 MW of lithium-ion batteries along with the associated cooling and inverter equipment.

The very first time the Solar Siting Policy is being used – is **NOT** the best time to ignore and waive the policy. Using a substantial accord argument for this case sends a message that any clearly written policy can be waived for the questionable promise economic gain.

Again, I ask that you decline this special exception request, and clearly state that Application # SE-23-09 IS NOT in substantial accord with the Prince George County Comprehensive Plan

Thank you,

Jim Quist
9807 County Line Road
Disputanta, VA 23842

Cell: 804-396-9420



Imogene S. Elder, Chair
10409 Old Stage Road
Prince George, VA 23875
Home: (804) 458-3529
Email: jmstaaj@yahoo.com

Tammy Anderson, Vice-Chair
8620 King Drive
Disputanta, VA 23842
Home: (804)991-3551
Cell: (804)292-5583
Email: tammycrc@aol.com

Alex Willie Bresko, Jr., Member
10080 Pole Run Road
Disputanta, VA 23842
Home: (804) 861-0587
Cell: (804) 691-0813
Email: abjrfarms@aol.com

Roy Stephen Brockwell, Member
19915 Halifax Road
Carson, VA 23830
Cell: (804) 720-7459
Office: (434) 246-4646
Email: sccstephen@aol.com

Jennifer D. Canepa, Member
4163 Baxter Ridge Drive

Prince George, VA 23875
Cell: (631) 774-1384
Email: nyjdb16@gmail.com

V. Clarence Joyner, Jr., Member
7320 Laurel Spring Road
Prince George, VA 23875
Home: (804) 446-3571
Email: joynerpaint@verizon.net

M. Brian Waymack, Member
7201 Laurel Spring Road
Prince George, VA 23875
Mobile: (804) 691-7133
Email: brianwaymack@verizon.net

Secretary of the Planning Commission
P O Box 68
Prince George, VA 23875
Work: (804) 722-8678
Fax: (804) 722-0702
Email: planning@princegeorgecountyva.gov

Archived: Thursday, November 9, 2023 6:25:31 PM
From: [No Reply](#)
Sent: Sun, 22 Oct 2023 22:33:21
To: [Public Comment](#)
Subject: Planning Commission from Kathleen DuCharme
Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/22/23 6:33 PM

Name:	Kathleen DuCharme
Address:	613 Hidden Oaks Place Prince George 23875
Comment/Question regarding::	Planning Commission
Comments:	Say "NO" to rezoning to allow solar farms in PG County!!!
Would you like these comments entered into the BoS meeting minutes?:	Yes

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Archived: Thursday, November 9, 2023 6:25:33 PM

From: [L Myers](#)

Sent: Mon, 23 Oct 2023 01:47:58

To: [Alias-Planning](#)

Subject: Baker's Pond Solar Farm project application - public comment

Sensitivity: Normal

Hello,

I will be unable to attend your hearing on October 26, 2023 in person. I submit my comments in writing.

According to the Baker's Pond RWE package prepared for October 26 Planning Commission hearing, the proposed site for this solar farm will have 35% of its land located in the PG Rural Conservation Area of the county – that should be a huge reason to deny this application. Also, according to the package materials, If this project is approved using the proposed maximum of 506 acres including required buffer areas, it would result in the upper limit being exceeded by 22.3 acres (of the county's set aside acreage limit).

Also, the project schedule mentions "Mid-October - hosts third Community Meeting". As of October 22, less than a week before the PC hearing, there has been no announcement about the date of such third community meeting.

This solar farm project will effectively deny access to affordable healthy food for numerous PG County residents who rely on hunting season to feed their families through their hunt clubs.

Solar farms are not green or efficient by any measure. They destroy natural wildlife habitat which will never be restored to its original condition. These projects require too much energy to mine the materials and produce the solar panels; all the while burning the same coal that everyone is supposedly trying to reduce the use of; the panels are not efficient without regular cleaning which requires use of huge quantities of water (RWE representative stated that the company does not intend to use any water to clean the panels, instead they will let the rain do the cleaning); the panels' technology becomes obsolete before the end of solar farm's life cycle and panels are not recyclable as of this time. The solar farms heat the air around them during hot season and cool the air around them during cold season – they do not act similar to the natural soil; this will increase extreme weather fluctuations in the immediate area. The solar farms do not create jobs; after the construction phase, they only employ only few people at most (according to RWE representative's own words at the community meeting).

Prince George Rural Conservation District residents do not support or need such a project which brings no direct benefits to them, and only has negative impact on our way of life.

Thank you,

Lizla Myers
Disputanta Va

Archived: Thursday, November 9, 2023 6:25:35 PM

From: [No Reply](#)

Sent: Tue, 24 Oct 2023 11:01:51

To: [Public Comment](#)

Subject: Planning Commission from Mary Ann Corker

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/24/23 7:01 AM

Name:	Mary Ann Corker
Address:	6850 Michelle Court Spring Grove 23881
Comment/Question regarding::	Planning Commission
Comments:	I do not support the Bakers Pond solar project. Solar is not goofy for the environment. The solar companies take perfectly good land, whether farm land or woodland, and kill it. The wildlife is displaced, the cooling and cleaning effect of nature is destroyed. Solar farms are extremely ugly and the amount of energy produced is not worth the destruction. Please do not approve this solar farm. We already have enough in Prince George County.
Would you like these comments entered into the BoS meeting minutes?:	Yes

Archived: Thursday, November 9, 2023 6:25:38 PM

From: [No Reply](#)

Sent: Fri, 20 Oct 2023 17:14:20

To: [Public Comment](#)

Subject: Planning Commission from Sheila Ferebee

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/20/23 1:14 PM

Name:	Sheila Ferebee
Address:	17855 Loving Union Road Disputanta 23842
Comment/Question regarding::	Planning Commission
Comments:	<p>This is in regards to the Planning Commission Meeting scheduled 10/26/23. I would like to express my disapproval for the planned solar farm at Bakers Pond. The project appears to be unnecessary and lacks studies on the environmental impact for the area. Monitoring of the solar "farm" should be within the state not halfway across the country in Texas if ever constructed. The construction workers employed for the project are not likely to be local but will come in from other areas to perform the work and then leave so the economic impact for local construction workers will be limited. The economic impact for the area only seems to be for the land owners. Will the power for those near the solar "farm" including businesses be provided at a reduced rate? And this looks as though it is industrial not residential or agricultural use of the land. Farm really is a misnomer for these projects. They are not pleasant to look at and the "farm" on Rives Road is a case in point. It is not camouflaged by any sort of vegetation. Please vote NO on this location for a solar farm. Please submit these comments for the above referenced meeting.</p>
Would you like these comments entered into the	Yes

**BoS meeting
minutes?:**

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Archived: Thursday, November 9, 2023 6:25:41 PM

From: [No Reply](#)

Sent: Thu, 26 Oct 2023 14:09:12

To: [Public Comment](#)

Subject: Planning Commission from Tyler Preston

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/26/23 10:09 AM

Name:	Tyler Preston
Address:	11075 Webb road Disputanta 23842
Comment/Question regarding::	Planning Commission
Comments:	Opposed to the solar panel farm! Keep Prince George rural and beautiful! Solar is not efficient at producing energy and causes way more issues than are stated.
Would you like these comments entered into the BoS meeting minutes?:	Yes

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Archived: Thursday, November 9, 2023 6:25:43 PM

From: [No Reply](#)

Sent: Tue, 24 Oct 2023 10:23:09

To: [Public Comment](#)

Subject: Planning Commission from Valerie Kipper

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/24/23 6:23 AM

Name:	Valerie Kipper
Address:	7109 west quaker road Disputanta 23842
Comment/Question regarding::	Planning Commission
Comments:	Please keep our county and county! Why add solar which has more negative effects than positive. Let the citizens decide this because that has not happened in the past.
Would you like these comments entered into the BoS meeting minutes?:	Yes

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Archived: Thursday, November 9, 2023 6:25:46 PM

From: [No Reply](#)

Sent: Mon, 23 Oct 2023 13:13:47

To: [Public Comment](#)

Subject: Planning Commission from William (Bill) Steele

Sensitivity: Normal



Formstack Submission For: [Public_Comment](#)

Submitted at 10/23/23 9:13 AM

Name:	William (Bill) Steele
Address:	9921 C ounty Line Rd Disputanta 23842
Comment/Question regarding::	Planning Commission

REQUEST THAT THE PLANNING COMMISSION 'REJECT' RWE's request for a "Special Exception" to the county's current solar police / zoning plans so it can build a solar site at the Bakers Pond location.

(1) THE PROPOSED SITE EXCEEDS THE MAXIMUM ALLAOWALBE OF ACERAGE FOR SITING SOLAR SITES – contrary to Para #4 of the County’s Solar Policy. The county has set a limit for solar sites – 4,603.5 acres or 2.74% of the county. The proposed plan by RWE will exceed that limit. Two years ago, the vast number citizens of PG expressed displeasure that the Board would set the limit so high. Now that the Board has set the limit, this Commission has no right to reject at the Board's stated intent to NOT exceed that line, THUS MUST recommend to reject the request for 'special exception'.

(2) A PART OF THE PROPOSED SITE IS TO BE BUILT WITHIN THE PG CO CONSERVATRIONS DIST, which is contrary to ART 2-2a of the Solar police [NOTE: This writer believe that the “INTENT” of this line of the Solar Policy is to avoid building in the Conservation

Comments:

Dist, though the policy actually states 'avoid the Planning Dist??]. RWE's proposed site crosses over into the PG Co Conservation Dist. Dist 1 of PG Co is a 'CONSERVATION DISTRICT' for a reason. The residents of DIST 1 live here for the open green space. We residents do NOT want our district to be transformed into a Chesterfield Co or Richmond. We do not want to be forced to deal with 'industrial creep' which is what RWE's request for 'special exception' will engage in. THUS since the 'special exception will allow RWE to sit the solar site in Conservation Dist, the Planning Commission MUST reject the special exception.

(3) This Board MUST comply with County Code Section 90-1 which defines 'Special Exception' 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. Since neither STAFF nor RWE can articulate to residents of DIST 1 exactly how this "special exception" complies with Code 90-1, The Planning Commission MUST reject this special exemption request.

I reserve the right to comment about RWE's statement regarding 'Economic Benefits' as stated in Para 1.2 of their proposal if that issue is brought up at the PC's Public Hearing on 26 Oct.

Thank you

VR

W. Bill Steele
Property Owner/Taxpayer
Disputanta, VA

**Would you like
these comments
entered into the
BoS meeting
minutes?:**

Yes

Begin

TAB 4

SUBDIVISION WAIVER REQUEST – SW-23-02
PLANNING COMMISSION STAFF REPORT – November 16, 2023

RESUME

Property owner Ronald R. Stewart has submitted a subdivision plat proposing to subdivide one 34.29-acre lot into 6 smaller lots for the purpose of a family division for his 6 grandchildren.

Certain design standards are required at the time of subdivision as provided in Article VII of the Subdivision Ordinance.

The subdivider has requested that the following requirements be waived:

Section 70-724(d)(3) regarding the number of residential lots on a private road.

Section 70-724(d)(3)iii regarding the design standard for the private road serving the lots.

Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to consider this waiver request. The Commission is required to grant (approve) or deny the request, with or without conditions, and state the reason(s) for approval or denial. While a public hearing is not required, adjacent property owners have been notified by U.S. Mail pursuant to Section 70-208.6 and should be offered the opportunity to comment on the request following the staff report presentation.

CONTENTS OF REPORT:

1. Sample Motions
2. Draft Resolution for Approval
3. Draft Resolution for Denial
4. Staff Report
5. Copy of the Application with Attachments
6. Copy of proposed subdivision plat
7. Copy of ordinance requirements
8. APO letter, map and mailing list

Sample Motions for SW-23-02

Sample Motion to APPROVE:

“I move that we adopt the Resolution to APPROVE the Subdivision Ordinance Waivers Requested in Application #SW-23-02 for the following reasons:

1. There is an unusual situation, specifically:

_____;

AND/OR

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

_____;

AND

2. There is no prejudice to the health and safety of the surrounding citizens;

AND this approval is...

... subject to the conditions recommended by Staff in the Staff Report.”

OR

... subject to the conditions recommended by Staff in the Staff Report with the following changes:

_____.”

OR

... not subject to any conditions.”

Sample Motion to DENY:

“I move that we adopt the Resolution to DENY the Subdivision Ordinance Waivers requested in Application #SW-23-02 for the following reason(s):

This is not an unusual situation and this is not an instance where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.”

AND/OR

There is a prejudice to the health and safety of the surrounding citizens, specifically:

_____.”

Sample Motion to POSTPONE:

“I move that we POSTPONE a decision on SW-23-02 until _____ to allow time for _____.”
(DATE) (ACTION/EVENT)

Planning Commission
County of Prince George, Virginia

Resolution to APPROVE the Subdivision Ordinance Waivers Requested in Application #SW-23-02

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 16th day of November, 2023:

Present:

Vote:

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

SUBDIVISION WAIVER SW-23-02: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into six “family subdivision lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-724(d)(3) which limits residential development on private roads to no more than three lots, and the applicant requests a waiver of §70-724(d)(3)iii which requires that private roads shall meet minimum design standards as given in the latest edition of the VDOT Subdivision Street Design Guide. The subject property is zoned (R-A) Residential Agricultural, is located on an existing private road that accesses South Crater Road approximately 2,500 feet south of the intersection with Eagle Rock Road, and is identified as Tax Map 430(0A)00-086-0. The proposed subdivision plat is filed in the Planning Department under Application ID # S-23-26.

WHEREAS, in plat review application # S-23-26, Property Owner Ronald R. Stewart has proposed to subdivide one lot into six family divisions; and

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

WHEREAS, the applicant requested in application # SW-23-02 that the following requirements of Article VII of the Subdivision Ordinance be waived by the Commission:

1. § 70-724(d)(3) regarding the number of residential lots on a private road to three (3); and
2. § 70-724(d)(3)iii regarding the requirement for the private road serving the lots to meet a VDOT standard except that it may use a gravel surface; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby APPROVES the above requested waivers for the following reasons:

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

AND BE IT ALSO RESOLVED that the approval is subject to the following conditions:

1. [Additional conditions will be added here if they were part of the approval motion, otherwise this part of the resolution will be deleted]

Adopted on November 16, 2023 and becoming effective immediately.

Planning Commission
County of Prince George, Virginia

Resolution to DENY the Subdivision Ordinance Waivers requested in Application #SW-23-02

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 16th day of November, 2023:

Present:

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

Vote:

SUBDIVISION WAIVER SW-23-02: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into six “family subdivision lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-724(d)(3) which limits residential development on private roads to no more than three lots, and the applicant requests a waiver of §70-724(d)(3)iii which requires that private roads shall meet minimum design standards as given in the latest edition of the VDOT Subdivision Street Design Guide. The subject property is zoned (R-A) Residential Agricultural, is located on an existing private road that accesses South Crater Road approximately 2,500 feet south of the intersection with Eagle Rock Road, and is identified as Tax Map 430(0A)00-086-0. The proposed subdivision plat is filed in the Planning Department under Application ID # S-23-26.

WHEREAS, in plat review application # S-23-26, Property Owner Ronald R. Stewart has proposed to subdivide one lot into six family divisions; and

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

WHEREAS, the applicant requested in application # SW-23-02 that the following requirements of Article VII of the Subdivision Ordinance be waived by the Commission:

1. § 70-724(d)(3) regarding the number of residential lots on a private road to three (3); and
2. § 70-724(d)(3)iii regarding the requirement for the private road serving the lots to meet a VDOT standard except that it may use a gravel surface; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby DENIES the above requested waivers for the following reasons:

This is not an unusual situation and this is not an instance where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.

AND/OR

There is a prejudice to the health and safety of the surrounding citizens, specifically:

_____.”

Adopted on November 16, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Meeting – November 16, 2023

SW-23-02 – Waiver of Subdivision Requirements

Applicant: Tim Stewart

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

I. Request Summary

Property owner Ronald R. Stewart has submitted a subdivision plat proposing to subdivide one 34.29-acre lot into 6 smaller lots for the purpose of a family division for his 6 grandchildren.

Certain design standards are required at the time of subdivision as provided in Article VII of the Subdivision Ordinance.

The subdivider has requested that the following requirements be waived:

Section 70-724(d)(3) regarding the number of residential lots on a private road.

Section 70-724(d)(3)iii regarding the design standard for the private road serving the lots.

Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to consider this waiver request. The Commission is required to grant (approve) or deny the request, with or without conditions, and state the reason(s) for approval or denial. While a public hearing is not required, adjacent property owners have been notified by U.S. Mail pursuant to Section 70-208.6 and should be offered the opportunity to comment on the request following the staff report presentation.

II. Property

Address: TBD

Zoning District: Residential Agricultural (R-A)

Tax Map: 430(0A)00-086-0

Current Use: Vacant

Site Size: 34.29 acres

Comp Plan Land Use: Residential

Legal Owner: Ronald R. Stewart

Planning Area: Prince George Planning Area

Previous Zoning Cases affecting property: N/A

III. Meeting Information

Planning Commission Meeting: November 16, 2023 (NOTE: Not a public hearing)

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

IV. Applicant Proposal

In support of the request to waive the requirements, the owner provided the following information:

- 104 acres acquired by family in 1990
- 34 acres passed to Ronald Stewart in approximately 2000
- Ronald Stewart's intention has always been to pass along this land to his grandchildren for their homes. (two grandchildren are age 3 and 6 so will not be able to formally own the land and build on it for some time)
- The existing lane (private road) is "kept in good condition and is accessible for emergency vehicles" and has been successfully been used by emergency vehicles in the past.
- Two vehicles are able to pass each other in almost all areas of the road
- Estimated cost to bring the road up to county standards is \$400,000

- Provided a statement of no objection signed by most of the other property owners that share the road.

V. Exhibits

Exhibit 1 – Screenshot of the proposed plat

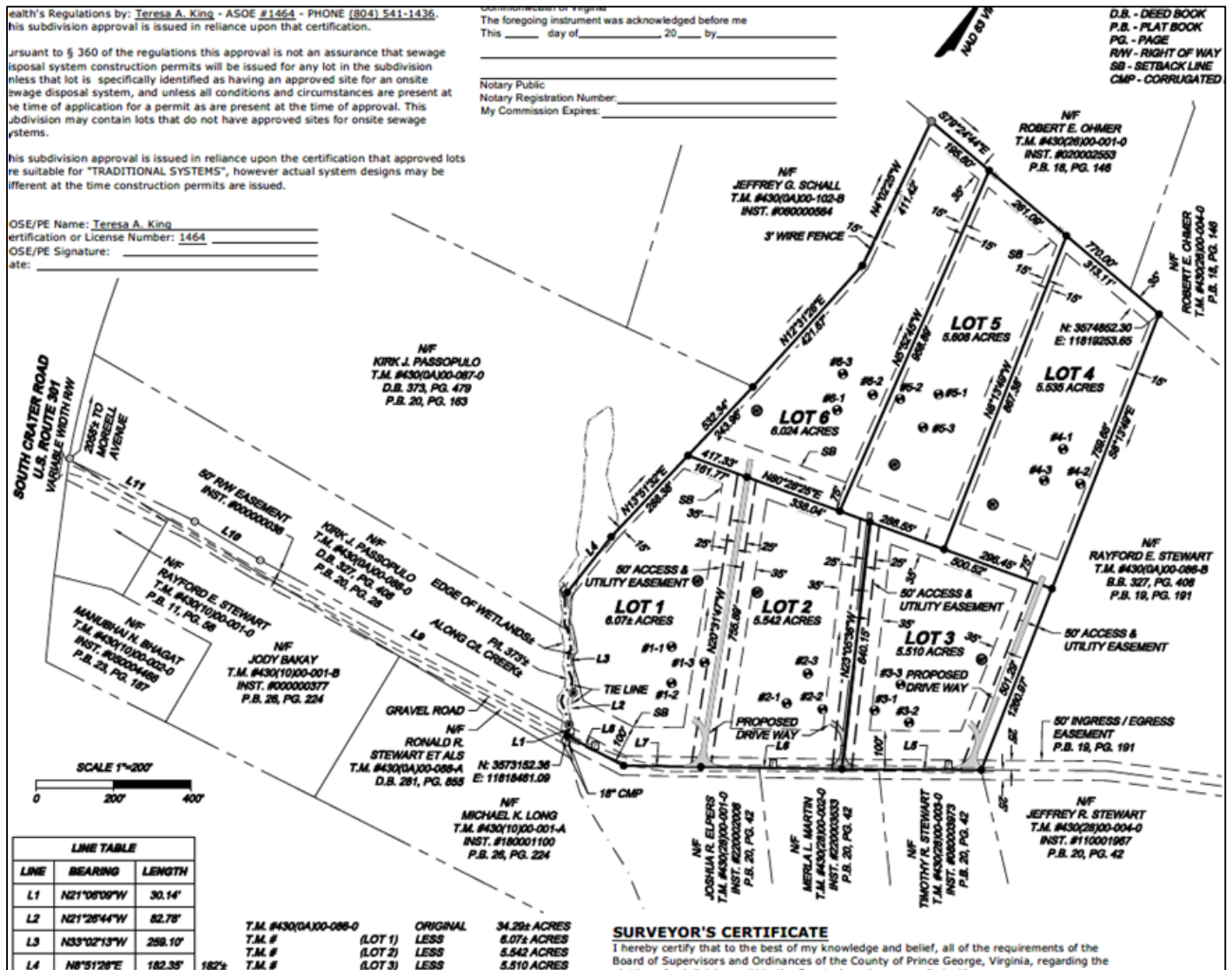


Exhibit 2 – Satellite view of area including subject property

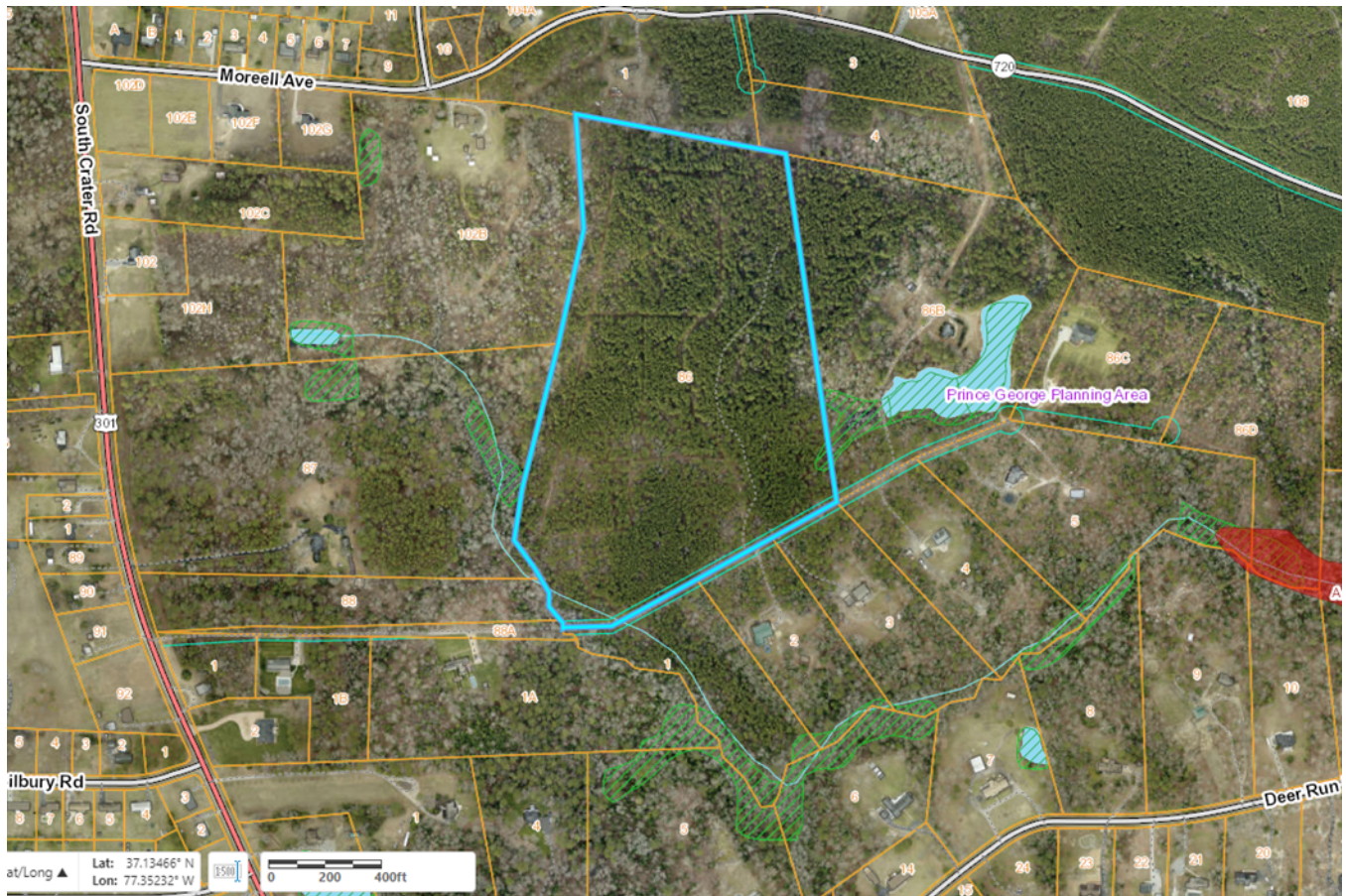


Exhibit 3 – Street view of existing private road entrance off of South Crater Road (September 2023)



VI. Background and Ordinance Requirements

1. The property owner submitted a plat for review (Application # S-23-26) which shows the proposed subdivision of one parcel into six parcels.
2. Article VII of the Subdivision Ordinance provides the “Requirements for Design Standards and Public Improvements” that apply to new subdivisions proposed in the County (including subdivisions such as that which is proposed). Within that Article,
 - a. Section 70-724(d)(3) limits the number of residential lots on a private road to 3.
 - b. Section 70-724(d)(3)iii requires that the private road serving the lots meet a VDOT standard except that it may use a gravel surface.
3. Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to waive standards of Article VII and specifies the criteria for granting approval:
 - *“In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”*
 - *“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”*

VII. Planning Department Comments

1. The preliminary plat generally complies with the remaining requirements of the Subdivision and Zoning ordinances. If this request is approved, the resulting lots will still need to meet all other applicable requirements prior to final plat approval by the Subdivision Agent and prior to any subsequent zoning approvals. Of note: a new street name will be required, which may involve re-addressing houses on the street, and a new private street sign will be required.
2. The property owner provided a statement signed by 8 property owners that appear to have access to the easement saying that they do not object to the proposed subdivision. It appears that at least 11 lots may have the right to use the easement, including the subject property. Two of the lots (including the subject property) are owned by Ronald Stewart and the remaining lot (undeveloped) is owned by Brandon Stewart who appears to be a family member.
3. Since these waivers were first authorized in the Subdivision Ordinance in December 2007, the Planning Commission has considered seven (7). Here is a summary of prior waivers:

Code Section / Requirements	# Approved	# Denied
Utilities Ordinance Sections § 82-31 and § 82-351 allowing one lot to be subdivided in the PG Planning Area without connecting to public water and/or sewer systems	Three (3) S-12-13 SW-21-01 SW-22-02	0
Section 70-724(d)3 (or equivalent) limiting residential development to 3 lots on a private road (PRESENT REQUEST)	Three (3) SW-08-01 S-13-13 SW-22-01	0
Section 70-752 requiring sidewalk construction in the PG Planning Area	One (1) SW-23-01	0
Section 70-724(d)3iii requiring a minimum design standard for a private road serving residential lots (PRESENT REQUEST)	N/A	N/A

Totals

7

0

4. Of the waivers granted regarding the number of lots on a private road, here are additional relevant details about those requests:
 - a. SW-08-01 – Allowed a fourth lot on a new proposed private road for a parent tract division (no longer an option in the Subdivision Ordinance).
 - b. S-13-13 – Allowed a fourth lot on an existing private road for a family division.
 - c. SW-22-01 – Allowed a fourth lot on an existing private road for a family division.
5. In comparison to previous waiver requests, the present request is to allow 6 additional lots on an existing private road that already provides access for 9 lots.
6. This is the first waiver request regarding the design standard of a private road.
7. Staff reviewed this request against the waiver criteria provided in Section 70-208 and found that **it is up to the Planning Commission to decide** whether it meets the criteria provided. Below is the staff review of the criteria.

Criteria	Staff Comments
“In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”	<p>This does not appear to be an unusual situation because the same requirement faces any subdivider seeking to divide land in the County.</p> <p>It is up to the Planning Commission to decide whether this is a situation where the strict adherence to the regulations would result in substantial injustice or hardship. If the Commission believes there is a substantial injustice or hardship, Staff recommends that the Commission state what the injustice or hardship is, for future reference.</p>
“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”	<p>There does not appear to be anything illegal about this request, provided that the property owner has the right to use the access easement.</p> <p>It is up to the Planning Commission to decide whether granting this request would prejudice the health and safety of citizens of the county, in consideration of the cooperation of multiple lot owners sharing a private road, or other factors.</p>

VIII. Supplemental Staff Review Comments

VDOT - Paul Hinson, Area Engineer

The subdivision will create more than five lots that will use the same entrance. VDOT regulations require a Commercial Entrance to Serve a Private Road Subdivision in accordance with Figure 4-8 of Appendix F of the VDOT Road Design Manual. The entrance must be a minimum of 24' wide and be paved. Intersection sight distance must be available at the proposed entrance location.

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by U.S. Mail prior to the public meeting date.
- Because a public hearing is not required, no notice was required or advertised in the local newspaper.
- The applicant received a copy of this report prior to the Planning Commission meeting date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation/Suggestions

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

Staff recommends that the Commission consider the criteria for a waiver and consider past waivers approved before making a decision.

If the Commission wishes to deny this request, it is required to provide the reason(s) for denial.

If the Commission wishes to approve this request, it is required to find that the request meets all of the criteria provided for in the ordinance and otherwise provide the reason(s) for approval.

Staff has provided for the Commission's use:

- Sample motions for approval, denial, or postponement
- Draft resolution for approval
- Draft resolution for denial
- Recommended conditions for approval (section below)

XI. Recommended Conditions

If the Planning Commission finds this request worthy of approval, Staff recommends the following minimum conditions apply to the approval:

1. This waiver is granted for six (6) additional single-family residential lots to use the existing shared access easement (private road) to access the state-maintained South Crater Road.
2. The private road used for shared access will not be improved or maintained with local or state funds unless otherwise provided for by law.
3. Prior to plat approval, the subdivider shall provide documentation confirming their legal right to use the access easement.
4. Maintenance of the private road shall be governed by a recorded road maintenance agreement.
5. The subdivision plat that may be approved in accordance with this waiver shall reference this waiver and meet all other applicable requirements for subdivision approval, as approved by the Subdivision Agent. All subdivided lots shall meet all other applicable zoning and subdivision ordinance standards at the time of further development.
6. A VDOT land use permit shall be obtained prior to constructing any additional dwellings on the road, or as otherwise approved by VDOT.
7. A land disturbance permit shall be obtained prior to constructing any additional portions of the private road, or as otherwise approved by the County and DEQ, as applicable.



SUBDIVISION WAIVER REQUEST

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

OFFICE USE ONLY

APPLICATION #:

SW-23-02

DATE SUBMITTED:

RECEIVED
SEP 19 2023

PLEASE FILL IN ALL BLANKS BELOW

BY:

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

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

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

70-724-(d)(3) 70-724(d)(3)iii

SEC 70-724(d)(3)

ATTACHMENTS: (Check all that apply)

☒ APPLICANT STATEMENT (REQUEST DETAILS)*

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

☐ PLAT REVIEW APPLICATION* (Application #: _____)

☐ APPLICABLE LEGAL DOCUMENTS OR AFFIDAVITS FROM DIRECTLY AFFECTED PARCEL OWNERS

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

☒ OTHER: _____

* Required

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

NO 430-0A-00-086-0 70-724(d)(3) 70-724(d)(3)iii

NAME(S):

Ronald R Stewart

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

13231 S. Crater Rd
South Prince George, VA 23805

E-MAIL:

nannysbbq@aol.com

PHONE:

804 704 4124

NAME(S): (If different than owner)

Tim Stewart

RELATION TO OWNER:

Son

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

13227 South Crater Rd South Prince George VA

E-MAIL:

TRSALS@Gmail.com

PHONE:

804-704-4125

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

COMMENTS:

IDENTIFY & LIST OTHER PARCELS AFFECTED:

REQUEST PROPERTY OWNER(S) / AGENT STATEMENT

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

OWNER / AGENT NAME:

RONALD STEWART

OWNER / AGENT NAME :

SIGNATURE:

Ronald Stewart

SIGNATURE:

DATE: 9-19-2023DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince GeorgeSubscribed and sworn before me this 19th day of September, 2023.Laura Greaves-Smith
Notary PublicMy Commission expires: April 30, 2025

To: Prince George Planning Commission

In March, 1990 my family acquired 104 acres of land which was divided into three tracts, my father, brother and myself. 34 more acres was passed to me at my fathers death 24 years ago. It has always been my intention to pass this land to my grandchildren for their homes. This has been promised to them since they were young. I have 6 grandchildren so each will receive 5 to 6 acres. Most of my immediate family live on this land and we love having the family close. I am asking the county for an exemption to allow me to give this land to my grandchildren so the may remain on the Stewart land and build their homes.

The lane we live on is kept in good condition and is accessible for emergency vehicles. My sister-in-law who lives in the last home on the left, has had the emergency crew come and pick her up several times recently due to illness. They have accomplished this without any problems. Two vehicles are able in almost all areas of the road to pass easily. I have checked the cost of bringing the road up to the county recommendations. The cost is approximately \$400,000.00 which I feel on a well maintained road, in good condition is not necessary. There will be no additional traffic on this lane due to my grandchildren receiving their land as they already travel the lane from living on it. The two youngest are only 3 and 6 and it will be some time before they have their own homes there.

I appreciate your consideration in these matters.


Sincerely,

Ronald R. Stewart

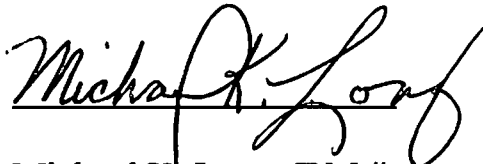
9/14/2023

Ronald and Linda Stewart intend to divide a tract of land they own off South Crater Rd into six separate parcels for the benefit of their six grandchildren. By signing below, I stipulate that I own property bordering the private road that will serve these future parcels and do not object to the division of said land.


430(10)00-001-B


Jody Bakay, T.M #

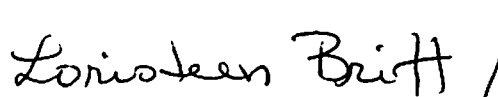
430(10)00-001-A



Michael K. Long, T.M #

T.M. # 430(28)00-001-0


Joshua R. Elpers,

430(28)00-002-0


~~Maria L. Martin, T.M.~~ Melodie Brett
P.O. A.



Tim R. Stewart, T.M. #
430(28)00-003-0


Jeff R. Stewart, T.M. #

430(28)00-004-0


Rayford E. Stewart, T.M. #

430(10)00-001-0;

T.M. #

430(0A)00-086-B


Mark Carmichael, 13233 S.

Crater Rd, S. Prince George,
VA 23805

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and The Sewage Handling and Disposal Regulations (12 VAC 5-6-10-10 ET SEQ. The Regulations), (and local ordinances if the locality has authorized the local Health Department to accept private evaluations for compliance with local ordinances).

This subdivision was submitted to the Health Department for review to § 32.1, 163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a professional engineer working in consultation with an AOSE for residential development. The department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's Regulations by: Teresa A. King - ASOE #1464 - PHONE (804) 541-1436. This subdivision approval is issued in reliance upon 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 is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "TRADITIONAL SYSTEMS", however actual system designs may be different at the time construction permits are issued.

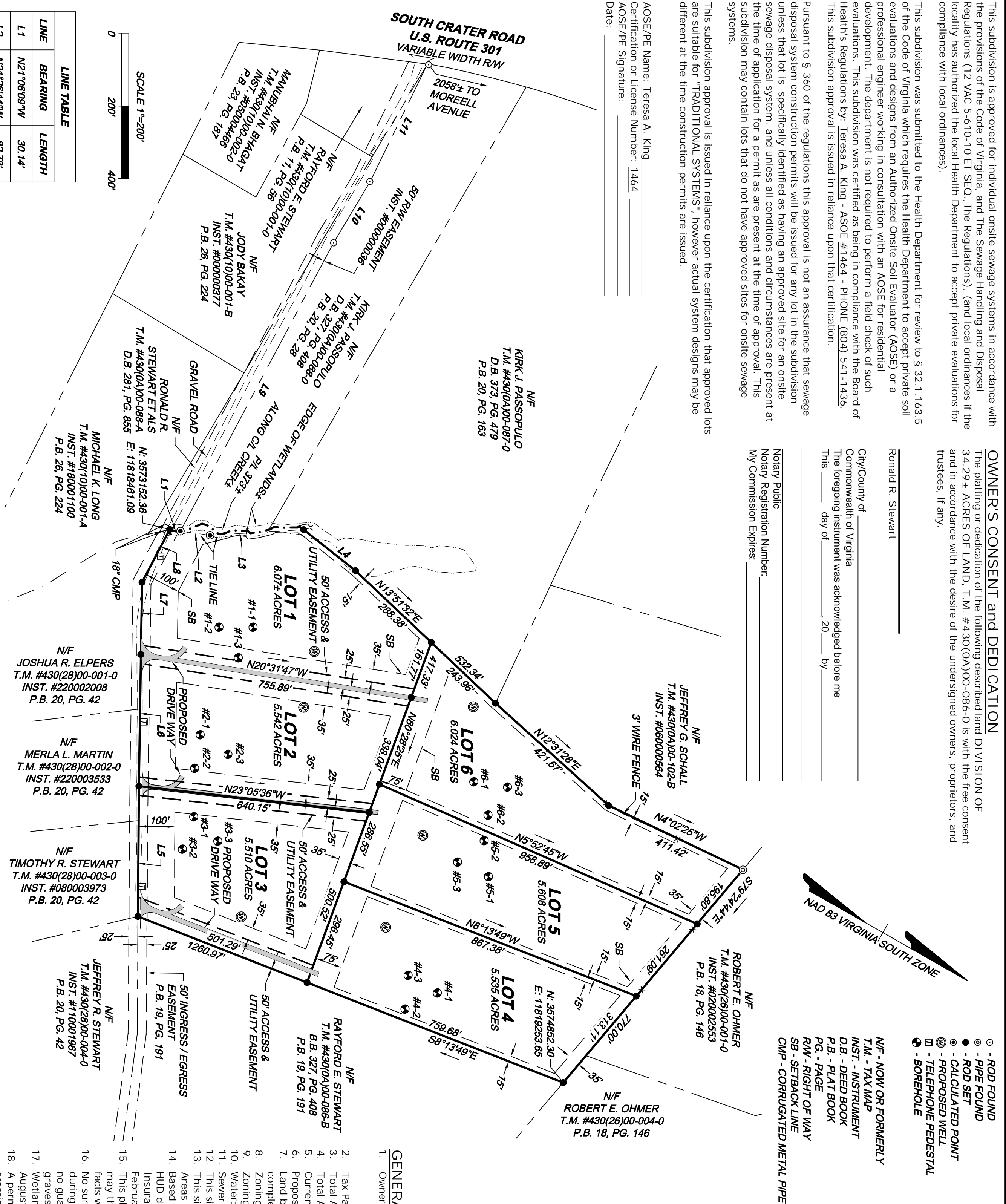
AOSE/PE Name: Teresa A. King
Certification or License Number: 1464
AOSE/PE Signature: _____
Date: _____

OWNERS CONSENT AND DEDICATION
The platting or dedication of the following described land DIVISION OF 34.29 ± ACRES OF LAND, T.M. #430(OA)00-086-0 is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any.

Ronald R. Stewart

City/County of _____
Commonwealth of Virginia
The foregoing instrument was acknowledged before me
This _____ day of _____, 20____ by _____

Notary Public
Notary Registration Number: _____
My Commission Expires: _____



- - ROD FOUND
 - - PIPE FOUND
 - - ROD SET
 - - CALCULATED POINT
 - ⊙ - PROPOSED WELL
 - ⊙ - TELEPHONE PEDESTAL
 - ⊙ - BOREHOLE
- N/F - NOW OR FORMERLY
T.M. - TAX MAP
INST. - INSTRUMENT
D.B. - DEED BOOK
P.B. - PLAT BOOK
PG. - PAGE
R/W - RIGHT OF WAY
SB - SETBACK LINE
CMP - CORRUGATED METAL PIPE

LINE TABLE	
LINE	BEARING
L1	N21°08'09"W
L2	N21°26'44"W
L3	N33°02'13"W
L4	N8°51'28"E
L5	S60°48'43"W
L6	S61°16'59"W
L7	S61°16'59"W
L8	S88°02'10"W
L9	S88°22'08"W
L10	N88°46'59"W
L11	S86°27'34"W

LINE	LENGTH
L1	30.14'
L2	82.78'
L3	258.10'
L4	182.35'
L5	380.00'
L6	364.17'
L7	199.33'
L8	164.69'
L9	901.78'
L10	196.42'
L11	361.71'

SOURCE OF TITLE

The property embraced within the limits of this subdivision was conveyed to Ronald R. Stewart by deed dated April 1, 1999 recorded April 1, 1999 in Deed Book 470, Page 901 in the Clerk's Office of the Circuit Court of Prince George County, Virginia.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and Ordinances of the County of Prince George, Virginia, regarding the platting of subdivisions within the County have been complied with.

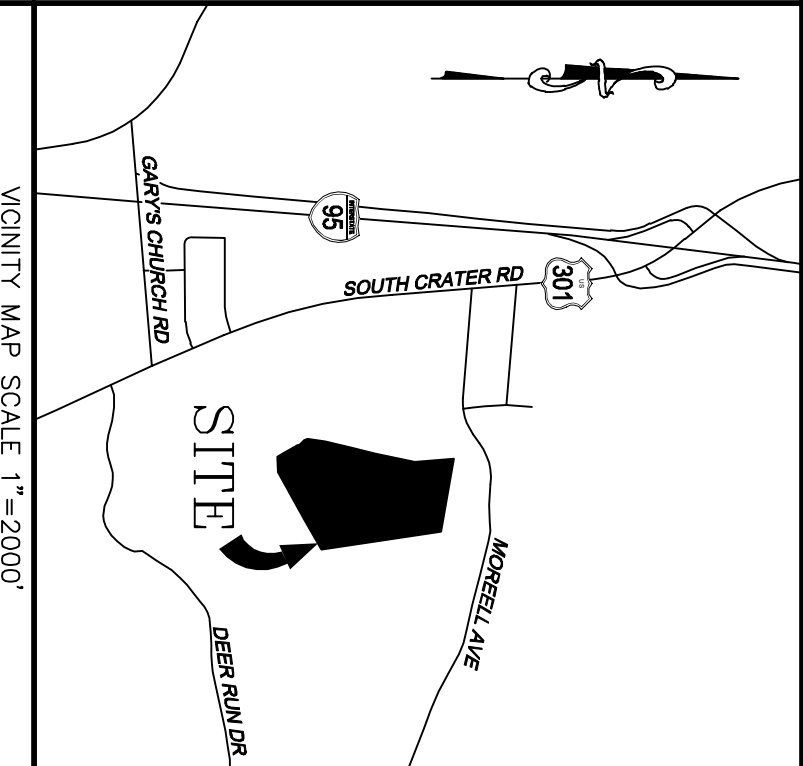
Given under my hand this 31st day of August, 2023.

Clifton J. Rodgers L.S., No. 3598



GENERAL NOTES

- Owner: Ronald R. Stewart
- 13231 South Crater Road
- Prince George, VA 23805
- Tax Parcel No. 430(OA)00-086-0
- Total Acreage of Parcels Involved = 34.29 ± Acres
- Total Acreage Subdivided = 34.29 ± Acres
- Current Number of Lots = 1
- Proposed Number of Lots = 6
- Land boundary survey shown is based on a land boundary survey completed on June 12, 2023.
- Zoning: R-A
- Zoning of Adjacent Parcels: R-A
- Water: County System
- Sewer: County System
- This site is located in the Prince George Planning Area.
- This site is not located within the Chesapeake Bay Preservation Areas (CBPA)
- Based on graphic determination this property is in zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #51149C0175C dated February 9, 2023.
- This plat was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.
- No surface indications of a cemetery or grave were observed during the course of our perimeter survey. Timmons Group makes no guarantees concerning the existence or non-existence of graves or cemeteries on this site or adjacent properties.
- Wetlands taken from the National Wetlands Inventory web-site on August 31, 2023.
- A permit from the Army Corps. of Engineers is required prior to crossing or disturbing on-site wetlands.
- Lots 4, 5, & 6 are accessed by a private road which is subject to Section 70-724(d)(3). It is the responsibility of the subdivider or developer to construct the road and of subsequent lot owners to maintain the road, as may be provided for in a road maintenance agreement recorded concurrently with or subsequently to this plat.



APPROVED FOR RECORDATION IN
PRINCE GEORGE COUNTY, VIRGINIA
THIS PLAT SHALL BE RECORDED WITHIN SIX
(6) MONTHS OF THE DATE OF APPROVAL

VICINITY MAP SCALE 1"=2000'	
SUBDIVISION AGENT	DATE
VDH OFFICIAL	DATE
VDOT ENGINEER	DATE

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

Site Development Residential Infrastructure Technology

Sec. 70-724. Subdivider to build and dedicate roads.

- (a) All new roads within the county shall be constructed to VDOT standards and dedicated for public use. Those roads within subdivisions requiring curb and gutter shall have a pavement width of 28 feet. When in conflict with the provisions of a planned unit development, this requirement may be waived by the planning commission.
- (b) All traffic calming measures incorporated into the design of public roads shall be reviewed and approved by VDOT.
- (c) Subject to all other applicable provisions of this section, the following road improvements shall be installed and provided by the subdivider and shall be dedicated to the county or the Commonwealth of Virginia, as appropriate:
 - (1) Cross drains and catch basins.
 - (2) Curbs and gutters.
 - (3) Road paving.
 - (4) Road name signs.
 - (5) Road lights.
- (d) Notwithstanding (a) and (b) above, residential development may occur on roads not in the state system in accordance with the following conditions:
 - (1) In accordance with an approved PUD development and the requirements in 90-293(3) (h) (1); or
 - (2) As access drives to parking areas serving commercial development, and townhouse or multi-family dwellings.
 - (3) To serve no more than three single-family lots in A-1 and R-A zoning districts, provided:
 - i. No more than one private road shall be allowed for any lot or parcel that existed as of January 1, 2013.
 - ii. No more than one private road shall be allowed or shown on any preliminary or final subdivision plat.
 - iii. Private roads shall meet all the geometric design requirements (vertical and horizontal) for a two-way subdivision street having a shoulder and ditch section as given in the latest edition of the VDOT Subdivision Street Design Guide. Gravel surfaces will be acceptable on private roads out of the public right-of-way to which it connects but all surfaces shall be the width prescribed for pavement in the subdivision street design guide. All easement or dedicated right-of-way widths shall be a minimum of 50 feet. All private roads shall have a cul-de-sac or other turnaround as described in the subdivision street design guide or as otherwise approved by the director of planning. Private roads shall be paved in the right-of-way of any public road as required by the corresponding VDOT entrance permit. Private roads shall be designed to meet the drainage requirements of the VDOT drainage manual.
- (e) All street or road entrances shall meet VDOT standards and shall be approved by VDOT prior to subdivision plat approval.

(Ord. No. O-13-10 (06-11-2013), § 1, 6-11-2013)

Editor's note(s)—Ord. No. O-13-10 (06-11-2013), § 1, adopted June 11, 2013, amended § 70-724 in its entirety to read as herein set out. Former § 70-724, pertained to similar subject matter, and derived from Ord. No. O-09-02, adopted January 27, 2009.



County of Prince George, Virginia

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

November 6, 2023

PLANNING COMMISSION MEETING NOTICE

Dear owner, agent or occupant of each parcel that is abutting or immediately across the street or road from, or is otherwise sharing a private road with, the property affected:

This is notification that the Prince George County Planning Commission will hold a meeting on **Thursday, November 16, 2023 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia. During the meeting, the Commission will consider the following request that involves the Prince George County Subdivision Ordinance:

SUBDIVISION WAIVER SW-23-02: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into six "family subdivision lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-724(d)(3) which limits residential development on private roads to no more than three lots, and the applicant requests a waiver of §70-724(d)(3)iii which requires that private roads shall meet minimum design standards as given in the latest edition of the VDOT Subdivision Street Design Guide. The subject property is zoned (R-A) Residential Agricultural, is located on an existing private road that accesses South Crater Road approximately 2,500 feet south of the intersection with Eagle Rock Road, and is identified as Tax Map 430(0A)00-086-0. The proposed subdivision plat is filed in the Planning Department under Application ID # S-23-26.

This notification is being sent to you because your property adjoins the subject property. We have included a GIS Map showing the general location of the request. This letter is for informational purposes and there is no obligation for you to respond back to the County. If you would like, you may attend the meeting, which will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the related material may be reviewed or obtained at the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public comment section of the meeting in person. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/.

Public comments can be submitted prior to 5:00 p.m. on the meeting date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. You may also contact Planning Department at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting.

Sincerely,

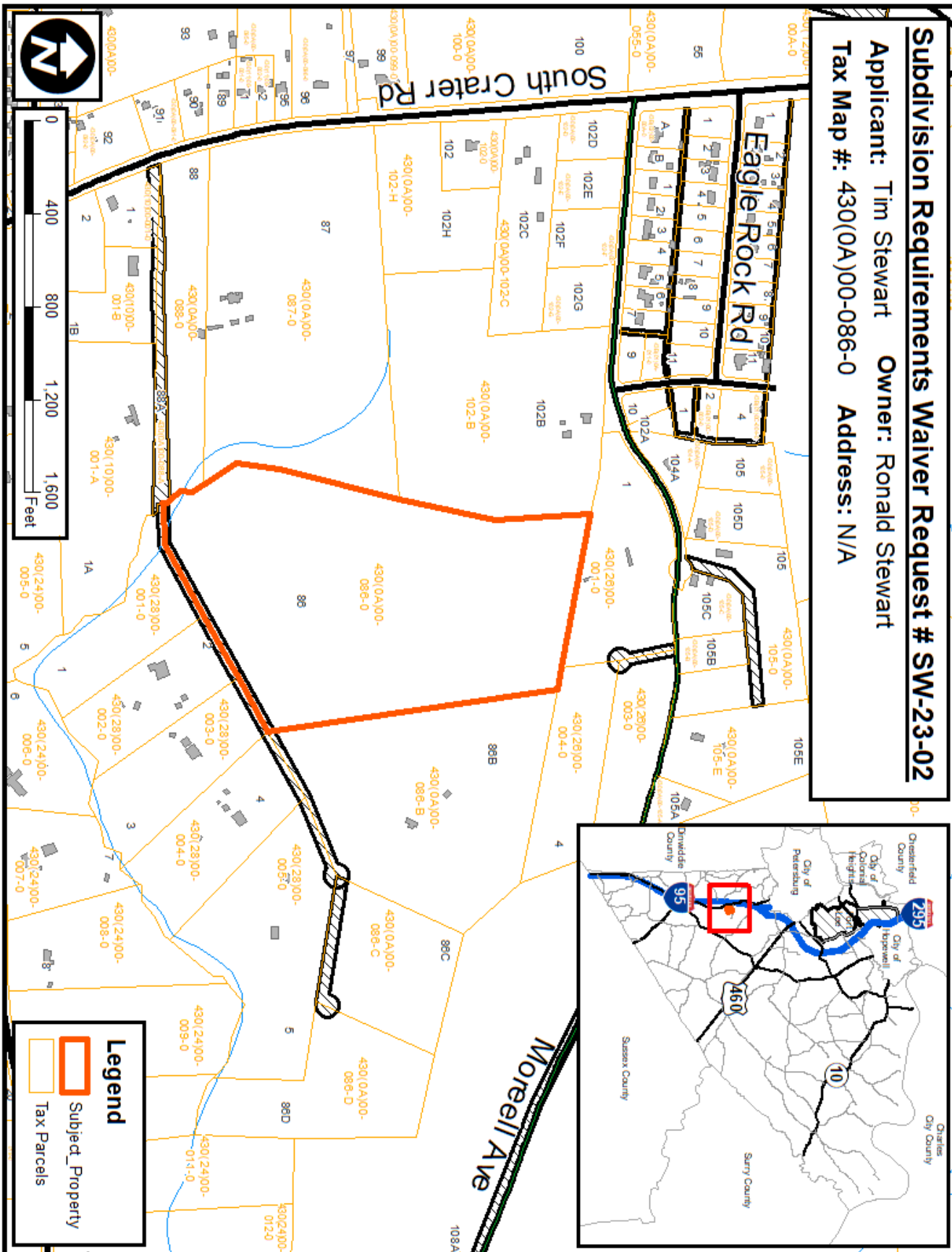
A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner II

Subdivision Requirements Waiver Request # SW-23-02

Applicant: Tim Stewart **Owner:** Ronald Stewart

Tax Map #: 430(OA)00-086-0 **Address:** N/A



BAKAY JODY & TRACEY E
13207 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

BRITT LORISTEEN
13221 SOUTH CRATER RD
SOUTH PRINCE GEORGE, VA 23805

CARMICHAEL JENNIFER S & MARK
13233 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

ELPERS JOSHUA R
3508 TAVERN RD
SOUTH PRINCE GEORGE, VA 23805

LONG MICHAEL K & TRACY
13211 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

OHMER ROBERT E & WANDA H
3001 MOREELL AVE
SOUTH PRINCE GEORGE, VA 23805

PASSOPULO KIRK J & LAURIE B
13113 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

SCHALL JEFFREY G & LISA G
2935 MOREELL AVE
SOUTH PRINCE GEORGE, VA 23805

STEWART BRANDON R
PO BOX 1972
PETERSBURG, VA 23805

STEWART JEFFREY R & JENNIFER R
13229 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

STEWART RAYFORD E & INGRID T
PO BOX 1972
PETERSBURG, VA 23805

STEWART RONALD R ET ALS
13231 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

STEWART TIMOTHY R & AMY L
13227 S CRATER RD
SOUTH PRINCE GEORGE, VA 23805

Begin

TAB 5

SUBDIVISION WAIVER REQUEST – SW-23-03
PLANNING COMMISSION STAFF REPORT – November 16, 2023

RESUME

Property owner Eastern Woodlands Corp. has submitted a subdivision plat proposing to subdivide one 3.737-acre lot into two smaller lots for the purpose of providing an approximately one-acre parcel to construct a new drainfield for the existing hotel on an adjacent parcel.

Certain design standards are required at the time of subdivision as provided in Article VII of the Subdivision Ordinance.

The subdivider has requested that the following requirements be waived:

§ 70-716 regarding the requirement for each lot to have direct access from an improved street

§ 70-720 regarding the requirement for each lot to be served by and abut on a public street

Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to consider this waiver request. The Commission is required to grant (approve) or deny the request, with or without conditions, and state the reason(s) for approval or denial. While a public hearing is not required, adjacent property owners have been notified by U.S. Mail pursuant to Section 70-208.6 and should be offered the opportunity to comment on the request following the staff report presentation.

CONTENTS OF REPORT:

1. Sample Motions
2. Draft Resolution for Approval
3. Draft Resolution for Denial
4. Staff Report
5. Copy of the Application with Attachments
6. Copy of proposed subdivision plat
7. Copy of ordinance requirements
8. APO letter, map and mailing list

Sample Motions for SW-23-03

Sample Motion to APPROVE:

“I move that we adopt the Resolution to APPROVE the Subdivision Ordinance Waivers requested in Application #SW-23-03 for the following reasons:

1. There is an unusual situation, specifically:

Because the proposed parcel will only be used for a drainfield, it does not need to abut on or have direct access to a road. Instead it can be accessed directly from the hotel property;

OR (Optional - Specify other unusual situation):_____;

AND/OR

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

If the request is denied, it will almost certainly result in the closure of the hotel and a financial hardship for the hotel owner and his family;

OR (Optional - Specify other hardship/injustice):_____;

AND

2. There is no prejudice to the health and safety of the surrounding citizens;

AND this approval is...

... subject to the conditions recommended by Staff in the Staff Report.”

OR

... subject to the conditions recommended by Staff in the Staff Report with the following changes:

_____.”

OR

... not subject to any conditions.”

Sample Motion to DENY:

“I move that we adopt the Resolution to DENY the Subdivision Ordinance Waivers requested in Application #SW-23-03 for the following reason(s):

This is not an unusual situation and this is not an instance where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.”

AND/OR

There is a prejudice to the health and safety of the surrounding citizens, specifically:

_____.”

Sample Motion to POSTPONE:

“I move that we POSTPONE a decision on SW-23-03 until _____ to allow time for _____.”
(DATE) (ACTION/EVENT)

Planning Commission
County of Prince George, Virginia

Resolution to APPROVE the Subdivision Ordinance Waivers requested in Application #SW-23-03

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 16th day of November, 2023:

Present:

Vote:

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

SUBDIVISION WAIVER SW-23-03: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into two lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-716 which requires a newly subdivided lot to have direct access from an improved street and a waiver of §70-720 which requires a newly subdivided lot to abut on a public street. The subject property is zoned (B-1) General Business, is located at 16430 Sunnybrook Road, and is identified as Tax Map 510(0A)00-026-F. The proposed subdivision plat is filed in the Planning Department under Application ID # S-22-32.

WHEREAS, in plat review application # S-22-32, Property Owner Eastern Woodlands Corp. has proposed to subdivide a property for the purpose of providing an approximately 1-acre parcel to construct new septic drainfield to be constructed for an existing hotel; and

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

WHEREAS, the applicant requested in application # SW-23-03 that the following requirements of Article VII of the Subdivision Ordinance be waived by the Commission:

1. § 70-716 regarding the requirement for each lot to have direct access from an improved street; and
2. § 70-720 regarding the requirement for each lot to be served by and abut on a public street; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby APPROVES the above requested waivers for the following reasons:

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

AND BE IT ALSO RESOLVED that the approval is subject to the following conditions:

1. [Additional conditions will be added here if they were part of the approval motion, otherwise this part of the resolution will be deleted]

Adopted on November 16, 2023 and becoming effective immediately.

Planning Commission
County of Prince George, Virginia

Resolution to DENY the Subdivision Ordinance Waivers requested in Application #SW-23-03

At a regular meeting of the Planning Commission of the County of Prince George, held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 16th day of November, 2023:

Present:

Vote:

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

SUBDIVISION WAIVER SW-23-03: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into two lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-716 which requires a newly subdivided lot to have direct access from an improved street and a waiver of §70-720 which requires a newly subdivided lot to abut on a public street. The subject property is zoned (B-1) General Business, is located at 16430 Sunnybrook Road, and is identified as Tax Map 510(0A)00-026-F. The proposed subdivision plat is filed in the Planning Department under Application ID # S-22-32.

WHEREAS, in plat review application # S-22-32, Property Owner Eastern Woodlands Corp. has proposed to subdivide a property for the purpose of providing an approximately 1-acre parcel to construct new septic drainfield to be constructed for an existing hotel; and

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

WHEREAS, the applicant requested in application # SW-23-03 that the following requirements of Article VII of the Subdivision Ordinance be waived by the Commission:

1. § 70-716 regarding the requirement for each lot to have direct access from an improved street; and
2. § 70-720 regarding the requirement for each lot to be served by and abut on a public street; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Prince George, after careful consideration, hereby DENIES the above requested waivers for the following reasons:

This is not an unusual situation and this is not an instance where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship.

AND/OR

There is a prejudice to the health and safety of the surrounding citizens, specifically:

(Specify): _____.”

Adopted on November 16, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Meeting – November 16, 2023

SW-23-03 – Waiver of Subdivision Requirements

Applicant: Dinesh Patel

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

I. Request Summary

Property owner Eastern Woodlands Corp. has submitted a subdivision plat proposing to subdivide one 3.737-acre lot into two smaller lots for the purpose of providing an approximately one-acre parcel to construct a new drainfield for the existing hotel on an adjacent parcel.

Certain design standards are required at the time of subdivision as provided in Article VII of the Subdivision Ordinance.

The subdivider has requested that the following requirements be waived:

§ 70-716 regarding the requirement for each lot to have direct access from an improved street

§ 70-720 regarding the requirement for each lot to be served by and abut on a public street

Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to consider this waiver request. The Commission is required to grant (approve) or deny the request, with or without conditions, and state the reason(s) for approval or denial. While a public hearing is not required, adjacent property owners have been notified by U.S. Mail pursuant to Section 70-208.6 and should be offered the opportunity to comment on the request following the staff report presentation.

II. Property

Address: 16430 Sunnybrook Road

Zoning District: (B-1) General Business

Tax Map: 510(0A)00-026-F

Current Use: Office (portion) / Vacant (portion)

Site Size: 3.737 acres

Comp Plan Land Use: Commercial

Legal Owner: Eastern Woodlands Corp.

Planning Area: Rural Conservation Area

Previous Zoning Cases affecting property: N/A

III. Meeting Information

Planning Commission Meeting: November 16, 2023 (NOTE: Not a public hearing)

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

IV. Applicant Proposal

In support of their request to waive the requirements, the applicants provided the following information:

- The 1 acre is needed to establish a drainfield
- Without the drainfield, they would need to close the hotel business until the drainfield issue is resolved
- If the hotel business is closed it would create a financial hardship for the hotel owner and his family

V. Exhibits

Exhibit 1 – Screenshot of the proposed plat

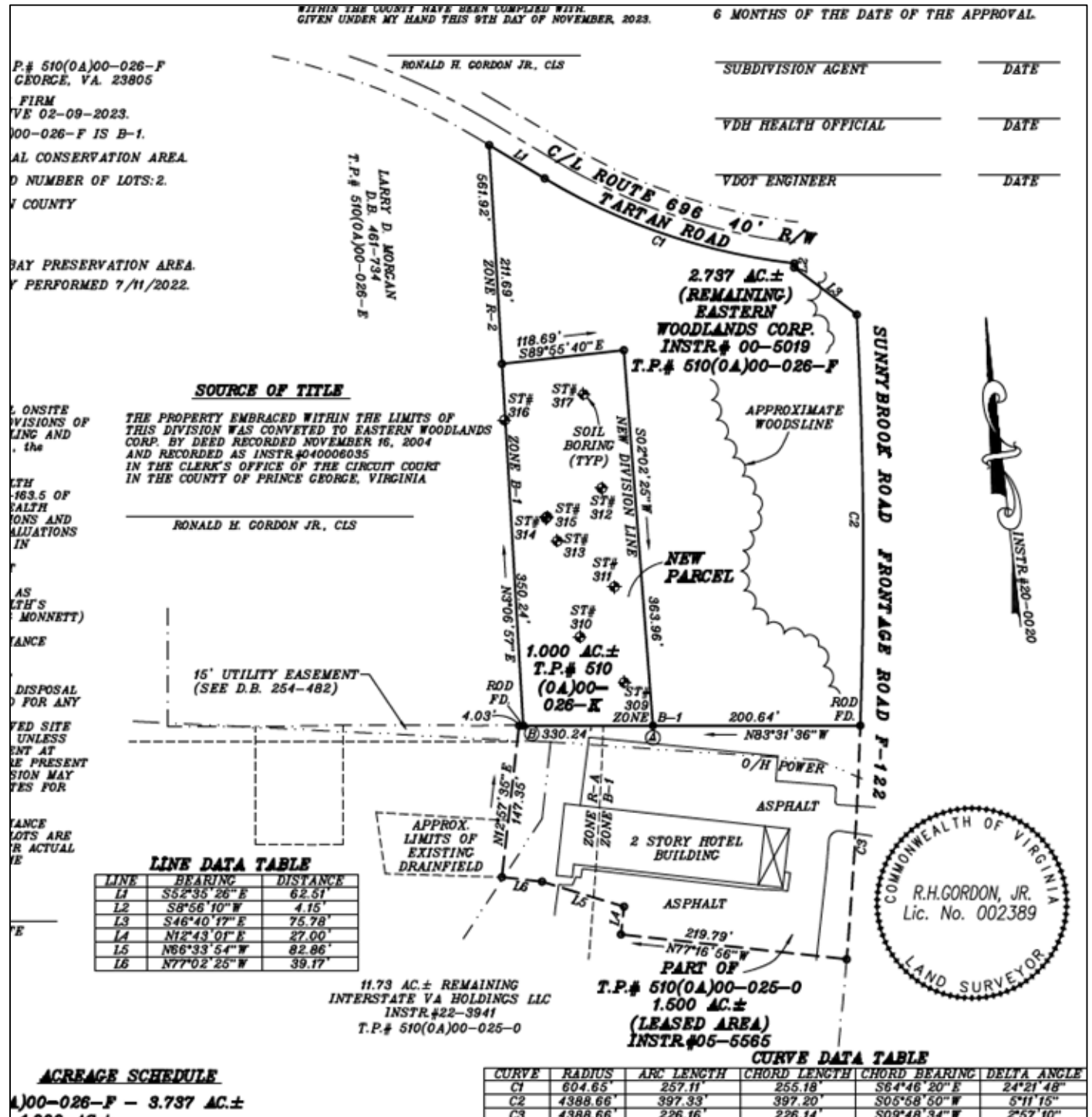


Exhibit 2 – Satellite view of area including subject property

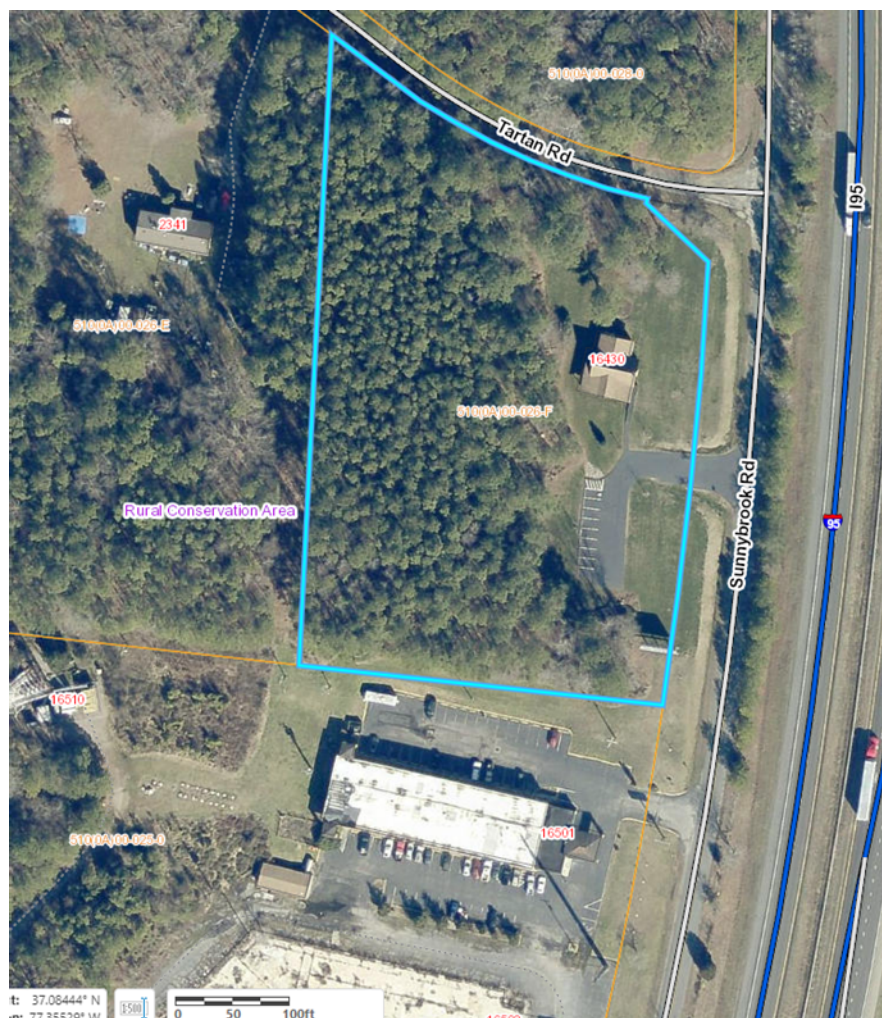


Exhibit 3 – Street view (September 2021) – Drainfield parcel proposed to rear and right of OYO Hotel



VI. Background and Ordinance Requirements

1. The property owner submitted a plat for review (Application # S-22-32) which shows the proposed subdivision of one parcel into two. The 1-acre parcel is proposed for construction of a new drainfield for the hotel.
2. Article VII of the Subdivision Ordinance provides the “Requirements for Design Standards and Public Improvements” that apply to new subdivisions proposed in the County (including the subdivision of one parcel into two). Within that Article,
 - §70-716 requires a newly subdivided lot to have direct access from an improved street
 - §70-720 which requires a newly subdivided lot to be served by and abut on a public street
3. Section 70-208 of the Subdivision Ordinance authorizes the Planning Commission to waive standards of Article VII and specifies the criteria for granting approval:
 - *“In cases of unusual situations or where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship...”*
 - *“No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county.”*

VII. Planning Department Comments

1. The preliminary plat generally complies with the remaining requirements of the Subdivision and Zoning ordinances. If this request is approved, the resulting lots will still need to meet all other applicable requirements prior to final plat approval by the Subdivision Agent and prior to any subsequent zoning approvals.
2. Since these waivers were first authorized in the Subdivision Ordinance in December 2007, the Planning Commission has considered seven (7). Here is a summary of prior waiver requests:

Code Section / Requirements	# Approved	# Denied
Utilities Ordinance Sections § 82-31 and § 82-351 allowing one lot to be subdivided in the PG Planning Area without connecting to public water and/or sewer systems	Three (3) S-12-13 SW-21-01 SW-22-02	0
Section 70-724(d)3 (or equivalent) limiting residential development to 3 lots on a private road	Three (3) SW-08-01 S-13-13 SW-22-01	0
Section 70-752 requiring sidewalk construction in the PG Planning Area	One (1) SW-23-01	0
Totals	7	0

3. This is the first waiver request regarding the requirements for a new lot to be served by, abut on, and have direct access to a public street.
4. The proposed 1-acre lot is not proposed to meet these requirements because it is solely intended to be developed as a drainfield to serve the existing hotel on the adjacent lot.

5. Mr. Patel, the applicant, has a 99-year ground lease on the hotel and intends to complete a purchase of the hotel once an agreement is reached with the owner of the underlying land. Once that purchase is complete he intends to combine the hotel property with the proposed drainfield property. Until an agreement is reached with the property owner, the proposed plat represents Mr. Patel's only immediate option to legally purchase land for the drainfield.
6. The reason Mr. Patel needs to establish a new drainfield for the hotel is that the existing drainfield is out of compliance and undergoing enforcement action with the Virginia Department of Environmental Quality (DEQ). Mr. Patel has worked extensively with DEQ staff and County staff to find a solution, and the best and most reasonable solution is one in which he is able to successfully purchase the proposed 1 acre parcel to build an entirely new drainfield for the hotel.
7. Mr. Patel has discussed with staff that he has plans to renovate the hotel after the drainfield issues are resolved.
8. **In summary, if the waivers are approved, then Mr. Patel will be able to bring his hotel into compliance and proceed with renovations, thus providing the community with a more safe and attractive hotel, whereas if the waivers are denied, then he may be forced to close the hotel business and will experience a significant financial hardship.**
9. Staff reviewed this request against the waiver criteria provided in Section 70-208 and found that it **does appear to meet** the criteria. Below is the staff review of the criteria.

Criteria	Staff Comments
"In cases of unusual situations OR where strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship..."	<p>This does appear to be an unusual situation, specifically: Because the proposed parcel will only be used for a drainfield, it does not need to abut on or have direct access to a road. Instead it can be accessed directly from the hotel property.</p> <p>This does appear to be a situation where the strict adherence to the regulations may result in a substantial injustice or hardship, specifically: If the request is denied, it will almost certainly result in the closure of the hotel and a financial hardship for the hotel owner and his family (since the hotel business is their livelihood).</p>
"No waiver shall be granted which is illegal or which would prejudice the health and safety of citizens of the county."	<p>There does not appear to be anything illegal about this request.</p> <p>There does not appear to be anything that would prejudice the health and safety of citizens of the county, and in fact, it would benefit the health and safety of hotel occupants if this request is approved.</p>

VIII. Supplemental Staff Review Comments

Virginia Department of Health – Alice Weathers

Mr. Patel will either need to own the property intended for the new drainfield to be installed on or have a recorded easement for that property the new drainfield will be installed on. Until one of those two actions is completed, the Health Department cannot issue a permit.

Virginia Department of Environmental Quality

(Planning Department note: The below notes are the most relevant notes copied from a DEQ "Consent Order" dated 8-1-23 for the purpose of resolving violations of State Water Control law and permit

regulations of VPDES Permit No. VA0092584). A copy of the letter is in the project folder in the Planning Department, but has not been included with this report for brevity.

24. DEQ staff have met regularly with Mr. Patel since June 2018 to discuss the foregoing violations. Regular correspondence and discussion with Mr. Patel indicate a high level of communication and cooperation in determining root causes of non-compliance. Specific topics of discussion included: a) operational challenges in maintaining compliance with an over-sized plant; b) consistent ability to financially support operation and maintenance of the WWTP; and c) options to either reduce plant size or convert treatment works to a drain field permitted by the Virginia Department of Health.
25. Beginning in December 2019, staff initiated discussions with Mr. Patel, his consultant, engineer, and representatives from Prince George County and the Virginia Department of Health to determine the viability of installation of a drain field on the property for wastewater treatment. After significant inter-agency coordination, agreement was reached with Mr. Patel to obtain a permit from VDH to install a drain field. As of July 2023, VDH and DEQ are still working with Mr. Patel on his plans to install a drain field.

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by U.S. Mail prior to the public meeting date.
- Because a public hearing is not required, no notice was required or advertised in the local newspaper.
- The applicant received a copy of this report prior to the Planning Commission meeting date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation/Suggestions

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

Staff's opinion is that this request appears to clearly meet the criteria for granting a waiver.

If the Commission wishes to deny this request, it is required to provide the reason(s) for denial.

If the Commission wishes to approve this request, it is required to find that the request meets all of the criteria provided for in the ordinance and otherwise provide the reason(s) for approval.


Staff has provided for the Commission's use:

- Sample motions for approval, denial, or postponement
- Draft resolution for approval
- Draft resolution for denial
- Recommended conditions for approval (section below)

XI. Recommended Conditions

If the Planning Commission finds this request worthy of approval, Staff recommends the following minimum condition apply to the approval:

1. This waiver is granted for a proposed 1-acre parcel (+/-) to be subdivided from the parent parcel for the sole purpose of installation of a private wastewater drainfield, unless the parcel is reconfigured at a later time as approved by the Subdivision Agent in accordance with the County Code.

	<h2 style="margin: 0;">SUBDIVISION WAIVER REQUEST</h2> <p style="margin: 0;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>	<p>OFFICE USE ONLY</p> <p>APPLICATION #: <u>SW-23-03</u></p> <p>DATE SUBMITTED: <u>SEP 29 2023</u></p> <p>RECEIVED BY: <u>THG</u></p>
<p>PLEASE FILL IN ALL BLANKS BELOW</p>		
REQUEST	<p>TYPE OF WAIVER REQUESTED: (As authorized by Section 70-208 – Check one)</p> <p><input type="checkbox"/> Minor subdivision exception Section 82-31 / 82-351</p> <p><input checked="" type="checkbox"/> Chapter 70 Article VII Standard (provide code reference): <u>70-716 + 70-720</u></p>	
	<p>ATTACHMENTS: (Check all that apply)</p> <p><input type="checkbox"/> APPLICANT STATEMENT (REQUEST DETAILS)* Attach additional document(s) to provide details about your request. At a minimum, describe your goals and describe why the situation is unusual or why a strict adherence to the general regulations in this ordinance would result in substantial injustice or hardship, per Section 70-208.</p> <p><input checked="" type="checkbox"/> PLAT REVIEW APPLICATION* (Application #: <u>5-22-32</u>)</p> <p><input type="checkbox"/> APPLICABLE LEGAL DOCUMENTS OR AFFIDAVITS FROM DIRECTLY AFFECTED PARCEL OWNERS For requests involving private roads or if otherwise applicable, attach document(s) such as a letter, deed of easement, draft road maintenance agreement, etc. that indicate agreement or acceptance from directly affected property owners.</p> <p><input type="checkbox"/> OTHER: _____ * Required</p>	
	<p>REQUEST TAX PARCELS: (List all parcel numbers for the request property)</p> <p><u>S10(0A)00-026-F</u></p>	
	<p>NAME(S): <u>Dinush J. Patel T/A O. BD Hotel</u> - Prospective Buyer of subdivided property</p> <p>MAILING ADDRESS: (Incl. City, State, Zip) <u>16501 Sunnybrook Rd. South Prince George Va 23805</u></p> <p>E-MAIL: <u>dinushjpatel@gmail.com</u> PHONE: <u>804-248-0347</u></p>	
APPLICANT	<p>NAME(S): (If different than owner) <u>Eastern Woodlands Corp. - Jonathan Feldman</u></p> <p>RELATION TO OWNER: <u>Dinush Patel wants to buy property from Eastern Woodlands</u></p> <p>MAILING ADDRESS: (Incl. City, State, Zip) <u>P.O. Box 1570 Petersburg, VA 23805</u></p> <p>E-MAIL: <u>Jon@easternwoodlands.cs</u> PHONE: <u>804-733-9330</u></p>	
	<p>OFFICE USE ONLY (Completed at the time of accepting application)</p>	
	<p>COMMENTS: <u>Proposed parcel does not have required road frontage access</u></p>	
	<p>IDENTIFY & LIST OTHER PARCELS AFFECTED: <u>N/A</u></p>	

OWNER AFFIDAVITS (Attach multiple sheets if necessary)

REQUEST PROPERTY OWNER(S) / AGENT STATEMENT

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

OWNER / AGENT NAME:

OWNER / AGENT NAME :

JONATHAN D. FELDMAN

SIGNATURE:

SIGNATURE:

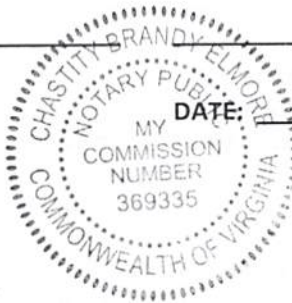
DATE: 9/28/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George



Subscribed and sworn before me this 28 day of September, 2023.

Chastity Brandy Elmore
Notary Public

My Commission expires: Feb 28, 2024

AFFIDAVIT

TRAVELERS' INN t/s OYO HOTEL

16501 Sunnybrook rd. south prince George VA 23805

Prince George county

Planning department

Attention to: Mr. Tim graves

Date: 9/28/2023

Sir,

We are submitting this waiver for sub-division of the property from next door to us which is 1 acre. we need this 1 acre for our drain field requirement without that we cannot proceed for the drain field and this will cause us to close our business until we work out for this 1-acre land. Hopefully you can approve this waiver to buy this 1-acre land from Mr. john eastern woodland. Thankyou for your kind cooperation to get this project worked out and I can stay open for the business otherwise without this it will create a financial hardship for my whole family.

Dinesh Patel

A handwritten signature in black ink, appearing to read 'D. Patel', with a long horizontal flourish extending to the right.

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

GENERAL NOTES:

1. OWNER: EASTERN WOODLANDS CORP. - T.P.# 510(0A)00-026-F 16430 SUNNYBROOK ROAD SOUTH PRINCE GEORGE, VA. 23805
2. THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 5149C0280C, EFFECTIVE 02-09-2023.
3. THE PROPERTY ZONING FOR T.P.# 510(0A)00-026-F IS B-1.
4. THIS PROPERTY IS LOCATED IN THE RURAL CONSERVATION AREA.
5. CURRENT NUMBER OF LOTS: 1 - PROPOSED NUMBER OF LOTS: 2.
6. IRONS TO BE SET AT ALL CORNERS UPON COUNTY APPROVAL.
7. WELL AND SEPTIC - PRIVATE.
8. PROPERTY IS OUTSIDE OF CHESAPEAKE BAY PRESERVATION AREA.
9. THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED 7/11/2022.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., the "regulations") AND LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO ss 31.2-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATIONS (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. 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 (AOSE ENVIRO-UTILITIES, GREG MONNETT) CERTIFICATION # 1193, PHONE # (804)796-3911 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO ss 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 IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL 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 CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" HOWEVER ACTUAL CONSTRUCTION PERMITS ARE ISSUED.

AOSE/SOIL SCIENTIST

DATE

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

SURVEYORS CONFORMING STATEMENT

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS 9TH DAY OF NOVEMBER, 2023.

CERTIFICATE OF APPROVAL

THIS DIVISION OF 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.

RONALD H. GORDON JR., CLS

SUBDIVISION AGENT

DATE

VDH HEALTH OFFICIAL

DATE

VDOT ENGINEER

DATE

LARRY D. MORGAN
D.B. 461-734
T.P.# 510(0A)00-026-F

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS DIVISION WAS CONVEYED TO EASTERN WOODLANDS CORP. BY DEED RECORDED NOVEMBER 16, 2004 AND RECORDED AS INSTR.#04006035 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE COUNTY OF PRINCE GEORGE, VIRGINIA

RONALD H. GORDON JR., CLS

LINE	BEARING	DISTANCE
L1	S52°35'26"E	62.51'
L2	S8°56'10"W	4.15'
L3	S46°40'17"E	75.78'
L4	N12°43'07"E	27.00'
L5	N66°33'54"W	82.86'
L6	N77°02'25"W	39.17'

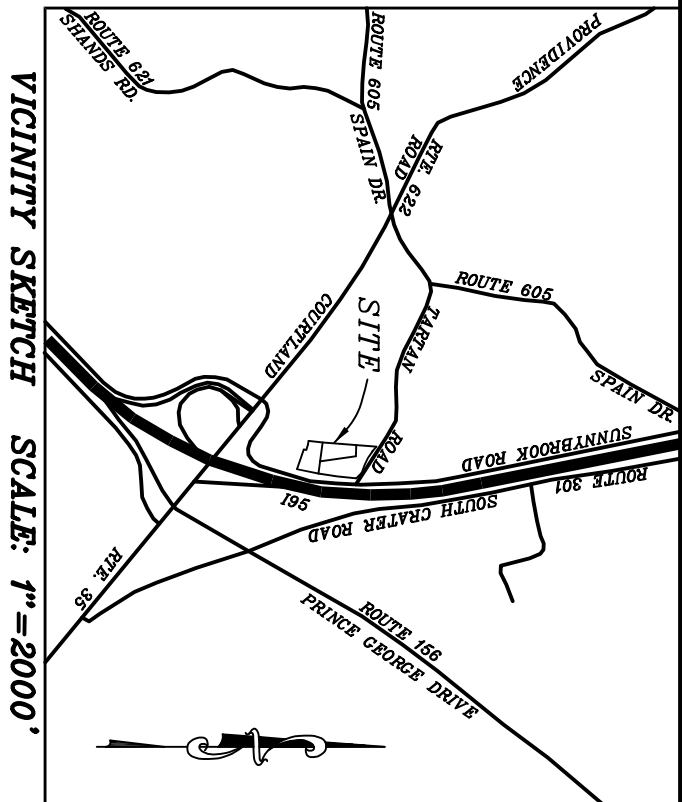
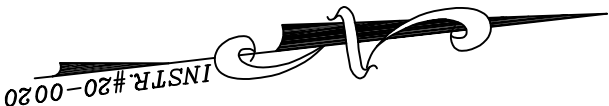
LINE DATA TABLE

11.73 AC.± REMAINING
INTERSTATE VA HOLDINGS LLC
INSTR.#22-3941
T.P.# 510(0A)00-025-0

T.P.# 510(0A)00-025-0
1.500 AC.±
(LEASED AREA)
INSTR.#05-5665

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	604.65	287.11'	285.18'	S64°46'20"E	24°21'48"
C2	4388.66	397.33'	397.20'	S05°58'50"W	5°11'15"
C3	4388.66	226.16'	226.14'	S09°48'34"W	2°57'10"

CURVE DATA TABLE



OWNERS CONSENT AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THIS DIVISION OF T.P.# 510(0A)00-026-F SITUATED IN TEMPLETON DISTRICT, PRINCE GEORGE COUNTY VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRS OF THE UNDERSIGNED OWNERS.
GIVEN UNDER OUR HANDS THIS ____ DAY ____ OF ____

EASTERN WOODLANDS CORP.

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

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE ON THE ____ DAY OF ____

PLAT SHOWING A PROPOSED DIVISION SURVEYED AT THE REQUEST OF DINESH J. PATEL TOTALING 1,000 AC.± LOCATED OFF THE WEST SIDE OF SUNNYBROOK ROAD, IN TEMPLETON DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA

SCALE 1"=100' DATE: SEPTEMBER 1, 2022
REVISED: JUNE 12, 2023 REVISED: AUGUST 18, 2023
REVISED: NOVEMBER 9, 2023

RONALD H. GORDON & ASSOCIATES, LLC.
LAND SURVEYORS
14100 BOYDRON PLANK ROAD
DINWIDDIE, VIRGINIA 23841
SHEET 1 OF 1 F.B. FILE FILE: 22-PATEL, OTO HOTEL (SUNNYBROOK ROAD)

ORDINANCE REQUIREMENTS RELEVANT TO SW-23-03

Sec. 70-716. - Lot shape.

- (a) Lot arrangement, design and shape shall be such that all lots will provide appropriate sites for buildings and be properly related to topography so that each lot has an acceptable building site with direct access from an improved street. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes.

(Ord. No. O-09-02, 1-27-2009)

Sec. 70-720. - Lot orientation.

- (a) Except as may be allowed by the zoning ordinance or exemptions contained in this ordinance, each lot shall be served by and abut on a public street dedicated by the subdivision plat or on an existing public street. Lots shall be arranged so that each lot may access a local street; unless the parent parcel fronts only on an arterial or collector street and the parcel depth is insufficient to accommodate the construction of a new local street.

(Ord. No. O-09-02, 1-27-2009)



County of Prince George, Virginia

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

November 6, 2023

PLANNING COMMISSION MEETING NOTICE

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

This is notification that the Prince George County Planning Commission will hold a meeting on **Thursday, November 16, 2023 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia. During the meeting, the Commission will consider the following request that involves the Prince George County Subdivision Ordinance:

SUBDIVISION WAIVER SW-23-03: Request to waive standards contained in Article VII of the Subdivision Ordinance, as authorized under § 70-208, to permit a subdivision of one lot into two lots without adhering to all of the design standards of Article VII. Specifically, the applicant requests a waiver of §70-716 which requires a newly subdivided lot to have direct access from an improved street and a waiver of §70-720 which requires a newly subdivided lot to abut on a public street. The subject property is zoned (B-1) General Business, is located at 16430 Sunnybrook Road, and is identified as Tax Map 510(0A)00-026-F. The proposed subdivision plat is filed in the Planning Department under Application ID # S-22-32.

This notification is being sent to you because your property adjoins the subject property. We have included a GIS Map showing the general location of the request. This letter is for informational purposes and there is no obligation for you to respond back to the County. If you would like, you may attend the meeting, which will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the related material may be reviewed or obtained at the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public comment section of the meeting in person. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/.

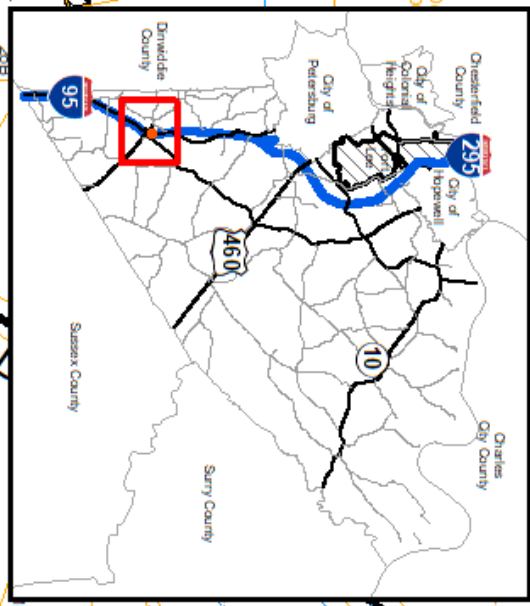
Public comments can be submitted prior to 5:00 p.m. on the meeting date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. You may also contact Planning Department at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting.

Sincerely,

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

Tim Graves
Planner II

Applicant: Dinesh & Kokila Patel
Property Owner: Eastern Woodlands Corp.
Tax Map #: 510(0A)00-026-F
Address: (Next to) 16501 Sunnybrook Rd.



Dinesh & Kokila Patel
16501 Sunnybrook Road
South Prince George, VA 23805

BOYD RUTH C/O MARK BOYD
4500 OLD MESA DR
NORTH CHESTERFIELD, VA 23237-2572

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

EASTERN WOODLANDS CORP
PO BOX 1570
PETERSBURG, VA 23805

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