



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: December 2023 Planning Commission Work Session & Business Meeting

DATE: December 13, 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, December 11, 2023 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Wednesday, December 13, 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 November 13, 2023
3	Draft Business Meeting Minutes, November 16, 2023
4	Special Exception SE-23-07 Heaven Sent Child Care Facility
5	Rezoning RZ-23-11 Weatherless
6	Communications
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Begin

TAB 1

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: December 13, 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 – November 13, 2023 [2]

A-2. Adoption of Business Meeting Minutes – November 16, 2023 [3]

PUBLIC HEARINGS – Madam Chair Elder

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses. – [4] **Tim Graves**

P-2. REZONING RZ-23-11: Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses. – [5] **Koty Gray**

COMMUNICATIONS – [6] **Tim Graves**

C-1. Draft PC Meetings Calendar for 2024

C-2. Actions of the Board of Zoning Appeals

C-3. Actions of the Board of Supervisors

A. BOS Recap(s)

C-4. Upcoming Cases for January 2024

ADJOURNMENT – Madam Chair Elder

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, November 13, 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 5:31 p.m.

Roll Call – Madison Sobczak called roll:

Commissioners Present: Waymack, Elder, Anderson, Canepa, Brockwell

Commissioners Absent: Bresko, Joyner

Staff Present: Robert Baldwin, Tim Graves, Madison Sobczak, Koty Gray

AGENDA REVIEW FOR November 16 BUSINESS MEETING - Tim Graves

CASE REVIEW

- 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.– [3] **Tim Graves reviewed the Staff Report and answered questions asked by commissioners.**
- 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. – [4] **Tim Graves reviewed the Staff Report and answered questions asked by commissioners.**

COMMUNICATIONS – Tim Graves introduced Koty Gray as the new Planner I.

ADJOURNMENT – At 6:14 p.m., Madam Chair Elder asked for a Motion to Adjourn. Mr. Brockwell made the motion, seconded by Ms. Canepa. The vote was 5-0.

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

November 16, 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, November 16, 2023, in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Ms. Elder, Chair.

ATTENDANCE. The following members responded to Roll Call:

Alex Bresko	Present
Stephen Brockwell	Present
Tammy Anderson, Vice-Chair	Absent – Arrived at 6:40
Jennifer Canepa	Present
Imogene Elder, Chair	Present
Clarence Joyner	Present
Brian Waymack	Present

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

INVOCATION. Ms. Elder provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Brockwell 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 November 16, 2023, Planning Commission meeting. Mr. Bresko made a motion to approve the Agenda and Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

PUBLIC COMMENT PERIOD.

At 6:31 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. Mrs. Elder welcomed Mr. David “Koty” Gray as the new Planner I in the Planning Department.

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – October 23, 2023

Ms. Elder asked the Commissioners to review the Work Session Minutes from October 23, 2023. Ms. Canepa made a motion to approve the October 23, 2023, Work Session Minutes. The motion was seconded by Mr. Waymack.

Roll Call:

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

Abstain: (0)

Absent: (1) Anderson

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

Ms. Elder asked the Commissioners to review the Minutes of the October 26, 2023, Planning Commission meeting. Mr. Brockwell made a motion to approve the October 26, 2023 Meeting Minutes as written. The motion for approval was seconded by Mr. Waymack.

Roll Call:

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

Opposed: (0)

Abstain: (0)

Absent: (1) Anderson

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

Mr. Graves presented SW-23-02 to the Commissioners. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Mr. Graves stated the applicant, Mr. Tim Stewart, was in attendance to answer any questions the Commissioners may have.

Mr. Ronald Stewart introduced himself and his son, Mr. Tim Stewart, and provided information and asked the Commissioners to consider approving the Subdivision Request for the following reasons:

- He, his brother, and his father purchased this land originally and divided it into three 34-acre parcels.
- He is trying to honor a promise he made to his grandchildren that they would be able to build their own homes on the land.
- Has tried for three years to be able to subdivide the land without going in front of Planning Commission and it never worked out.
- He has already invested over \$20,000 for surveys and soil samples.
- The land would only be for his six grandchildren that are listed on the application and would not be used for anything else.
- Years ago the roadway was paved but it has since wore out but he would have no problem meeting standards set for the roadway and paving the roadway again.
- He presented a letter from Chief Scott Campbell of the Carson Fire Department stating he had gone and looked at the roadway and that it was plenty wide and graveled allowing for proper ingress and egress for emergency vehicles to access all of the properties on the roadway.
- He was quoted \$400,000 dollars as an estimate to build the road.

Mrs. Elder asked if the two grandchildren that are listed on the application and currently living in North Carolina also have the last name Stewart.

Mr. Stewart stated their last names are Stewart and they are his youngest son's children.

Ms. Canepa asked what happens if more grandchildren are born and want to have a piece of the land as well.

Mr. Stewart explained that the grandchildren listed on the application are the only grandchildren that he wanted to subdivide the land for, not for any additional grandchildren that may come later.

Mr. Bresko asked if the land is currently in timber and in land use.

Mr. Stewart affirmed it is.

Mr. Bresko asked if he changed this, would he would have to pay back taxes.

Mr. Stewart stated he was unsure and would have to ask the County, but if he was required to pay it, he would. He then stated the timber was appraised at \$35,000 and he was informed by a Health Inspector that if he were to timber the land it would damage the drainfields and had no interest in doing that.

Ms. Elder asked if the Subdivision Waiver got approved if the land would then go into each grandchild's name.

Mr. Stewart confirmed the land would be put in each grandchild's name.
Mrs. Elder asked how that would work for the two underage grandchildren.
Mr. Stewart explained the land for the two underage grandchildren would be put into a trust and go to them when they are of age.

Mr. Bresko asked what's to keep them from selling the land once Mr. Stewart gives it to them?

Mr. Stewart explained that all of them want to live there. He then explained two of the grandchildren have already bought property hoping that this would have been approved prior but it never worked out, but they both have explained they want to come back and live on the property if the request is approved. Mr. Stewart said he has emphasized to all of the grandchildren that he expects the land to stay in the family, for them to build houses on the land, and for them to raise their children on the land as well.

Mrs. Elder asked if they currently have a road maintenance agreement.

Mr. Stewart stated they do not currently have one in writing and it was more a verbal agreement with everyone else on the road, but he would not have an issue getting one per the Staff-suggested conditions of approval.

Mr. Waymack made a motion to "Adopt the resolution to approve the Subdivision Ordinance Waivers requested in SW-23-02 for the following reasons:

Strict adherence to the general regulations in this ordinance would result in injustice or hardship, specifically citing the estimated cost to bring the county road standards to \$400,000; and

It does not appear there is any prejudice to the health and safety of the surrounding citizens due to the documentation submitted; and

This approval is subject to the conditions recommended by Staff in the Staff Report as presented by Mr. Graves."

Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

- 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

Mr. Graves presented SW-23-03 to the Commissioners. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Mr. Graves stated the applicant was in attendance to answer any questions the Commissioners may have.

Ms. Canepa stated the comment that they received before the meeting was about cutting down trees that separate two properties. She asked Mr. Patel if he planned on clearing the whole parcel of trees or if he planned to only clear the trees that are needed for the drain field.

Mr. Patel explained he only wanted to clear enough trees for the drain field, and he wanted to preserve as many trees as he could.

Mr. Bresko asked where the present drain field is located.

Mr. Patel stated it is on a neighboring property near the Holiday Inn and the septic system is in an easement. He then explained the water is going into a state watershed and DEQ informed him the current system is too big for the hotel currently, and he needed to install a drain field.

Mr. Patel stated if this request does not get approved, he will be out of business and his family will not have an income since this hotel is his only business.

Ms. Canepa made a motion to “Adopt the resolution to approve the Subdivision Ordinance Waivers requested in Application SW-23-03 for the following reasons:

There is an unusual situation, specifically: Because the proposed parcel will only be used for a drain field, it does not need to abut on or have direct access to a road. Instead, it can be accessed directly from the hotel property; and

Strict adherence to the general regulation 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; and

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

This approval is subject to the conditions recommended in the report.”

Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

COMMUNICATIONS.

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

- There were none. November meeting was canceled.
- There will be a meeting in December.

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

- There was no Planning items that happened at the November 15th meeting.
- Three items are on the agenda for November 28th.

C-3. Upcoming Planning Commission Cases for December

- There will be at least one Rezoning case and one Special Exception case.

ADJOURNMENT.

At 7:19 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. Anderson seconded the motion. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (0)

Begin

TAB 4

SPECIAL EXCEPTION REQUEST – SE-23-07
PLANNING COMMISSION STAFF REPORT – December 13, 2023

RESUME

The applicant has requested a special exception to allow a “Commercial child care center”, pursuant to Section 90-393(28) in order to open a child care center in an existing building.

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

CONTENTS OF REPORT:

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

Sample Motions

APPROVE:

"I move to forward request SE-23-07 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

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

APPROVE WITH CHANGES:

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

DENY:

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

POSTPONE:

I move to POSTPONE request SE-23-07 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

ORDINANCE TO GRANT A SPECIAL EXCEPTION FOR SE-23-07 ON TAX MAP
230(26)00-003-0

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

Present:

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

Vote:

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-07 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for a commercial child care center, as defined in the zoning ordinance, on Tax Map 230(26)00-003-0.
2. All required federal, state and local licenses/permits shall be obtained for the approved use(s). An updated Certificate of Occupancy shall be obtained from the Building Inspections Office prior to opening the business to customers. Any required approvals shall be obtained from the Health Department prior to issuance of an updated Certificate of Occupancy or Business License.
3. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
4. This Special Exception may be revoked by the Prince George County Board of Supervisors for failure by the property owner or tenant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT
Public Hearing December 13, 2023
SE-23-07 – Special Exception for Heaven Sent Child Care Center
Applicant: Lakeshia Ramsey
Property Owner: Cannon Investments, LLC
Case Manager: Tim Graves, Planner II - (804)722-8678

I. Request

The applicant has requested a special exception to allow a “Commercial child care center”, pursuant to Section 90-393(28) in order to open a child care center in an existing building.

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

II. Property

Address: 5842 Allin Rd	Zoning District: B-1 General Business
Tax Map: 230(26)00-003-0	Current Use(s): Vacant office building
Site Size: 0.66 Acres	Comp Plan Land Use: Village Center
RE Taxes Paid?: Yes	Planning Area: Prince George Planning Area
	Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Photo/ Street View



III. Meeting Information

Planning Commission Public Hearing: October 26, 2023 (Deferred by applicant)
Planning Commission Public Hearing: December 13, 2023
Board of Supervisors Public Hearing: January 9, 2024 (Tentative)

IV. Applicant Proposal

According to the letter submitted with the application:

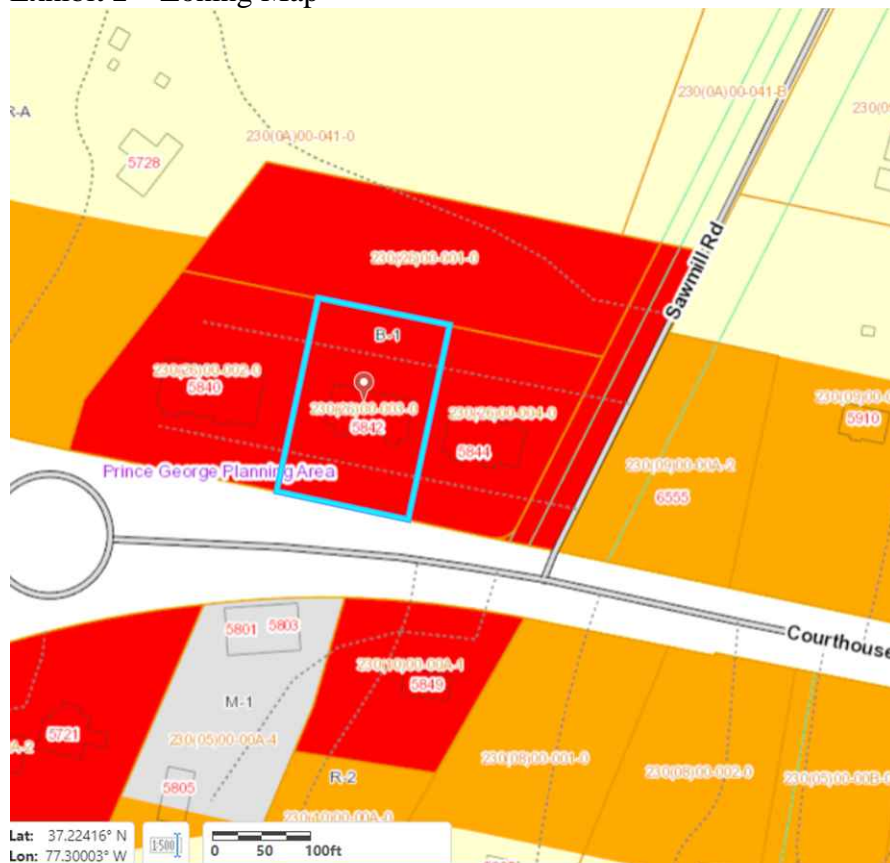
- Flexible hours to be provided, outside of the typical 6am to 6pm
- Licensed with the State of Virginia and will have First Aid, CPR, and MAT certified staff
- LaKeshia Ramsey is a Licensed Clinical Social Worker equipped to handle the emotional and mental needs of children and families
- Plans to provide healthy meals and snacks for children
- Educate children ages 2-4
- The program will include guest speakers field trips and classes outside the typical pre-school curriculum
- 624 households within a mile of the space could benefit from the location

V. Exhibits

Exhibit 1 – Aerial view of area including subject property



Exhibit 2 – Zoning Map



VI. Planning and Zoning Review Comments

1. The desired land use is enumerated in the zoning ordinance as “Commercial child care center, pursuant to Section 90-393(28), which requires a Special Exception in the B-1 General Business Zoning District. A definition for this term is provided in the Zoning Ordinance:

Commercial child care center means a facility, other than a family day care home, operated for the purpose of providing care, protection, or guidance to children separated from their parents or guardian during any part of the 24-hour day, excluding:

- a. A public or private school, unless the commissioner of social services determines that such school is operating a child care facility outside the scope of regular classes.*
- b. A religious-exempt child care center as classified by the state department of social services, and operated on the premises of a church or religious institution.*
- c. A facility required to be licensed as a summer camp by the department of social services.*
- d. A Sunday School conducted by a religious institution or a facility operated by a religious or nonprofit organization, where children are cared for during short periods of time while persons responsible for such children are attending religious services or activities.*

2. A *Special Exception* is defined in the Zoning Ordinance as “a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.” ---- The proposed activities do appear to be consistent with the definition of a Special Exception.

3. The application was originally submitted for a different property (5844 Allin Road) but the property owner and applicant subsequently revised their application to use the building next door.
4. Current land uses on adjacent properties: Office uses to sides and across street. Vacant land to rear.
5. Is this request consistent with the Comprehensive Plan?: Yes because the Future Land Use Map indicates this property is planned for Village Center uses which is intended to have small-scale commercial uses in addition to residential uses.
6. Expected outside and off-site impacts could include the following which are compatible with the B-1 zoning district and surrounding uses and no mitigation measures appear to be warranted.
 - a. Limited vehicle traffic at beginning and end of day
 - b. Children playing outside
7. Other departments/agencies identified certain requirements that apply to the proposed use of the property which are provided in the Supplemental Staff Review Comments. Those items will be required to be resolved before final business zoning approval will be granted for a business license and Certificate of Occupancy. (Complete comments from the Building Official and Fire & EMS Department were provided to the applicant prior to publishing this report.)
8. At least 6 special exceptions have been granted before in the County for commercial child care centers:
 - a. 1989 - 4821 Prince George Dr.
 - b. 1990 - 4224 Branchester Parkway
 - c. 1999 - 5501 Middle Rd.
 - d. 2001 - 11665 James River Dr.
 - e. 2012 - 3801 Ruffin Rd.
 - f. 2014 - 4712 Owens Way

VII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. Please be advised that the 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct any required Building Review(s).
2. Any construction or improvements to this parcel that is not defined as exempt per the VUSBC/VCC (Virginia Construction Code) code section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits, and inspections to be obtained prior to any activity.
3. A Change of Use permit application and updated Certificate of Occupancy will be required before occupancy/use of the facility in the requested capacity is granted. This process may include submission of floor plan/building layout, egress components, exits, occupant loads, and any applicable permitting requirements for each affected structure.
4. Our records currently indicate that the existing building is classified as “Group B” and the proposed use/classification will change to “E-Educational”. This classification change may require a greater degree of structural strength, ventilation and sanitation. Other items may become apparent during the permit review process and inspection.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

1. Applicant needs to contact the Health Department to apply for a food facility permit when preparing and serving food.
2. If the facility needs a well and/or sewage disposal system, the applicant will need to work with an Authorized Onsite Soil Evaluator to determine those needs for the facility.

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

1. A commercial entrance will be required to provide access to the project in accordance with VDOT standards. The site is accessed by an existing commercial entrance meeting VDOT standards.

2. VDOT has no objection to the proposed special exception.

Economic Development - Makayla Christensen, Economic Development & Tourism Specialist

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

Fire & EMS Department – Frank Vaerewyck, Fire & EMS Plans Reviewer

1. Comply and follow all safety procedures outlined in STATE BOARD OF SOCIAL SERVICES STANDARDS FOR LICENSED Page 61 of 71 CHILD DAY CENTERS 22VAC40-185 10/19 22VAC40-185-550. Procedures for emergencies.
2. Additionally, the following Fire Safety measurements must be met: [information sent to applicant]

The departments below reviewed this request and had no comments.

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

Utilities Department – Rachael Lumpkin, Utility Project Engineer

Environmental Division - Angela Blount, Environmental Program Coordinator

VIII. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff notified the commander of Fort-Gregg Adams.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- No comments from the community were received prior to finalizing this report.

IX. Staff Recommendation

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


This recommendation is based on the following considerations:

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

XI. Recommended Conditions

1. This Special Exception is granted for a commercial child care center, as defined in the zoning ordinance, on Tax Map 230(26)00-003-0.
2. All required federal, state and local licenses/permits shall be obtained for the approved use(s). An updated Certificate of Occupancy shall be obtained from the Building Inspections Office prior to opening the business to customers. Any required approvals shall be obtained from the Health Department prior to issuance of an updated Certificate of Occupancy or Business License.
3. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
4. This Special Exception may be revoked by the Prince George County Board of Supervisors for failure by the property owner or tenant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Inv 4865
Exen 600 SE-23-0027

		SPECIAL EXCEPTION APPLICATION Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov		OFFICE USE ONLY	
				APPLICATION #:	
				DATE SUBMITTED:	
				SE-23-07	
				AUG 09 2023	
APPLICANT FILL-IN ALL BLANKS					
REQUEST	REQUEST: Childcare Facility				
	REQUEST PROPERTY ADDRESS / LOCATION: 5840-A 5844 Ballin Road Prince George VA 23875				
	REQUEST TAX MAP PIN(S): (List all) 230(26)00-004 ⁰ -0 003-00		AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y / N - Each parcel): 6.58	
	ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS:				
LEGAL OWNER	NAME(S): Connor Investments, LLC				
	MAILING ADDRESS: (Incl. City, State, Zip): 869 Redwood Ln Prince George VA 23805				
	E-MAIL: JWElectric0477@aol.com		PHONE: 804-520-1515		
APPLICANT CONTACT	NAME(S): If different than owner): Lakeshia Ramsey				
	RELATION TO OWNER: Lessee				
	MAILING ADDRESS: (Incl. City, State, Zip): P.O. Box 795 Prince George VA 23875				
	E-MAIL: Keezinspirationz@gmail.com		PHONE: 757-580-0051		
OFFICE USE ONLY (Completed at the time of application)					
ZONING DISTRICT(S): B-1			LAND USE(S) CODE REFERENCE(S):		
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350		FEE PAID: \$700.00		PAYMENT TYPE: CHECK <input checked="" type="checkbox"/> CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: REC-00 4263-2023		DATE RECEIVED: Deposited 8/9/23 (8/10/23)		RECEIVED BY: H. Saunders Andrews

Referral fee Inv. 6284 Pd 10/27/23

OWNER AFFIDAVIT

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

NAME:

R.A. Carr, President / owner

NAME:

SIGNED:

R.A. Carr

SIGNED:

DATE:

8/8/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

City

COUNTY OF: Colonial Heights

Subscribed and sworn before me this

8th

day of

August

, 20

23

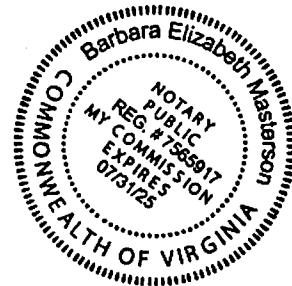
Notary Public

My Commission expires:

7/31

, 20

25



RECEIPT (REC-004263-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Lakeshia Ramsey
P. O. Box 795
Prince George, Va 23875



Payment Date: 08/10/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SE-23-0027	PGC Special Exception Request	Fee Payment	Cash	\$700.00
5844 Allin Rd Prince George, VA 23875				SUB TOTAL
				\$700.00
				TOTAL
				\$700.00

August 4, 2023

To whom this may concern:

The early years of a child's education are critical years. They set the foundation for developing children with cognitive, mental, emotional and social strengths. 90% of a child's brain develops by the age of 5. We believe that having a daycare and preschool that partners with parents and the community improves this development. Childcare centers encourage curiosity, improve separation anxiety and educate children on how to engage with others. Furthermore, the Virginia Department of Education believes that daycares and preschools help to prepare children for Kindergarten. Because of this, we are proposing to open Heaven Sent Child Care center in Prince George County.

Having a free standing childcare center in Prince George County will not only benefit our children but also the families.

Heaven Sent Child Care center will offer flexible hours to accommodate working families. We understand how important it is to have a safe space for children while parents work to take care of them. Our hours will be outside of the typical 6am.-6pm.

Heaven Sent Child Care center will be an extension of our families. Families can depend on us to communicate effectively about their child's progress and needs weekly.

Heaven Sent Child Care center will be licensed with the State of Virginia and will have First Aid, CPR and MAT certified staff to ensure that our children are safe and their needs are met at all times. LaKeshia Ramsey is also a Licensed Clinical Social Worker equipped to handle the emotional and mental needs of children and families.

Heaven Sent Child Care center will provide healthy meals and snacks to improve children's cognitive, mental and emotional health.

Heaven Sent Child Care center will educate children ages 2-4 as well as offer before and after care as needed. They will enjoy guest speakers, field trips and classes outside of the typical preschool curriculum.

We are striving to house our Heaven Sent Child Care center at 5844 Allin Road. There are a total of 624 households within a mile of the space that may benefit from our programs.

We thank you in advance for giving us an opportunity to bring an affordable solution for childcare to the Prince George County Community.

Please contact Lakeshia Ramsey for more information and to address any questions or concerns.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'L' and 'R' that are connected, with a horizontal line extending to the right.

Lakeshia Ramsey and the Heaven Sent Child Care team



County of Prince George, Virginia

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

November 27, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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 public hearing on **Wednesday, December 13, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for "Village Center" land uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning Department in advance so that appropriate arrangements can be made.

You may also contact me with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

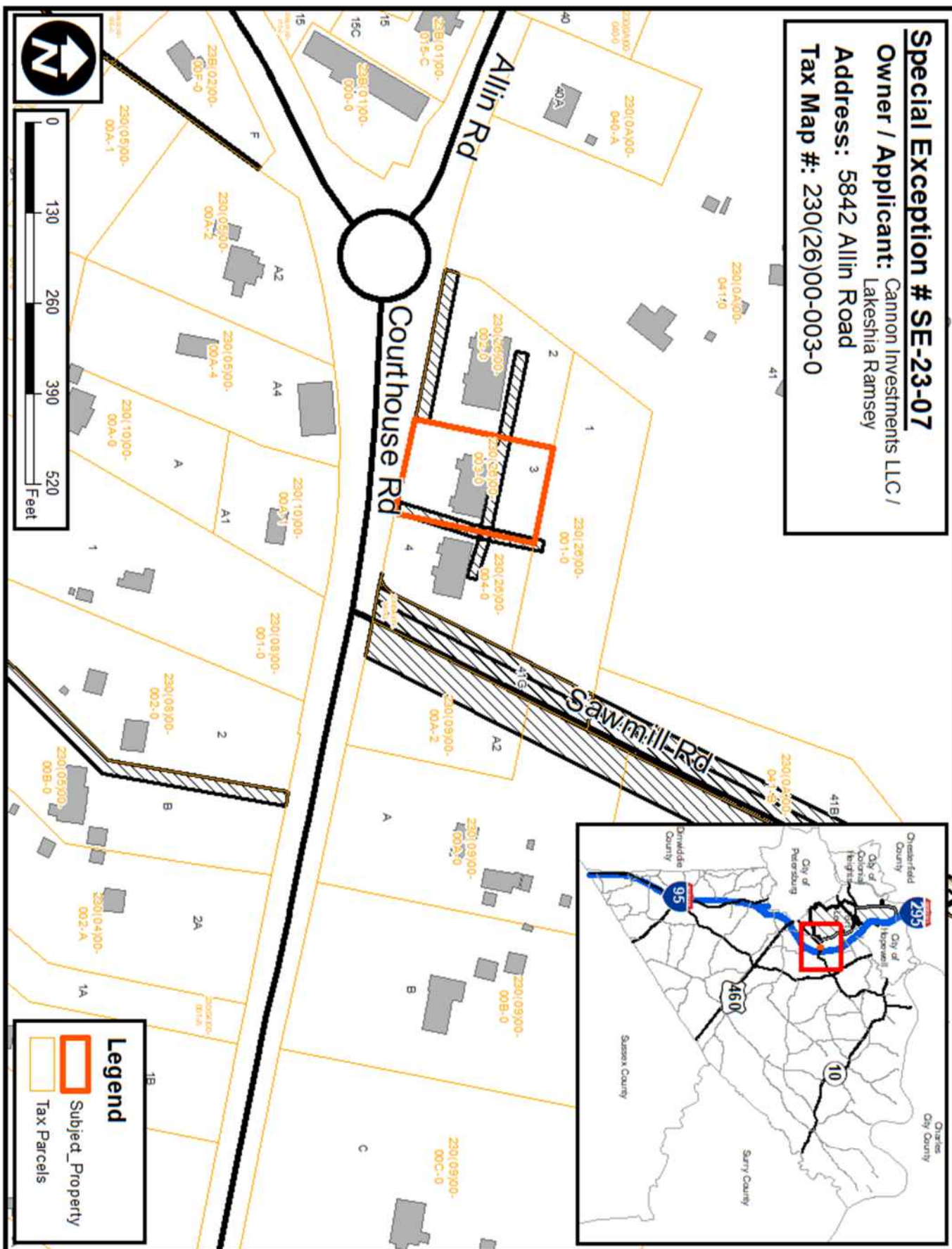
Tim Graves
Planner II

Special Exception # SE-23-07

Owner / Applicant: Cannon Investments LLC / Lakeshia Ramsey

Address: 5842 Allin Road

Tax Map #: 230(26)00-003-0





County of Prince George, Virginia

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

November 2, 2023

James D. Hoyman
Commanding COL, U.S. Army
BLDG 12010, 3312 Adams Ave
Fort Gregg-Adams, Virginia 23801-2102

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

Colonel Hoyman,

You are receiving this notice because the Code of Virginia § 15.2-2204(D) requires notification of the commander if an application for special exception involves a parcel of land within 3,000 feet of a boundary of a military base (Fort Gregg-Adams), with at least 30 days notice. You are invited to submit comments or recommendations on the below request, if desired. The Prince George County Planning Commission will hold a public hearing on **Wednesday, December 13, 2023 beginning at 6:30 pm** to consider the following request:

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for "Village Center" land uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning Department in advance so that appropriate arrangements can be made.

You may also contact me with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

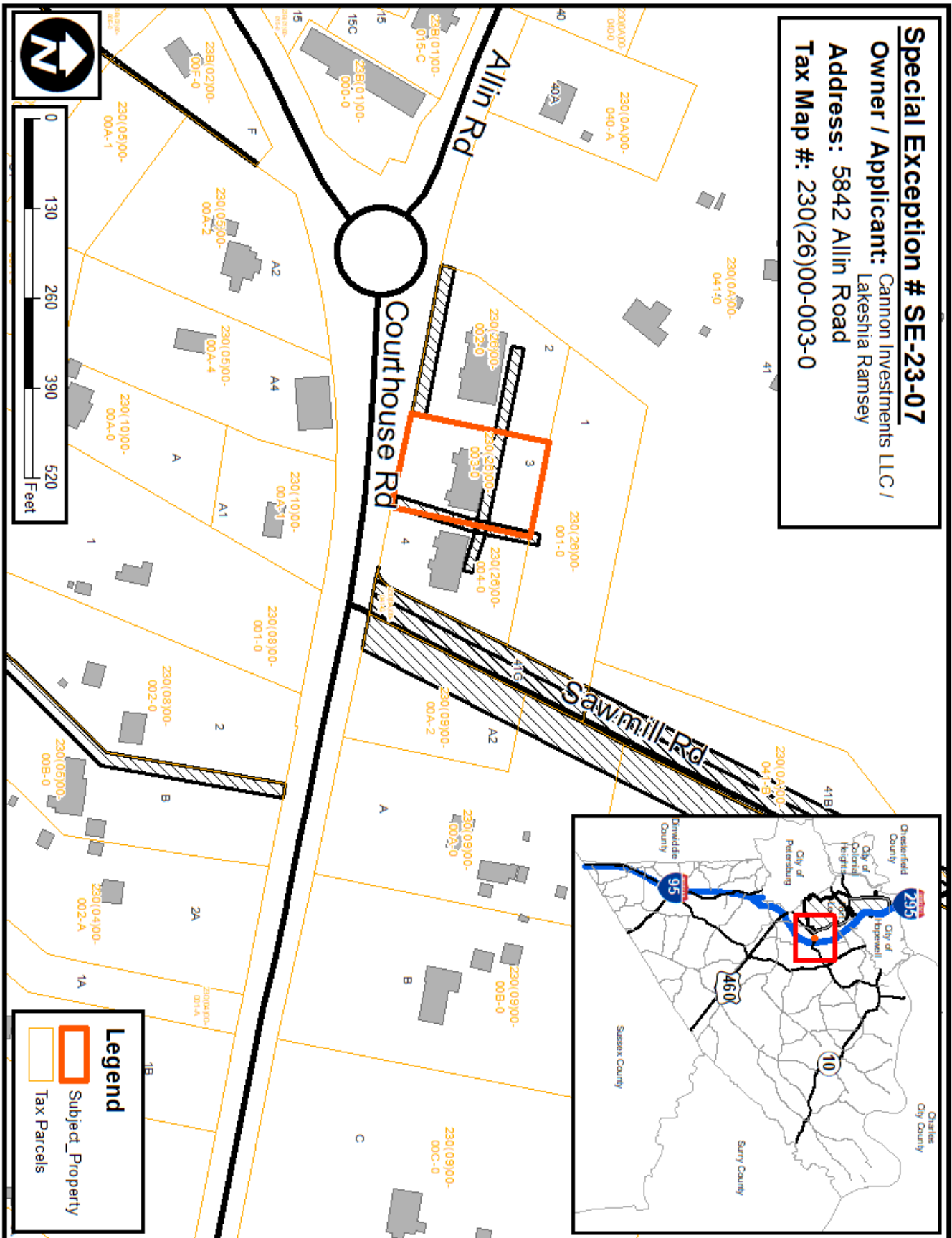
Tim Graves
Planner II

Special Exception # SE-23-07

Owner / Applicant: Cannon Investments LLC /
Lakeshia Ramsey

Address: 5842 Allin Road

Tax Map #: 230(26)00-003-0



FULL DRAW PROPERTIES LLC
5721 COURTHOUSE RD
PRINCE GEORGE, VA 23875

PEDRAZA FAMILY LLC
3766 ELK CT
PRINCE GEORGE, VA 23875

LUCY MARY REID
5905 COURTHOUSE RD
PRINCE GEORGE, VA 23875

MCDONOUGH STEPHEN A
5910 COURTHOUSE RD
PRINCE GEORGE, VA 23875

ALLIN BARBARA C
5728 ALLIN RD
PRINCE GEORGE, VA 23875

CANNON INVESTMENTS LLC
160 WASHINGTON AVE
COLONIAL HEIGHTS, VA 23834

HORNE JACQUELYNN & MICHAEL
6555 SAWMILL RD
PRINCE GEORGE, VA 23875

Lakeshia Ramsey
P.O. Box 795
Prince George, VA 23875

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

The Prince George County Planning Commission will hold public hearings on Wednesday, December 13, 2023 beginning at 6:30 p.m. concerning the following requests:

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses.

REZONING RZ-23-11: Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances and other materials related to the above named requests may be reviewed or obtained in the Planning Department, located in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION

Publish: 11/30/23 and 12/7/23

Begin

TAB 5

REZONING REQUEST – RZ-23-11
PLANNING COMMISSION STAFF REPORT – December 13, 2023

RESUME

The applicant has requested that a 2.2277-acre property be rezoned from General Agricultural (A-1) to Limited Residential (R-1), to adjust a boundary line.

The Planning Commission is required to hold a public hearing and make a recommendation of approval or denial and forward the request to the Board of Supervisors for a decision.

CONTENTS OF REPORT:

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

Sample Motions

APPROVE:

"I move to forward request RZ-23-11 to the Board with a recommendation for APPROVAL and the reason(s) for this recommendation is/are:"

(EXAMPLES):

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

APPROVE WITH CHANGES:

I move to forward request RZ-23-11 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-11 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-11 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

**ORDINANCE TO REZONE TAX MAP 150(0A)00-051-0 FROM General Agricultural (A-1)
TO Limited Residential (R-1)**

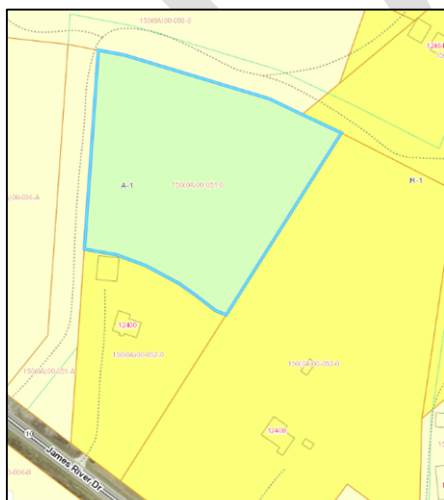
At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2023:

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

REZONING RZ-23-11: Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-11 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 150(0A)00-051-0, consisting of approximately 2.2777 acres, as illustrated on the map below, is hereby rezoned from General Agricultural (A-1) District to Limited Residential (R-1) District.



Adopted on ____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing December 13, 2023

RZ-23-11: Rezone from A-1 to R-1

Applicant: Jennifer Weatherless

Property Owner: Debra Keener & James Harrison

Case Manager: Koty Gray – 804-722-8676

I. Request

The applicant has requested that a 2.2777-acre property be rezoned from General Agricultural District (A-1) to Limited Residential District (R-1), with no proffered conditions, to allow the southern boundary line to be repositioned so that the existing garage and well will be located on parcel 150-0A-00-052-0 with the existing dwelling. The boundary line adjustment of parcel 150-0A-00-051-0 would not be allowed by right in the A-1 district due to the five-acre lot acreage minimum. Staff requests that the Planning Commission review the staff report, hold a public hearing, and make a recommendation to the Board for either approval or denial.

II. Property

Address: Property is located directly behind
12400 James River Drive

Tax Map: 150-0A-00-051-0

Site Size: 2.2777

RE Taxes Paid?: Yes

Zoning District: General Agricultural District (A-1)

Current Use(s): Suburban Residential (Well and
Septic)

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases: ZM-82-4

Figure 1: Aerial view of request property



III. Meeting Information

Planning Commission Public Hearing: December 13, 2023

Board of Supervisors Public Hearing: January 23, 2024 (Tentative)

VI. Exhibits

Exhibit 1: Zoning Map

Green = General Agricultural District (A-1) Yellow = Limited Residential District (R-1)

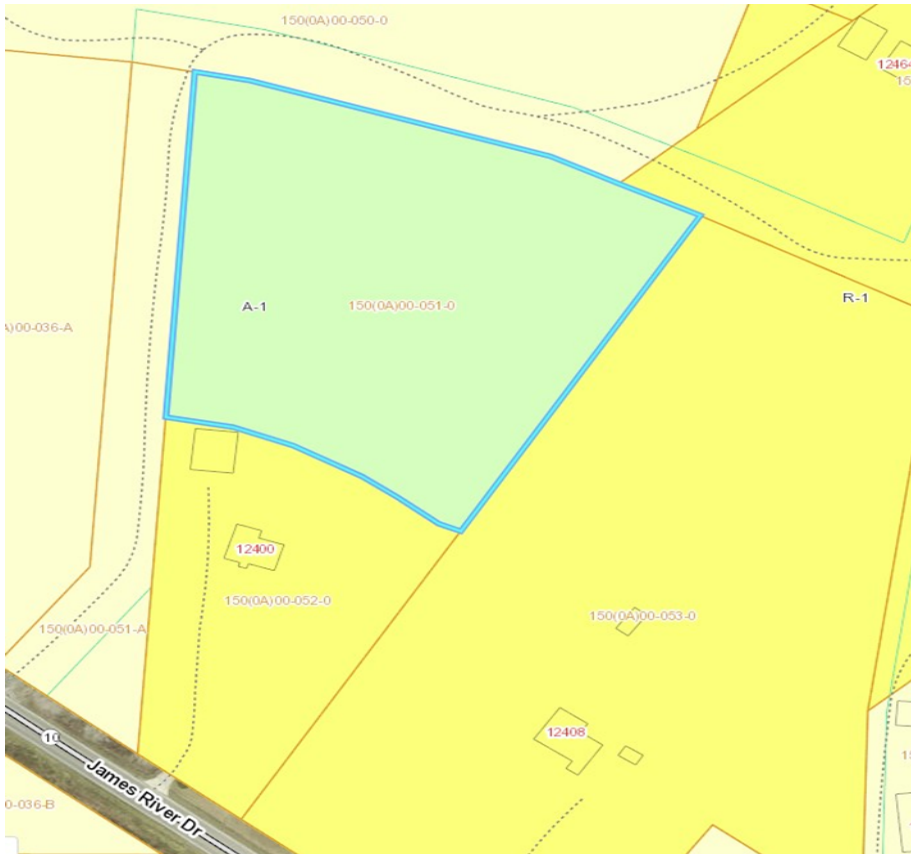


Exhibit 2: Comprehensive Plan Future Land Use Map (Yellow = Residential)

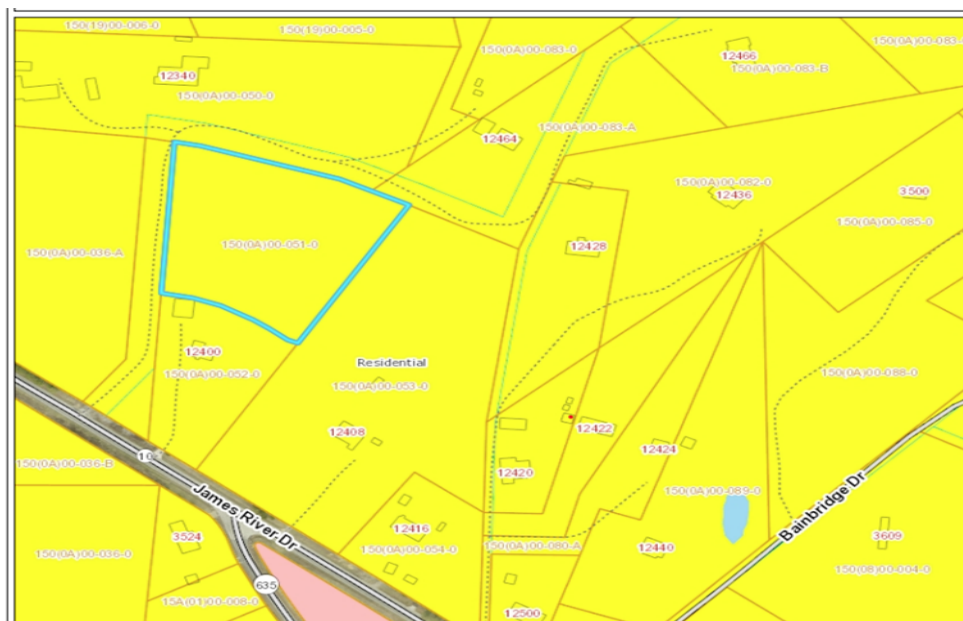
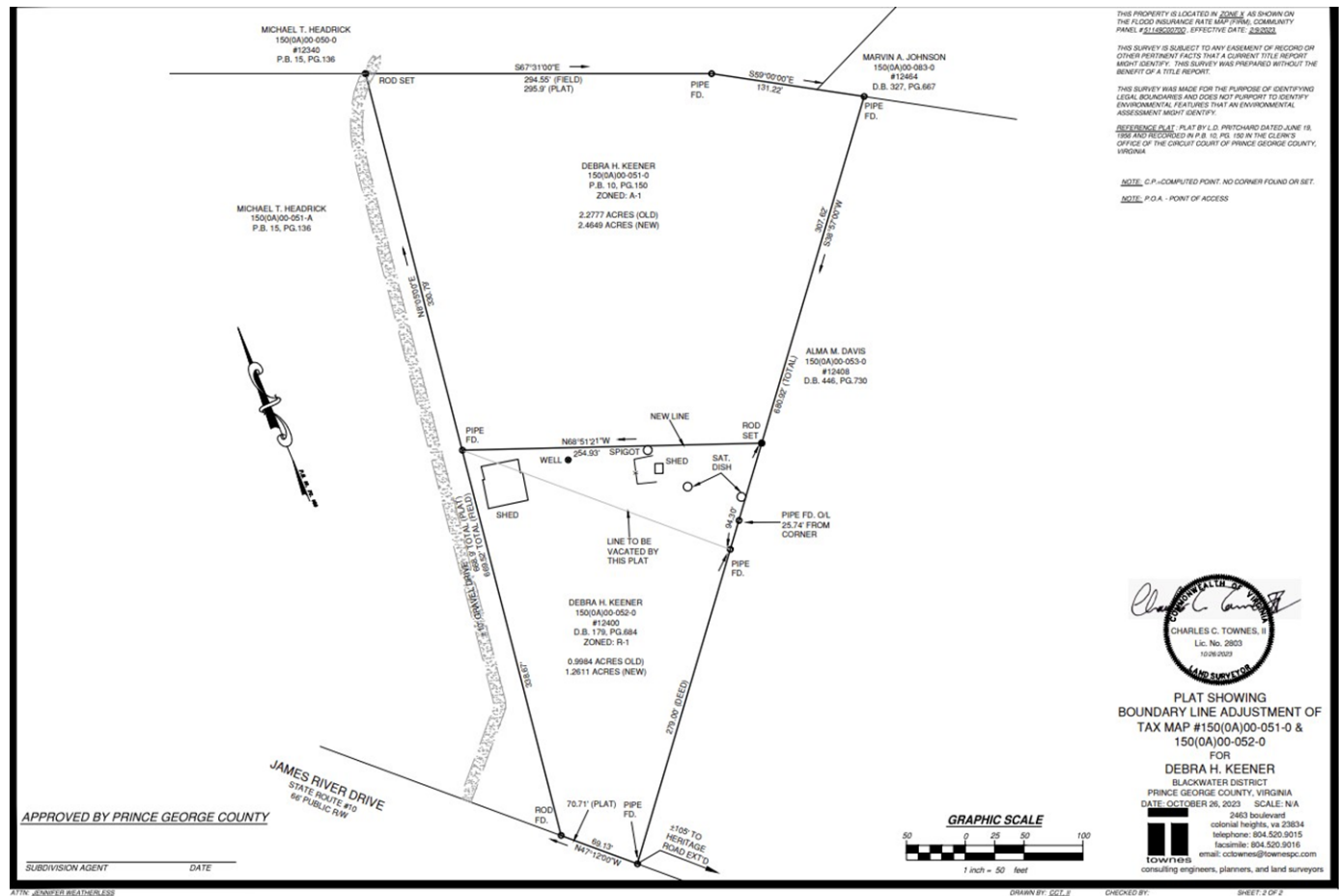


Exhibit 3: Plat provided by applicant in separate plat review



VII. Planning and Zoning Review Comments

1. In 1982, Lois Harrison sent a formal rezoning application to the Board of Supervisors to rezone a 2.75-acre parcel known as Tax Map 15-(A)-51 from Limited Residential (R-1) to General Agricultural (A-1) for the purpose of construction a mobile home on the property. The motion passed unanimously with a 5-0 Yea vote on January 12th, 1982, under case number ZM-82-04.
2. The acreage proposed for rezoning is approximately 2.2777 acres, as depicted on boundary line adjustment plat under review in the Planning Department.
3. The property currently appears to be vacant.
4. Adjoining Parcel Zoning Classification:
 - North- Residential Agricultural (R-A) and Limited Residential (R-1)
 - South- Limited Residential (R-1)
 - West- Residential Agricultural (R-A)
 - East- Limited Residential (R-1)
5. Consistency with surrounding zoning districts and surrounding uses: Yes, the rezoning would result in parcel becoming aligned with the surrounding parcels.
6. Consistency with the Comprehensive Plan: Yes, rezoning this parcel to R-1 would align with the Comprehensive Plan designation of Residential.
7. No major impacts on traffic or schools are anticipated because of this rezoning.

8. The applicant must adhere to the R-1 zoning and subdivision regulations regarding any potential future subdivision(s).
9. The applicant has not submitted proffer for this request.

VIII. Supplemental Staff Review Comments

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

1. A private entrance will be required to provide access to a single family residential lot.
2. VDOT has no objection to the proposed rezoning.

The departments below reviewed this request and had no comments.

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

Building Inspections Division – Charles Harrison III, Building Official

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Utilities Department – Rachael Lumpkin, Utility Project Engineer

Environmental Division - Angela Blount, Environmental Program Coordinator

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

Fire & EMS Department – Frank Vaerewyck

Economic Development - Makayla Christensen, Economic Development & Tourism Specialist

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mail prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Public feedback received prior to publishing this staff report: None.

X. Staff Recommendation

Staff recommends: Approval.

This recommendation is based on the following considerations:


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

XI. Proffers

No proffers have been proposed with this request.

Inv. 5200

Exen Gov RZ-23-0023

		<h2 style="text-align: center;">REZONING APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		OFFICE USE ONLY	
				APPLICATION #: <div style="font-size: 1.2em;">RZ-23-11</div>	
				DATE SUBMITTED: <div style="font-size: 1.2em;">OCT 03 2023</div>	
APPLICANT FILL-IN ALL BLANKS					
REQUEST DETAILS	REQUEST: <i>Rezone from A-1 to R-1 in order to raise boundary line</i>				
	REQUEST PROPERTY ADDRESS / LOCATION: <i>Lot behind 12400 James River Dr</i>				
	REQUEST TAX MAP(S): (List all) <i>150-0A-00-051-0</i>	AFFECTED ACREAGE: <i>2.277</i>	ENTIRE PARCEL?: (Y / N) <i>Y</i>	CURRENT ZONING: <i>A-1</i>	PROPOSED ZONING: <i>R-1</i>
	REQUIRED ATTACHMENTS: (Check if Attached, * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements, Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY				
LEGAL OWNER	NAME(S): <i>Debra Keener + James Harrison</i>				
	MAILING ADDRESS (Incl. City, State, Zip) <i>17775 Fox Hollow Dr. Spring Grove, VA 23881</i>				
	E-MAIL: <i>Meows4@earthlink.net</i>	PHONE: <i>804-721-5825 - James</i> <i>804-691-4402 Debra</i>			
APPLICANT CONTACT	NAME(S) (If different than owner): <i>Jennifer Weatherless</i>				
	RELATION TO OWNER: <i>Real Estate rep. and daughter/niece</i>				
	MAILING ADDRESS: (Incl. City, State, Zip) <i>12400 James River Dr. N. Prince George, VA 23860</i>				
	E-MAIL: <i>Jen@JamesNay.com</i>	PHONE: <i>804-721-1024</i>			
OFFICE USE ONLY (Completed at time of application)					
COMMENTS:					
PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050		FEE PAID:		PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:		DATE RECEIVED:		RECEIVED BY:

OWNER AFFIDAVIT

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

NAME:

James D Harrison

NAME:

Debra H Keener

SIGNED:

[Signature]

SIGNED:

[Signature]

DATE:

9/28/23

DATE:

9/28/23

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Chesterfield

Subscribed and sworn before me this

28th

day of

September

, 20

23

Notary Public

My Commission expires:

July 31st

, 20

25

Jennifer Ann Hamson

NOTARY PUBLIC

Commonwealth of Virginia

Reg. # 7934596

My Commission Expires 7/31/2025

AFFIDAVIT

RECEIPT (REC-004561-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Jennifer Weatherless



Payment Date: 10/09/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZ-23-0023	PGC Rezoning to R-1 \$140 per acre calculated	Fee Payment	eCheck	\$318.78
	PGC Rezoning	Fee Payment	eCheck	\$1,050.00
SUB TOTAL				\$1,368.78
TOTAL				\$1,368.78

9/28/2023

Prince George Planning & Zoning dept,

We, the sellers of parcel 150-0A-00-051-0 would like to rezone this parcel from A-1 to R-1 in order to raise the boundary line so that the well and garage are no longer on this parcel and will be repositioned to the parcel they currently own 150-0A-00-052-0. There are currently encumbrances that we would like to remedy in order to sell parcel 150-0A-00-051. The rezoning is necessary since the parcel is currently A-1 and cannot have acreage reduced due to zoning restrictions.

Thank you,

Debra Keener & James Harrison
Sellers of parcel 150-0A-00-051-0

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PLAT SHOWING BOUNDARY LINE ADJUSTMENT OF TAX MAP #150(0A)00-051-0 & 150(0A)00-052-0 FOR DEBRA H. KEENER, BLACKWATER DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS THIS DAY OF , 2023

DEBRA H. KEENER

SOURCE OF TITLE

PARCEL #150(0A)00-051-0
THE LAND EMBRACED WITHIN THE LIMITS OF THIS BOUNDARY LINE ADJUSTMENT WAS CONVEYED TO DEBRA H. KEENER, AN INDIVIDUAL, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PRINCE GEORGE COUNTY, VIRGINIA IN INSTRUMENT NUMBER .

AND

PARCEL #150(0A)00-052-0
THE LAND EMBRACED WITHIN THE LIMITS OF THIS BOUNDARY LINE ADJUSTMENT WAS CONVEYED TO DEBRA H. KEENER, AN INDIVIDUAL, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PRINCE GEORGE COUNTY, VIRGINIA IN DEED BOOK 179, PAGE 684.

CHARLES C. TOWNES, II, P.E., L.S.

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE COUNTY OF PRINCE GEORGE, VIRGINIA BOARD OF SUPERVISORS AND ORDINANCES OF PRINCE GEORGE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HANDS THIS DAY OF , 2023

CHARLES C. TOWNES, II, P.E., L.S.

APPROVED BY PRINCE GEORGE COUNTY

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

SUBDIVISION AGENT

DATE

VDH OFFICIAL

DATE

VDOT ENGINEER

DATE

NOTARY'S CERTIFICATE

CITY/ COUNTY OF TO WIT:
I, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT, WHOSE NAME IS SIGNED TO THE FORGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 20 MY COMMISSION EXPIRES .

NOTARY PUBLIC

SITE SUMMARY & NOTES:

PARCEL #150(0A)00-051-0
OWNER..... DEBRA H. KEENER
ADDRESS..... NONE ASSIGNED (VACANT)
MAILING ADDRESS..... 17775 FOX HOLLOW DRIVE
SPRING GROVE, VA 23881
ACREAGE..... 2.2777 ACRES
OWNERSHIP..... INSTRUMENT NO. ?
ZONED..... A-1
EXISTING WATER..... NONE
PROPOSED WATER..... NONE
EXISTING SEWER..... NONE
PROPOSED SEWER..... NONE

PARCEL #150(0A)00-052-0
OWNER..... DEBRA H. KEENER
ADDRESS..... 12400 JAMES RIVER DRIVE
NORTH PRINCE GEORGE, VA 23860
ACREAGE..... 0.9984 ACRES
OWNERSHIP..... D.B. 179, PG. 684
ZONED..... R-1
EXISTING WATER..... PRIVATE (WELL)
PROPOSED WATER..... PRIVATE (WELL) - UNCHANGED
EXISTING SEWER..... PRIVATE (SEPTIC)
PROPOSED SEWER..... PRIVATE (SEPTIC) - UNCHANGED
CURRENT NUMBER OF LOTS: 2
PROPOSED NUMBER OF LOTS: 2

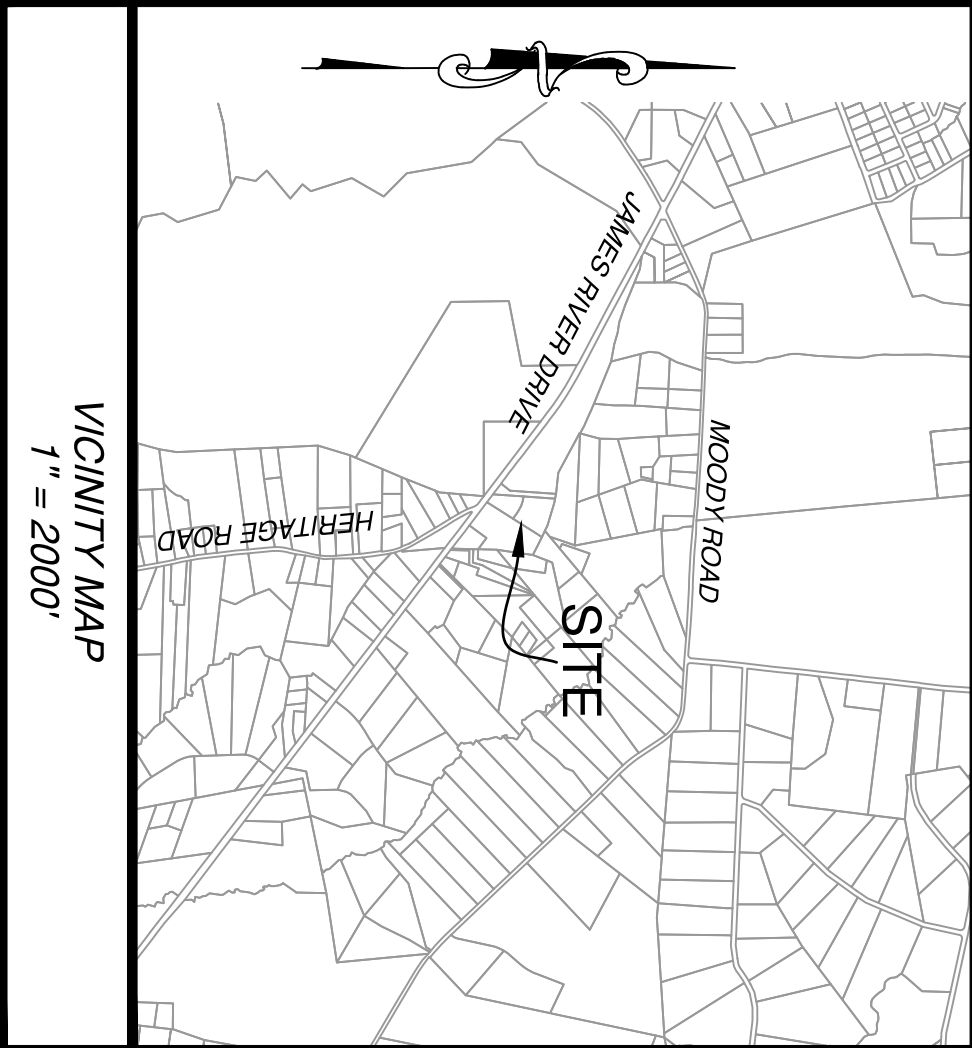
THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON SEPTEMBER 6, 2023. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

BUILDING SETBACKS:

FRONT YARD..... 100 FEET
SIDE YARD..... 15 FEET
REAR YARD..... 35 FEET

A 100% RESERVE DRAINFIELD SITE SHALL BE PROVIDED FOR ALL ON-SITE SEWAGE TREATMENT SYSTEMS IN THE CBPA
ON-SITE SEWAGE TREATMENT SYSTEMS IN THE CBPA SHALL BE PUMPED OUT EVERY 5 YEARS

PARCELS ARE LOCATED IN THE PRINCE GEORGE PLANNING AREA



VICINITY MAP
1" = 2000'

ACREAGE SCHEDULE			
PARCEL	ACRES ORIGINAL	ACRES ±	TOTAL
150(0A)00-051-0	2.2777	0.2627 AC. TO 150(0A)00-052-0	2.4649 AC.
150(0A)00-052-0	0.9984	0.2627 AC. FROM 150(0A)00-051-0	1.2611 AC.



PLAT SHOWING
BOUNDARY LINE ADJUSTMENT OF
TAX MAP #150(0A)00-051-0 &
150(0A)00-052-0

FOR

DEBRA H. KEENER

BLACKWATER DISTRICT

PRINCE GEORGE COUNTY, VIRGINIA

DATE: OCTOBER 26, 2023 SCALE: N/A

2463 boulevard

colonial heights, va 23834

telephone: 804.520.9015

facsimile: 804.520.9016

email: cctownes@townespc.com

TOWNES

consulting engineers, planners, and land surveyors

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #51149C0070D, EFFECTIVE DATE: 2/9/2023.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: PLAT BY L.D. PRITCHARD DATED JUNE 19, 1966 AND RECORDED IN P.B. 10, PG. 150 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PRINCE GEORGE COUNTY, VIRGINIA

NOTE: C.P. = COMPUTED POINT. NO CORNER FOUND OR SET.

NOTE: P.O.A. - POINT OF ACCESS

MICHAEL T. HEADRICK
150(OA)00-050-0
#12340
P.B. 15, PG.136

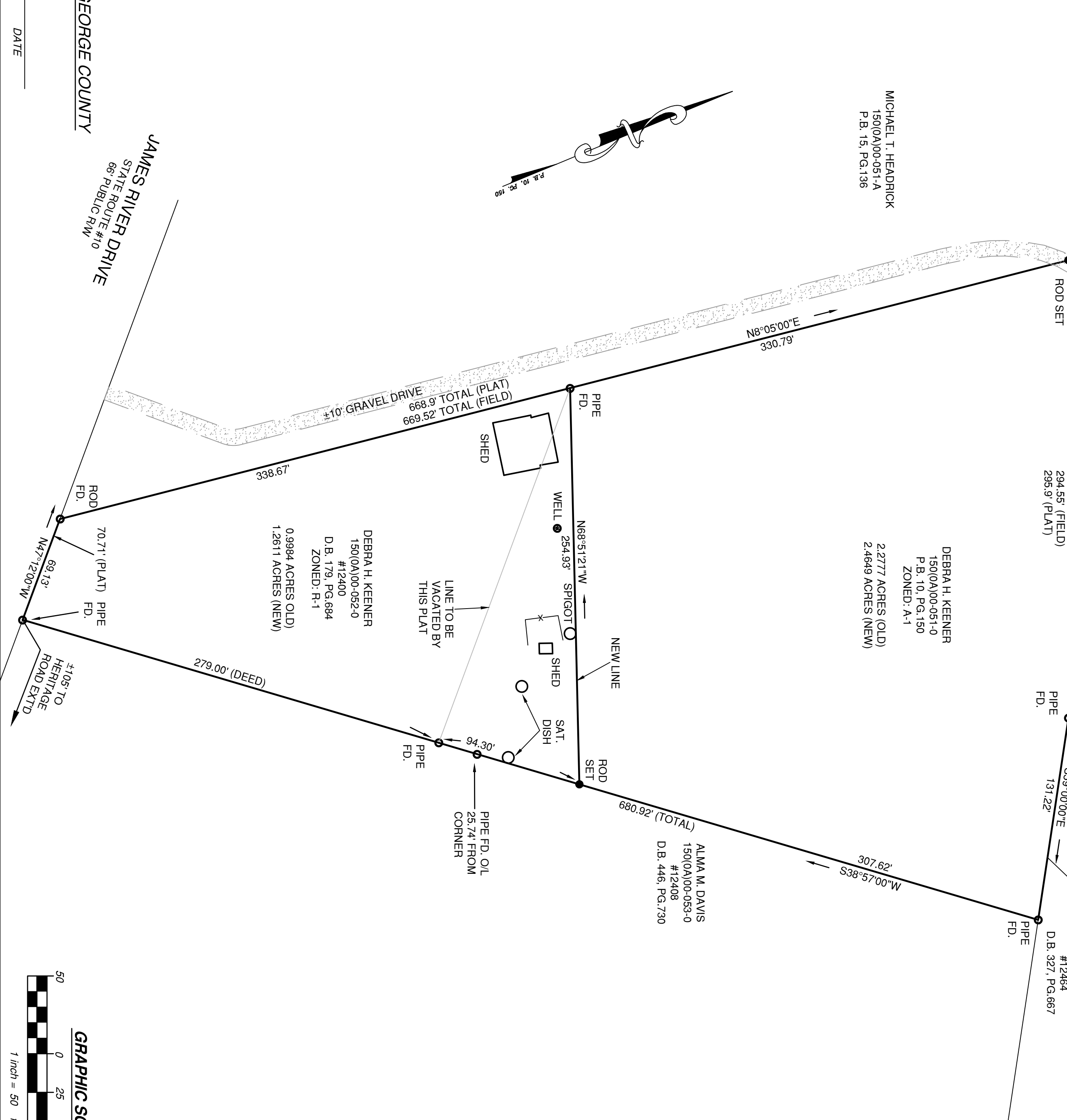
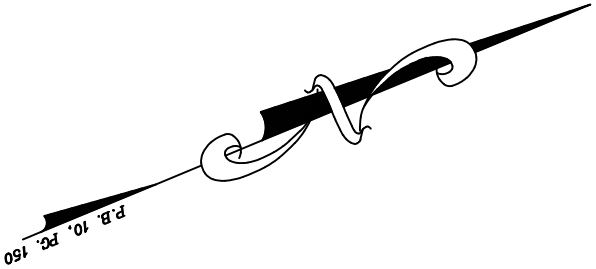
MICHAEL T. HEADRICK
150(OA)00-051-A
P.B. 15, PG.136

DEBRA H. KEENER
150(OA)00-051-0
P.B. 10, PG.150
ZONED: A-1
2.2777 ACRES (OLD)
2.4649 ACRES (NEW)

MARVIN A. JOHNSON
150(OA)00-083-0
#12464
D.B. 327, PG.667

ALMA M. DAVIS
150(OA)00-053-0
#12408
D.B. 446, PG.730

DEBRA H. KEENER
150(OA)00-052-0
#12400
D.B. 179, PG.684
ZONED: R-1
0.9984 ACRES (OLD)
1.2611 ACRES (NEW)



APPROVED BY PRINCE GEORGE COUNTY

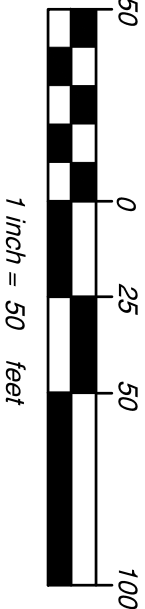
SUBDIVISION AGENT

DATE

JAMES RIVER DRIVE
STATE ROUTE #10
68' PUBLIC RW

±105' TO
HERITAGE
ROAD EXT'D

GRAPHIC SCALE



PLAT SHOWING
BOUNDARY LINE ADJUSTMENT OF
TAX MAP #150(OA)00-051-0 &
150(OA)00-052-0
FOR

DEBRA H. KEENER

BLACKWATER DISTRICT

PRINCE GEORGE COUNTY, VIRGINIA

DATE: OCTOBER 26, 2023 SCALE: N/A

2463 boulevard

colonial heights, va 23834

telephone: 804.520.9015

facsimile: 804.520.9016

email: cctownes@townespc.com

townes

consulting engineers, planners, and land surveyors

DRAWN BY: OCT, II

CHECKED BY:

SHEET: 2 OF 2

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

The Prince George County Planning Commission will hold public hearings on Wednesday, December 13, 2023 beginning at 6:30 p.m. concerning the following requests:

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 0.66 acres in size, located at 5842 Allin Road, and is identified as Tax Map # 230(26)00-003-0. The Comprehensive Plan indicates the property is planned for “Village Center” land uses.

REZONING RZ-23-11: Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinances and other materials related to the above named requests may be reviewed or obtained in the Planning Department, located in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made.

BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION

Publish: 11/30/23 and 12/7/23

AFFIDAVIT

ADJACENT PROPERTY OWNERS MAILING

I, David "Koty" Gray; as Agent for the Planning Division of the Prince George County, did mail FIRST CLASS on 11/29/23, a Notice of Public Hearing to be held by the Prince George County (Planning Commission) Board of Supervisors or Board of Zoning Appeals) on December 13, 2023, to the list of adjoining property owners which is attached or included below.

PROPERTY ADDRESS: _____

ASSESSOR'S PARCEL #: 150 (OA)00 - 051 - 0

CASE NAME OR #: R2-23-11

AGENT SIGNATURE: *David S. Gray* DATE: 11-29-23

SWORN AND SUBSCRIBED BEFORE ME THIS 29th DAY OF November, 2023

Laura Greaves Smith MY COMMISSION EXPIRES: 4/30/25
NOTARY PUBLIC

ADJACENT PROPERTY OWNERS:

See attached map - Property owners list





County of Prince George, Virginia

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

November 29, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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 public hearing on **Wednesday, December 13, 2023, beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-11: Request to rezone 2.2777 acres from General Agricultural (A-1) to Limited Residential (R-1). The purpose of the rezoning is to allow for a minor boundary line adjustment to occur prior to the sale of the lot. The subject property is located behind 12400 James River Drive and is identified as Tax Map # 150(0A)00-051-0. The Comprehensive Plan indicates the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning Department in advance so that appropriate arrangements can be made.

You may also contact me with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Koty Gray", with a stylized flourish at the end.

Koty Gray, Planner

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

Phone: 804.722.8659 - Fax: 804.722.0702

www.princegeorgecountyva.gov

This map displays the Prince George Flaring Area, outlined in blue. The area is situated near James River Dr and Bainbridge Dr. The map includes various property boundaries, roads, and a flaring area. A legend in the bottom right corner identifies the symbols used: Political Boundaries (black line), Taxparcels (yellow line), Access Easements (cyan line), Swamps (light blue area), and Planting Area (blue area). The map also includes a scale bar (0 to 521.0 feet) and a north arrow. The map is titled "Map Scale 1: 3, 126" and "11/27/2023".

Copyright, 2020 County of Prince George, VA

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

This inset map shows the location of the flaring area within Prince George County, Virginia. The map highlights the county's boundaries and the location of the flaring area, which is marked with a red dot. The map also shows the location of the county seat, Stafford, and the surrounding areas.

Legend

- Political Boundaries
- Taxparcels
- Access Easements
- Swamps
- Planting Area

Page 17

KEENER DEBRA H

17775 FOX HOLLOW DR

SPRING GROVE, VA 23881

DAVIS ALMA M

12408 JAMES RIVER DR

NORTH PRINCE GEORGE, VA 23860

HEADRICK MICHAEL T

12340 JAMES RIVER DR

NORTH PRINCE GEORGE, VA 23860

LEE KAREN M

16407 TEMPLETON RD

DISPUTANTA, VA 23842

JOHNSON MARVIN A

12464 JAMES RIVER DR

NORTH PRINCE GEORGE, VA 23860

MILLER SARAH A

13916 HOWLETT LINE DR

SOUTH CHESTERFIELD. VA 23834

IRVING ROBERT L

3524 HERITAGE RD

NORTH PRINCE GEORGE, VA 23860

Begin

TAB 6



County of Prince George, Virginia

“A welcoming community · Embracing its rural character · Focusing on its prosperous future”

2024 Planning Commission Meeting Schedule

Adopted

The Prince George County Planning Commission has scheduled the following meeting dates. All Planning Commission meetings will be held in the Board Room, Third Floor, of the County Administration Building, 6602 Courts Drive, Prince George, VA, 23875. All Work Sessions will be held at 5:30 p.m. in the same location as the business meeting, unless otherwise noted.

In order to schedule a pre-application appointment to be placed onto the Planning Commission Docket, or for any additional information concerning a scheduled Planning Commission Case, please call the Planning Department at 804.722.8678, e-mail planning@princegeorgecountyva.gov, or visit www.princegeorgecountyva.gov

If County Government operations are deemed to be closed by the County Administrator or designee due to inclement weather or unforeseen instances, then the meeting shall be cancelled and rescheduled to the next regular meeting date.

<u>Work Session Date</u> The Monday prior to the Public Meeting at 5:30 p.m.	<u>Public Meeting Date</u> 4th Thursday of each month at 6:30 p.m.	<u>Deadline to File</u> Generally, 8 Fridays before the public meeting date
January 22, 2024	January 25, 2024	December 7, 2023
Wednesday, Feb. 21, 2024*	February 22, 2024	December 29, 2023
March 25, 2024	March 28, 2024	February 2, 2024
April 22, 2024	April 25, 2024	March 1, 2024
May 20, 2024	May 23, 2024	March 29, 2024
June 24, 2024	June 27, 2024	May 3, 2024
July 22, 2024	July 25, 2024	May 31, 2024
August 19, 2024	August 22, 2024	June 28, 2024
September 23, 2024	September 26, 2024	August 2, 2024
October 21, 2024	October 24, 2024	August 30, 2024
November 18, 2024*	November 21, 2024*	September 27, 2024
December 16, 2024*	December 19, 2024*	October 25, 2024
January 20, 2025	January 23, 2025	November 29, 2024

These dates are subject to change.

*Changes due to scheduled County holidays

November 28 Recap

Board of Supervisors Approve an Award of Contract for County Grounds Maintenance

The current Grounds contractor, Heaton Lawn Maintenance LLC., notified the County that they were going out of business and would be ending their contract effective October 31, 2023. The Finance and General Services Departments issued IFB #24-04-0801 on October 12, 2023, to solicit bids for County Grounds Maintenance services. The IFB closed on December 2, 2023, and seven (7) bids were received.

Oak Ridge Enterprise was the lowest responsive bidder in this process at \$85,200.00. Their bid is \$2,624.62 higher than the most recent contract renewal with Heaton of \$82,575.38. The contract award to Oak Ridge Enterprise will not have a material impact on our FY2024 budget and will not require a budget amendment / increase. At its November 28 meeting, the Board voted unanimously to award the contract to Oak Ridge Enterprise.

Other matters that came before the Board at its meeting:

- Approved on consent and presented a commendation to Brooke Reynolds for attainment of Girl Scouts Gold Award.
- Approved on consent and presented a commendation to Zoe Stoke for attainment of Girl Scouts Gold Award.
- Approved on consent an appropriation in the amount of \$29,879.09 for State Library of Virginia Records Preservation Grant.
- Unanimously approved a resolution to accept the First Amendment to scope of work of AMI Contract.
- Unanimously approved an authority to advertise a public hearing on January 9 for an exemption to the County Ordinance for leak adjustment.
- Unanimously approved a revision to personnel policies entitled Holidays and Intoxicants and Drugs.
- Unanimously approved a revision of Administrative Policy entitled County Vehicle 110.1 - 110.5.
- Held a public hearing and unanimously denied a rezoning request for Interstate VA Holdings, LLC to rezone approximately 11.366 acres from Residential Agricultural (R-A) and General Business (B-1) to General Business (B-1) to build a travel center.
- Held a public hearing and unanimously denied a special exception request to permit a special care hospital within a General Business (B-1) Zoning District located at 16905 Parkdale Road.

- Held a public hearing and unanimously denied a Comprehensive Plan amendment for a specific property located at the end of Wagner Way from “Commercial” to “Commercial/Industrial.”
- Held a public hearing and unanimously approved a lease renewal for American Legion Post 1703.