



PLANNING COMMISSION

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

County of Prince George, Virginia

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

MEMORANDUM

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

FROM: Tim Graves, Planner I

RE: July 2023 Planning Commission Work Session & Business Meeting

DATE: July 20, 2023

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

The Planning Commission’s Work Session will be Monday, July 24, 2023 at 5:30 p.m. in the Board Room.

The Planning Commission’s regular Business Meeting will be Thursday, July 27, 2023 at 6:30 p.m. in the Board Room.

Please contact me at (804)722–8678 or tgraves@princegeorgecountyva.gov with any questions.

Agenda

1	
2	Draft Work Session Minutes June 20, 2023
3	Draft Business Meeting Minutes June 22, 2023
4	Rezoning RZ-23-02 It's His Land LLC – R-A to B-1
5	Special Exception SE-23-03 It's His Land LLC – Mini Storage
6	Rezoning RZ-23-05 Bishop – R-A to B-1
7	Special Exception SE-23-06 ArrowWood – Special Care Hospital
8	Rezoning RZ-23-08 SL Well Station Rd. LLC – M-2 to M-3
9	Communications
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11	
12	

Begin

TAB 1

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

Business Meeting
6:30 p.m.

CALL TO ORDER – Madam Chair Elder

Roll Call - Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Madam Chair Elder

PUBLIC COMMENTS – Madam Chair Elder

COMMISSIONERS' COMMENTS – Madam Chair Elder

ORDER OF BUSINESS – Madam Chair Elder

- A-1. Welcome new Planning Director Robert Baldwin
- A-2. Adoption of Work Session Meeting Minutes – June 20, 2023 [2]
- A-3. Adoption of Business Meeting Minutes – June 22, 2023 [3]

PUBLIC HEARINGS – Madam Chair Elder

- P-1. **REZONING RZ-23-02:** Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. – [4] **Tim Graves**
- P-2. **SPECIAL EXCEPTION SE-23-03:** Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses. – [5] **Tim Graves**

- P-3. REZONING RZ-23-05:** Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(OA)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses. – [6] **Andre Greene**
- P-4. SPECIAL EXCEPTION SE-23-06:** 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(OA)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses. – [7] **Tim Graves**
- P-5. REZONING RZ-23-08:** Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(OA)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land uses. – [8] **Andre Greene**

COMMUNICATIONS – [9] 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 August 2023

ADJOURNMENT – Madam Chair Elder

Begin

TAB 2

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Tuesday, June 20, 2023 at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)

6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – 5:30 p.m.

Roll Call – **Commissioners Present: Waymack, Elder, Bresko, Canepa**

Commissioners Absent: Joyner, Anderson, Brockwell

Staff Present: Tim Graves

AGENDA REVIEW FOR JUNE 22 BUSINESS MEETING - Tim Graves reviewed the agenda.

CASE REVIEW

- P-1. REZONING RZ-23-06:** Request of Floyd O. Powers to rezone 1.328 acres from General Industrial (M-2) to General Business (B-1) Zoning District. The purpose of the rezoning is to allow a meadery production facility and tasting room business. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses. **[4] Tim Graves reviewed the staff report and answered questions.**
- P-2. SPECIAL EXCEPTION SE-23-05:** Request of Floyd O. Powers to permit “Wholesale and Processing” activities, pursuant to Prince George County Zoning Ordinance Section 90-393(1), and a “Tavern”, pursuant Section 90-393(12), within a General Business (B-1) Zoning District. The purpose of the request is to open a mead production facility and tasting room. The subject property is approximately 2.35 acres in size, located at 5108 Prince George Drive, and is identified as Tax Map Parcels 240(16)00-001-0 and 240(16)00-002-0. The Comprehensive Plan indicates the property is planned for Commercial uses. **[5] Tim Graves reviewed the staff report and answered questions.**
- P-3. REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses. **[6] Tim Graves reviewed the staff report and answered questions.**

COMMUNICATIONS – Tim Graves announced that a new Planning Director was hired.

ADJOURNMENT – 6:22 p.m. (Motion by Canepa, Second by Bresko, Vote 4-0)

Begin

TAB 3

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

June 22, 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, June 22, 2023 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mrs. Elder, Chair.

ATTENDANCE. The following members responded to Roll Call:

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

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

INVOCATION. Mr. Waymack 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. Mrs. Elder asked the Commissioners for a motion to approve the Agenda for the June 22, 2023 Planning Commission meeting. Mrs. Canepa made a motion to approve the Agenda and Mr. Brockwell seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

PUBLIC COMMENT PERIOD.

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

With no one present indicating they wished to speak, the Public Comment Period was closed at 6:33 p.m.

COMMISSIONERS' COMMENTS.

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

ORDER OF BUSINESS.

A-1. Adoption of the Work Session Minutes – May 22, 2023

Ms. Elder asked the Commissioners to review the Work Session Minutes from May 25, 2023. Mr. Bresko made a motion to approve the May 22, 2023 Work Session Minutes. The motion was seconded by Mrs. Canepa.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

A-2. Adoption of Business Meeting Minutes – May 25, 2023

Ms. Elder asked the Commissioners to review the Minutes of the May 25, 2023 Planning Commission meeting. Mr. Joyner made a motion to approve the May 25, 2023 meeting minutes as written. The motion for approval was seconded by Mr. Breko.

Roll Call:

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

Opposed: (0)

Abstain: (1) Brockwell

Absent: (1) Anderson

PUBLIC HEARINGS.

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

Mr. Graves presented RZ-23-06 to the Commissioners. He provided a location map, an aerial view map, the Comprehensive Plan Future Land Use Map, the Zoning Map and photos for case discussion and reference.

Applicants' Goals:

- Lease and then buy the property at 5018 Prince George Drive, including tax parcels 240(16)00-002-0 (which the building is located on) and 240(16)00-001-0 (the vacant land located in between the existing building and Prince George Drive)
- Open a mead and honey production facility and a tasting room with a small snack bar

Applicants' Request:

- Rezone Tax Parcel 240(16)00-002-0 (1.328 acres) from M-2 to B-1

Review Comments:

Planning & Zoning Staff Comments:

Adjacent uses:

- East: Vacant land
- South: Commercial/Industrial (Tri-City Wrecker & Auto Repair)
- West: Residential (single-family dwelling)
- North: Existing industrial building (Skycass Marketing)

Expected Impacts on adjacent properties and roadways:

- No major change from rezoning (M-2 allows for more intensive uses and traffic than B-1)

Mitigation of expected impacts:

- N/A

Compatibility with the comprehensive plan:

- Yes

Virginia Department of Transportation (VDOT):

The Virginia Department of Transportation, Southern Region Land Development Office has completed their review and has stated a TIA is not required, a commercial entrance is existing and they have no objections.

Building Inspections:

A Change of Use process will be required for this project.

Virginia Department of Health (VDH):

The VDH stated that if the applicant is planning to use the private well/septic currently onsite, the system would need to be evaluated by a professional.

Utilities Department:

The parcel proposed for rezoning does not have County water or sewer currently connected. The applicant would be responsible for the connection, if they choose to use County water and sewer.

Proffered Conditions:

No proffered conditions submitted.

Public Comments/Questions:

Staff received two (2) phone calls in support of the request.

Staff received one (1) phone call expressing the following concerns:

- Existing mobile home on the property (Staff note: Will be addressed separately from this rezoning process)
- Outdoor music - (Staff note: May be addressed during Special Exception process)
- Potential for customers to walk onto her property - (Staff note: May be addressed during Special Exception process)

Mr. Graves stated that staff recommends approval of the rezoning on the following basis:

- The applicant's request appears to be compatible with current and future surrounding land uses, and the comprehensive plan
- The proposed rezoning constitutes a downzoning. If approved, the permitted uses of the property will be less intensive than the uses that are currently permitted in the M-2 zoning district
- Two calls received in support and concerns of one property owner can be addressed in special exception process

Mr. Graves explained that the case was properly advertised in the local newspaper and signs were posted on the subject property. He stated that the applicants were present if the Commissioners had any questions.

With no questions or concerns from the Commissioners, Mrs. Elder opened the Public Hearing at 6:43 p.m. With no one indicating, they wished to speak, the Public Hearing closed at 6:43 p.m.

Mrs. Canepa made a motion to forward RZ-23-06 to the BOS with the recommendation of approval based on the fact that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. The motion was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

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

Mr. Graves presented SE-23-05 to the Commissioners. He provided a location map, an aerial view map, the Zoning Map and photos for case discussion and reference. An outdoor and indoor layout sketch were also presented along with example photos of two of their additional locations in Hopewell and Fredericksburg.

Applicants’ Goals:

- Lease and then buy the property at 5018 Prince George Drive, including tax parcels 240(16)00-002-0 (which the building is located on) and 240(16)00-001-0 (the vacant land located in between the existing building and Prince George Drive).
- Open a mead and honey production facility and a tasting room with a small snack bar, outdoor seating, small stage for entertainment, plant additional trees, etc.

Applicants’ Request:

Special Exception to allow:

- “Wholesale and processing”, pursuant to Section 90-393(1)
- “Tavern”, pursuant to Section 90-393(12)

Review Comments:

Planning & Zoning Staff Comments:

Proposed uses:

- “Wholesale and processing not objectionable because of dust, noise or odors” pursuant to Section 90-393(1). Staff recommends a condition to limit the wholesale and production to mead and related products.
- “Tavern” pursuant to Section 90-393(12). Merriam Webster Dictionary defines the term as “an establishment where alcoholic beverages are sold to be drunk on the premises”. Staff recommends a condition providing a similar definition.

Adjacent uses:

- East: Vacant land
- South: Commercial/Industrial (Tri-City Wrecker & Auto Repair)
- West: Residential (single-family dwelling)
- North: Existing industrial building (Skycass Marketing)

Compatibility with the comprehensive plan:

- Yes

Expected Impacts on adjacent properties and roadways and mitigation:

- Traffic impacts have been considered and no Chapter 527 TIA was required at the time of rezoning and staff is not recommending a TIA be completed for the special exception since the use will not generate additional traffic in comparison with uses permitted by right in the B-1 zoning district. VDOT has noted that the required commercial entrance already exists.
- Visual of parking and outdoor activities from neighboring properties. - Mitigated by condition relating to screening, and applicant plans to plant additional trees.
- Noise from customers seated outdoors and from outdoor entertainment. - Mitigated by:
 - The County noise ordinance (Section 54-23.1) prohibits noise that is plainly audible in an adjacent dwelling between the hours of 10 p.m. and 6:00 a.m.
 - The owners have stated that the outdoor music will be either acoustic or use a small amplifier.
 - Buildings and trees are located between the planned stage area and existing dwellings. There are existing trees, and additional trees are planned by the applicants.
 - A condition requiring any stage/performance area to be located in between the building and road (away from existing dwellings on adjoining properties).
 - A condition requiring screening for outdoor seating areas.

Mitigation of expected impacts:

- None

Compatibility with the comprehensive plan:

- Yes

Virginia Department of Transportation (VDOT):

The Virginia Department of Transportation, Southern Region Land Development Office has completed their review and a TIA is not required, a commercial entrance is existing and they have no objections.

Building Inspections:

A Change of Use process will be required for this project.

Virginia Department of Health (VDH):

The VDH stated that if the applicant is planning to use the private well/septic currently onsite, the system needs to be evaluated by a professional. The applicants will also need to comply with VDACS requirements.

Utilities Department:

The parcel proposed for rezoning does not have County water or sewer currently connected. The applicant would be responsible for the connection, if they choose to use County water and sewer.

Recommended Conditions - Highlights:

- A “tavern”, defined for the purposes of this Special Exception is an establishment where alcoholic beverages (primarily mead produced by the business owner) are sold to be drunk on or off the premises the premises, with or without a snack bar, indoor/outdoor seating, and indoor/outdoor entertainment of an accessory nature
- “Wholesale and processing” of mead/wine and related products
- All outdoor seating areas shall be visually screened from adjoining dwellings using vegetation, building walls, and/or opaque fencing
- Outdoor entertainment shall end no later than 9:00 p.m. and any stage/area for outdoor entertainment shall be located between the existing building and Prince George Drive
- All required federal, state and local licenses/permits shall be obtained for the approved uses. A Change of Use Permit and an updated Certificate of Occupancy shall be obtained from the Building Inspections Office prior to opening the business to customers. Any required approvals shall be obtained from the Health Department prior to issuance of an updated Certificate of Occupancy or Business License

Public Comments/Questions:

Staff received two (2) phone calls in support of the request.

Staff received one (1) phone call expressing the following concerns:

- Existing mobile home on the property
- Outdoor music
- Potential for customers to walk onto her property

Mr. Graves stated that staff recommends approve of the rezoning with the following basis:

- The applicant’s request appears to be compatible with current and future surrounding land uses
- Concerns adequately addressed by conditions

Mr. Graves explained that the cases was properly advertised in the local newspaper and signs were posted on the subject property. He stated that the applicants were present if the Commissioners had any questions.

With no questions or concerns from the Commissioners, Mrs. Elder opened the Public Hearing at 6:59 p.m. With no one indicating, they wished to speak, the Public Hearing closed at 7:00 p.m.

Mr. Waymack made a motion to forward SE-23-05 to the BOS with the recommendation of approval subject to the recommended conditions in the Staff Report and based on the fact that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. The motion was seconded by Mr. Brockwell.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

- P-3. REZONING RZ-23-07:** Request of Dinesh and Kokila Patel to rezone an approximately 0.3-acre portion of a property from Residential Agricultural (R-A) to General Business (B-1) so that the entire parcel will be zoned General Business (B-1). The subject property is located at 16501 Sunnybrook Road and is identified as a portion of Tax Map 510(0A)00-025-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

Mr. Graves presented RZ-23-07 to the Commissioners. He provided a location map, an aerial view map and the Zoning Map for reference.

Background:

- Property split zoned since 1965
- Hotel owner has 99-year ground lease and is in the process of purchasing the property
- The hotel owner plans to purchase part of an adjacent parcel to install a new septic system (as shown on plat with application materials)
- The remainder of parcel 025-0 has been requested for rezoning as well (RZ-23-04)

Applicants' Goals:

- To subdivide the hotel into a separate parcel, the lot must meet minimum lot size requirements: Either 5 acres (R-A zoning) or less (B-1 zoning) – this is the main reason for the rezoning request

Applicants' Request:

- Rezone 0.3 acres from R-A to B-1
- No change to existing hotel use

Review Comments:

Planning & Zoning Staff Comments:

Adjacent uses:

- West and south: Proposed travel center (see RZ-23-04)

- East: Interstate 95
- North: Commercial (small office building)

Expected Impacts on adjacent properties and roadways:

- None (no change to existing hotel use)

Mitigation of expected impacts:

- No impacts from approval

Compatibility with the comprehensive plan:

- Yes

Assessor's Office:

- Hotel parcel previous tracked administratively under a different number (025-B)
- Mr. Patel have a contractual ownership/tenancy and the current land owner is Interstate VA Holdings, LLC

Virginia Department of Transportation (VDOT):

- No Objection

Virginia Department of Health (VDH):

- Applicant is working to comply with DEQ/VDH regulations by installing a new septic system

Mr. Graves stated that staff recommends approve of the rezoning with the following basis:

- The applicant's request appears to be compatible with current and future surrounding land uses
- Approval of the request will allow the hotel to maintain compliance with all applicable regulations and continue providing temporary lodging services to the community
- No negative feedback was received from adjacent property owners and community prior to publishing this staff report

Mr. Graves explained that the case was properly advertised in the local newspaper and signs were posted on the subject property. He stated that the applicants were present if the Commissioners had any questions.

Mr. Bresko asked if the existing structurer was going to be remodeled. Mr. Patel explained he is planning on remodeling the hotel rooms and upgrade the septic system.

With no questions or concerns from the Commissioners, Mrs. Elder opened the Public Hearing at 7:09 p.m. With no one indicating, they wished to speak, the Public Hearing was closed at 7:10 p.m.

Mrs. Canepa made a motion to forward RZ-23-07 to the BOS with the recommendation of approval based on the fact that it is compatible with the Comprehensive Plan and current surrounding uses and zoning districts. The motion was seconded by Mr. Bresko.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

COMMUNICATIONS.

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

- June 26th meeting was cancelled – no cases
- July 24th meeting will be cancelled – no cases

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

June Meeting

- BOS approved the Future Land Use Change request on Prince George Drive
- BOS postponed a decision on the Travel Plaza

C-2. Upcoming Planning Commission Cases for July

- Five (5) cases are scheduled for the July 27 meeting

Mr. Graves announced that the County hired a new Planning Director, Robert Baldwin from Portsmouth. He will be starting mid-July. The new Planning Technician will start in September.

ADJOURNMENT.

At 7:13 p.m., Ms. Elder asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn and Mr. Joyner seconded the motion. Roll was called on the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Anderson

Begin

TAB 4

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

RESUME

The applicant has requested that a 14.8-acre property be rezoned from Residential Agricultural (R-A) to General Business (B-1), subject to proffered conditions, in order to develop the property for commercial uses including a mini-storage facility.

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

CONTENTS OF REPORT:

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

Sample Motions

APPROVE:

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

(EXAMPLES):

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

APPROVE WITH CHANGES:

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

DENY:

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

POSTPONE:

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

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

DRAFT ORDINANCE TO REZONE TAX MAP 350(0A)00-044-A FROM R-A TO B-1

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

Present:

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

Vote:

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

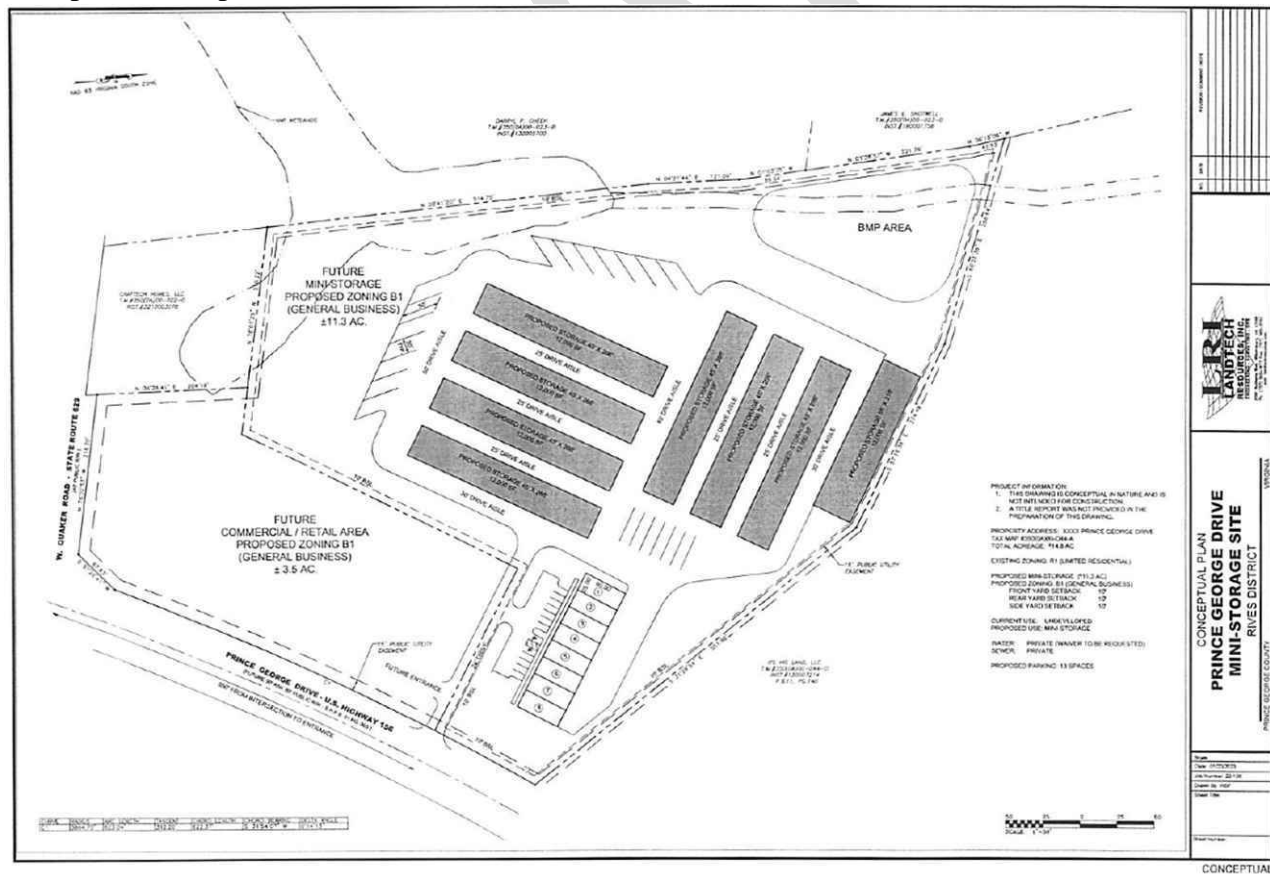
BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-02 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 350(0A)00-044-A and delineated in Instrument # 220002711 recorded in the Circuit Court Clerk’s office, consisting of 14.829 acres, is hereby rezoned from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant in the proffer letter dated 3-28-23:

1. Land Uses. The use of the Property zoned B-1 shall be limited as provided for in the County Zoning Ordinance, except that the following by-right land uses shall be prohibited:
 - (3) Dry cleaners.
 - (4) Laundries.
 - (6) Drugstores.
 - (7) Barbershops and beauty shops.
 - (9) Theaters and assembly halls.
 - (11) Churches.
 - (12) Libraries.

- (13) Funeral homes.
 - (14) Service stations with major repair facilities under cover.
 - (15) Clubs and lodges.
 - (16) Auto sales and service.
 - (19) Machinery sales and service.
 - (20) Waterfront business activities
 - (27) Shopping centers.
 - (30) Community centers.
 - (31) Financial institutions.
 - (33) Wayside stands for display and sale of farm products.
 - (35) Radio, television stations.
 - (37) Cemeteries.
 - (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
 - (39) Noncommercial fairgrounds.
 - (45) Mobile home and recreational vehicle sales, service and repair.
2. Conceptual Layout. The development of the property shall be in substantial conformance to the Conceptual Plan prepared by Landtech Resources, Inc., titled “Prince George Drive Mini-Storage Site”, which is attached to this ordinance and subject to approval of any required Special Exceptions.



Adopted on _____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing July 27, 2023

RZ-23-02 – Rezone from R-A to B-1

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

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

I. Request

The applicant has requested that a 14.8-acre property be rezoned from Residential Agricultural (R-A) to General Business (B-1), subject to proffered conditions, in order to develop the property for commercial uses including a mini-storage facility.

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

II. Property

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

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

Site Size: 14.8 acres

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

RE Taxes Paid?: Yes

Zoning District: Residential Agricultural (R-A)

Proposed: General Business (B-1)

Current Use(s): Vacant

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Google Street View, August 2021



III. Meeting Information

Planning Commission Public Hearing: July 27, 2023

Board of Supervisors Public Hearing: September 12, 2023 (Tentative)

IV. Applicant Proposal

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

V. Exhibits

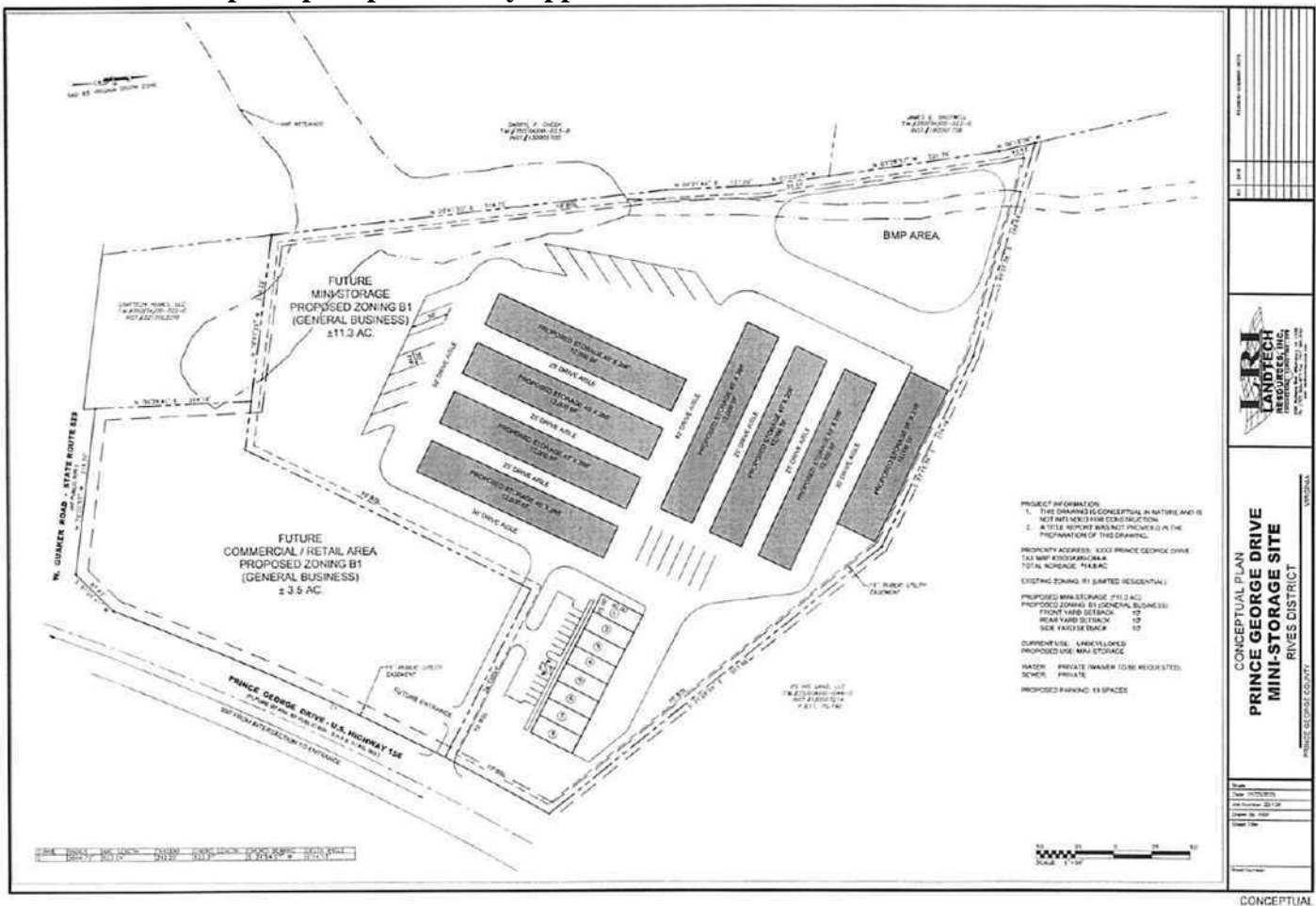
Exhibit 1 – Zoning Map



Exhibit 2 – Comprehensive Plan Future Land Use Map



Exhibit 3 – Conceptual plan provided by applicant



VI. Planning and Zoning Review Comments

1. The acreage proposed for rezoning is approximately 14.8 acres as defined by the current tax parcel number 350(OA)00-044-A which was subdivided from a larger property on a recently recorded subdivision plat.
2. The initial desired land use, a mini storage / self-storage warehouse facility, may be permitted by Special Exception in the B-1 zoning district, under the enumerated land use, “Warehousing with indoor storage”, pursuant to Section 90-393(15).
3. The identified initial uses for the property including office, warehouse, retail and restaurant. The B-1 zoning district allows these uses and more. According to VDOT comments, if there are no proffered restrictions on possible land uses, then a Chapter 527 Traffic Impact Analysis (TIA) would be required to determine if turn lanes are warranted. However, the applicant has proffered to restrict the possible uses of the property and develop the property in substantial conformance to the conceptual plan. This eliminated the Chapter 527 TIA requirement. We have attached a copy of the resulting B-1 uses permitted by-right if the rezoning is approved with the proffered restrictions.
4. Prior rezoning/special exception/etc. cases applicable to this property: N/A. The property has been zoned R-A since 1995 when the county established the R-A zoning district, and prior to that was zoned A-1 General Agricultural.
5. The most recent rezoning case similar to this request was for the “Ample Storage” facility, which was approved by the BOS in February 2021, with construction beginning soon, located at the intersection of South Crater Road and Birdsong Road.
6. Current land uses on adjacent properties:
 - a. West: 10-acre single family lot

- b. East: Vacant County property (Yancey Tract)
 - c. North: 141-acre parcel with a house and a field
 - d. South: Vacant, forestry
7. Expected impacts and mitigation for this request
- a. Traffic: Varies by commercial use – Mitigation: Addressed by VDOT during Site Plan process
 - b. Visual: Varies by commercial use – Mitigation: Some landscaping and screening requirements are applicable during Site Plan process. If there are specific public concerns, they could be addressed through rezoning proffers or, if a special exception is required for a particular use, they can be addressed through special exception conditions.
 - c. Noise: Varies by commercial use – Mitigation: Existing noise ordinance
 - d. NOTE: Any concerns specifically about a mini-storage facility should be addressed as part of Special Exception request #SE-23-03.
8. Is this request compatible with surrounding uses and zoning districts? Yes. Development is limited in this area. The proffered conceptual plan provides ample separation (200-400') from adjacent properties containing dwellings.
9. The Comprehensive Plan Future Land Use Map designation for this property was changed from Residential to Commercial by BOS approval on June 13, 2023. Since the property is planned for Commercial uses, the request is consistent with the Comprehensive Plan.
10. Landscaping requirements and other development standards are applicable during Site Plan review.
11. Concerns raised by the public in public comments received for this request, and in public comments for CPA-23-02 (with Planning Staff Responses):
- a. Desire for County to stay rural, not developed (Planning Staff Response: This property is located in the PGPA – the planned growth area for the County and the property is designated for Commercial development)
 - b. Safety of entrance location on West Quaker Road (Planning Staff Response: The entrance is actually proposed on Prince George Drive instead, and VDOT requires set distances from intersections for all new entrances, for safety purposes)
 - c. Eyesore of boat storage (Planning Staff Response: This should be addressed during the special exception request since boat storage is not allowed except by special exception)
 - d. Request for 100-foot buffer of trees between homes and business (Planning Staff Response: The proffered conceptual plan provides for 200-400' of separation from existing nearby houses)
 - e. Restrict signage (Planning Staff Response: The applicant has accepted some restriction as part of the special exception request.)
 - f. Safety of narrow roads and adjacent intersection (Planning Staff Response: Based on discussions with VDOT, traffic counts and accident data do not show this to be an area which warrants public investment at this time. The applicant has not proffered any privately funded road widening, however their development is planned to be staged over many years and is not expected to generate a significant traffic increase.)

VIII. Supplemental Staff Review Comments

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

1. VDOT has reviewed the application and rezoning statement included with the zoning application package. Based upon the information submitted, the applicant intends to develop a mini-storage facility with future development in a reserved portion of the parcel for office or other related uses. The applicant statement included a concept plan.
2. No trip generation data or turn lane warrant analyses were submitted with the application. Right and/or left turn lanes will be required if warranted.
3. SR 629, West Quaker Road has a functional classification of major collector with an average annual daily traffic (AADT) volume of 2,000 vehicles per day (VPD) and a posted speed limit of 45 MPH. SR 156,

Prince George Drive has a functional classification of minor arterial with an AADT of 5,500 VPD and a posted speed limit of 55 MPH. Any entrances located on either of these roadways will be subject to the entrance spacing requirements in accordance with VDOT's Access Management Regulations. Full access entrances on Prince George Drive must be 555' from any street intersections or other commercial entrances. Full access entrances from W. Quaker Road must be 335' from any street intersections or other commercial entrances.

4. The proffers seem appropriate and would limit trip generation for the proposed project to below the Chapter 527 TIA threshold of 5,000 VPD.

Planning & Zoning Staff Notes:

- Comment #2 is addressed at the time of Site Plan review, based on the specific development that is envisioned. For a mini storage facility, it is anticipated that turn lanes will not be required.
- Comment #3 will be addressed at the time of Site Plan review.

Utilities Department – *Rachael Lumpkin, Utility Project Engineer*

1. This proposed development is located within the Prince George Planning Area. The use of public water and wastewater is required.
2. Currently there is not capacity in the water and wastewater systems for new development. Projects are in process that will provide additional capacity. Anticipated completion for wastewater projects is October 2023 and anticipated completion for water projects is April 2025. If water and wastewater service are needed before these anticipated completion dates, the applicant may request from the Board of Supervisors the ability to use private well and septic as a temporary measure with the understanding that connection to the public utilities will be made once capacity is available.

The departments below reviewed this request and had no comments.

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

Environmental Division - *Angela Blount, Environmental Program Coordinator*

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

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

Fire & EMS Department – *Paul Beamon, Chief*

Economic Development - *Yoti Jabri, Director Economic Development & Tourism*

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

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

IX. Public Notice and Community Feedback

- Staff posted a sign on the property on 4-21-23.
- Staff notified adjacent property owners by mailing prior to all scheduled public hearing dates.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to all scheduled public hearing dates.
- Two (2) public comments were received prior to publishing this staff report, and are provided with the staff report. Concerns are summarized in P&Z staff comments.
- Public comments were made during the public hearing for the related request # CPA-23-02. Concerns are summarized in P&Z staff comments.

X. Staff Recommendation

Approval, subject to proffered conditions.

This recommendation is based on the following considerations:

1. The request is compatible with the Comprehensive Plan, which plans for Commercial use of the property.
2. The applicant's request appears to be compatible with current and future surrounding land uses.
3. The applicant has proffered conditions for this request which will serve to limit the intensity of commercial uses on the property. Staff supports the proffered conditions.

XI. Proffered Conditions

1. Land Uses. The use of the Property zoned B-1 shall be limited as provided for in the County Zoning Ordinance, except that the following by-right land uses shall be prohibited:

- (3) Dry cleaners.
- (4) Laundries.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (9) Theaters and assembly halls.
- (11) Churches.
- (12) Libraries.
- (13) Funeral homes.
- (14) Service stations with major repair facilities under cover.
- (15) Clubs and lodges.
- (16) Auto sales and service.
- (19) Machinery sales and service.
- (20) Waterfront business activities
- (27) Shopping centers.
- (30) Community centers.
- (31) Financial institutions.
- (33) Wayside stands for display and sale of farm products.
- (35) Radio, television stations.
- (37) Cemeteries.
- (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
- (39) Noncommercial fairgrounds.
- (45) Mobile home and recreational vehicle sales, service and repair.

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

Inv. 3708
Encl Gov RZ-23-0013



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-23-02

DATE SUBMITTED:

FEB 23 2023

APPLICANT FILL-IN ALL BLANKS

REQUEST:

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

REQUEST PROPERTY ADDRESS / LOCATION:

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

REQUEST TAX MAP(S): (List all)

350(OA) 00-0004-A

AFFECTED ACREAGE:

14.8

ENTIRE PARCEL?: (Y / N)

CURRENT ZONING:

R-A

PROPOSED ZONING:

B1

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

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

☐ PROPOSED CONDITIONS / PROFFER STATEMENT

☒ CONCEPTUAL SITE PLAN*

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

☐ COMMUNITY MEETING SUMMARY

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

☐ ADDITIONAL ATTACHMENTS:

NAME(S):

ITS His Land LLC

MAILING ADDRESS (Incl. City, State, Zip)

13227 South Crater Rd South Prince George VA 23805

E-MAIL:

TRSALES@gmail.com

PHONE:

804-704-4125

NAME(S) (If different than owner):

Same

RELATION TO OWNER:

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

E-MAIL:

PHONE:

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT

FEE DUE:

Rezoning: \$1,050 + [See Fee Schedule]
Amend Existing Zoning Case: \$1,050

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

OWNER AFFIDAVIT

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

NAME:

Tim Stewart

NAME:

SIGNED:

Tim Stewart

SIGNED:

DATE:

2-23-23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

23rd

day of

February

20

23

Notary Public

My Commission expires:

April 30, 2025

AFFIDAVIT

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

BILLING CONTACT

Tim Stewart
It's His Land LLC

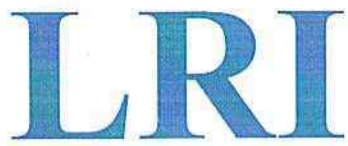


INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00003708	02/23/2023	03/25/2023	Paid In Full	NONE

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

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

TOTAL **\$1,050.00**



LANDTECH RESOURCES, INC.

Rezoning Statement

For

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

Prince George County, Virginia

Preparation Date:

February 7, 2023

LRI Project No. 22-126

ENGINEERING AND SURVEYING CONSULTANTS

205-E Bulifants Blvd, Williamsburg, VA 23188

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

Web: landtechresources.com

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

Prince George County:

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

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

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

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

Sincerely,

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

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

Project Narrative and Description

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

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

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

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

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

**STATEMENT OF PROFFER
REZONING**

Date: 3-28-23

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

1. Land Uses. The use of the Property zoned B-1 shall be limited as provided for in the County Zoning Ordinance, except that the following by-right land uses shall be prohibited:
 - (3) Dry cleaners.
 - (4) Laundries.
 - (6) Drugstores.
 - (7) Barbershops and beauty shops.
 - (9) Theaters and assembly halls.
 - (11) Churches.
 - (12) Libraries.
 - (13) Funeral homes.
 - (14) Service stations with major repair facilities under cover.
 - (15) Clubs and lodges.
 - (16) Auto sales and service.
 - (19) Machinery sales and service.
 - (20) Waterfront business activities
 - (27) Shopping centers.
 - (30) Community centers.
 - (31) Financial institutions.
 - (33) Wayside stands for display and sale of farm products.
 - (35) Radio, television stations.
 - (37) Cemeteries.
 - (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
 - (39) Noncommercial fairgrounds.
 - (45) Mobile home and recreational vehicle sales, service and repair.
 2. Conceptual Layout. The development of the property shall be in substantial conformance to the Conceptual Plan provided with the application, subject to approval of any required Special Exceptions.
-

NAME:

Tim Stewart

REGISTERED COMPANY:

ITS His Land

SIGNED:

[Signature]

NOTARIZATION:

STATE OF VIRGINIA

COUNTY/CITY OF:

Prince George

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

[Signature]
Notary Public

My Commission expires:

4/30, 20 25

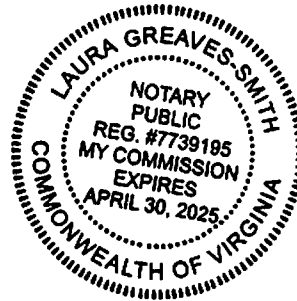
Notary Registration number:

7739195

NAME:

REGISTERED COMPANY:

SIGNED:



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

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

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

- (1) Retail stores and shops.
- (2) Bakeries.
- ~~(3) Dry cleaners.~~
- ~~(4) Laundries.~~
- (5) Wearing apparel stores.
- ~~(6) Drugstores.~~
- ~~(7) Barbershops and beauty shops.~~
- (8) Auto and home appliance services.
- ~~(9) Theaters and assembly halls.~~
- (10) Office buildings.
- ~~(11) Churches.~~
- ~~(12) Libraries.~~
- ~~(13) Funeral homes.~~
- ~~(14) Service stations with major repair facilities under cover.~~
- ~~(15) Clubs and lodges.~~
- ~~(16) Auto sales and service.~~
- (17) Lumber and building supply with storage facilities under cover.
- (18) Plumbing and electrical supply with storage facilities under cover.
- ~~(19) Machinery sales and service.~~
- ~~(20) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving; packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.~~
- (21) Public utilities.
- (22) Offstreet parking as required by this chapter.
- (23) Business signs.
- (24) General advertising signs.
- (25) Location signs.
- (26) Restaurants.
- ~~(27) Shopping centers.~~
- (28) Volunteer fire or rescue squads.
- (29) Exhibits operated by nonprofit organizations.

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



County of Prince George, Virginia

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

July 12, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for "Commercial" land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for "Commercial" land uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning & Zoning Office, located within the Community Development and Code Compliance 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 & Zoning Office in advance so that appropriate arrangements can be made.

You may also contact Planning and Zoning Office 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".

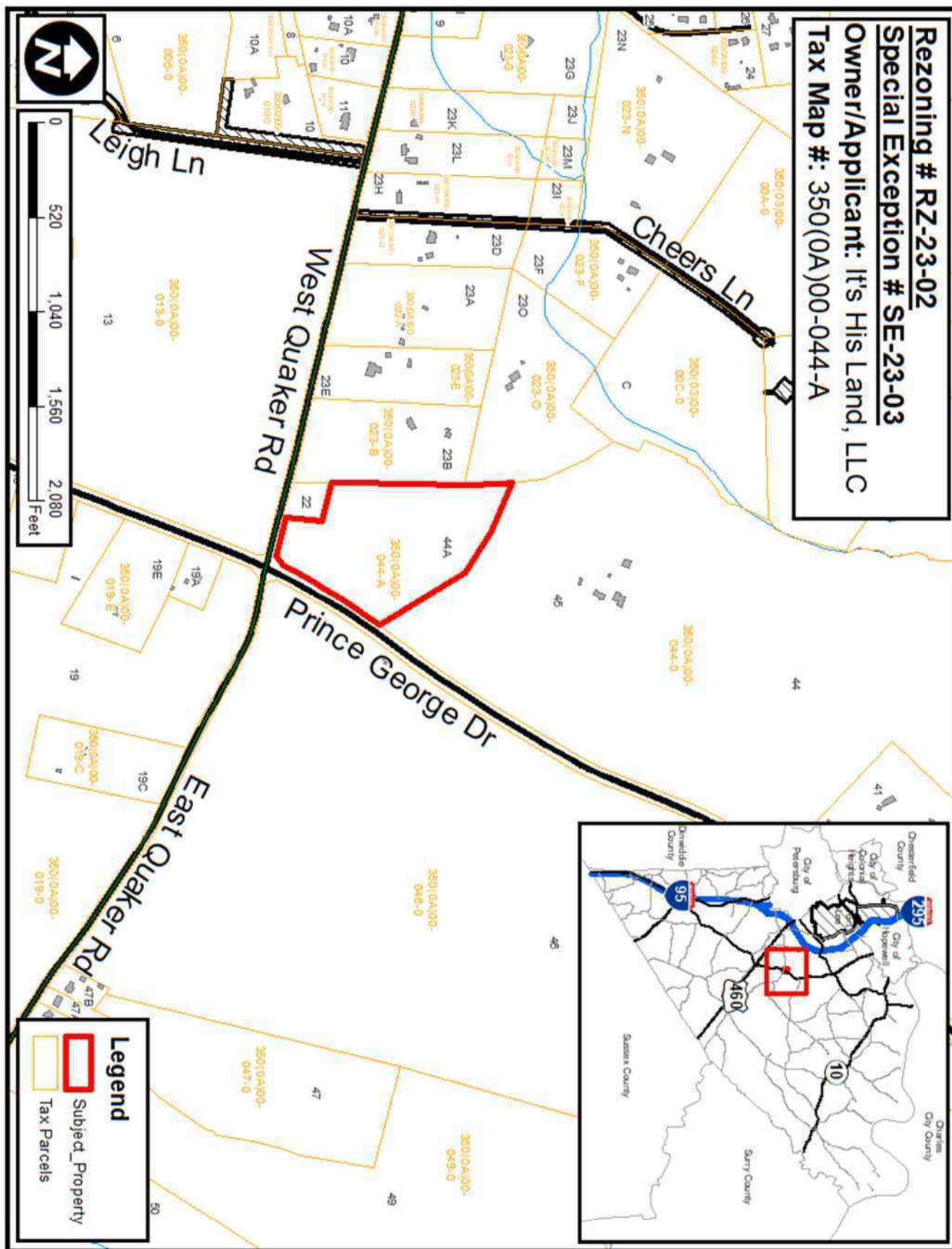
Tim Graves, Planner

Rezoning # RZ-23-02

Special Exception # SE-23-03

Owner/Applicant: It's His Land, LLC

Tax Map #: 350(OA)00-044-A



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

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

CRAFTECH HOMES LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

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

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

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

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

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

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

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land 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 & Zoning Office, located within the Community Development and Code Compliance 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 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: 7/13/23 and 7/20/23

Summary of Public Comments Received for

Rezoning # RZ-23-02

It's His Land, LLC – Rezone R-A to B-1

Public Comments Received Prior to PC Public Hearing on July 27, 2023

Time and Date: 04/27/23 Received at April 27 Planning Commission meeting
Name: Judy Hamby
Address Provided: 7180 West Quaker Road, Disputanta VA 23842
Comments: <p>I would like to express concerns about rezoning the 14.8 acre property for mini storage (self-storage), outdoor boat/RV storage, office, retail and potentially restaurant uses.</p> <ol style="list-style-type: none">1. The entrance to the property is between a curve on Prince George Drive and the intersection to West Quaker Road. This is a dangerous area on West Quaker and would not accommodate another entrance that close to 156.2. Our new neighbor just built a beautiful home in our rural area. Now he will be surrounded by these storage units. He wasn't notified about the rezoning until I took the Progress Index to him.3. In April 2022, the Industrial Development Authority identified this property for potential development but the owner was listed as unresponsive. At that time he owned 141 acres but sold all but 14.8 acres in August , 2022. Is this enough land for the proposal?4. If you would like to observe an eyesore of boat storage, travel on 106 in New Kent County and you will see trees growing up around boats that have been left for an indefinite time.5. Before rezoning any property, I would ask you to balance the Rural feel of our County with growth by<ul style="list-style-type: none">• Including at least a 100 foot buffer of trees between homes and businesses• Restrict signage <p>Thank you</p>

Time and Date: 04/24/23 11:06 AM
Name: Tammy Tucker
Address Provided: 7111 West Quaker Road, Disputanta VA 23842
Comments: <p>I recently saw the rezoning sign at the intersection of 156 and West Quaker and therefore contacted the Planning Office to inquire. I was told that in addition to the county wanting to add a "dump station" to East Quaker and 156, there is a request to rezone West Quaker and 156 from residential/agriculture to business so they can put in storage units and eventually office space and restaurant. As a lifelong resident of the county, I totally disagree and do not support such rezoning or additions of such properties. We want our county to remain as such, a rural county. We do not want to expand to restaurants, office space, storage units to the rural community and definitely not at that intersection! There are more than enough of those currently in PG (near Food Lion on 156 and Jefferson Park as well). The addition, those types of businesses take away from the rural county we love and, in my opinion, only encourages those who often do not have good intentions to come out into the county. If you, the BOS and Planning Commissioner listen to your residents you will see and hear we do not want to a Chesterfield County. We are in PG for a reason and that is the rural, scenic country living that we love! If others want growth and to turn their property into something else, perhaps they are in the wrong county! Please listen to your residents and deny these requests!</p>

Begin

TAB 5

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

RESUME

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

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
6. Copy of public comments received

Sample Motions

APPROVE:

“I move to forward request SE-23-03 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation is/are:”

(EXAMPLES):

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

APPROVE WITH CHANGES:

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

DENY:

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

POSTPONE:

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

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

**DRAFT ORDINANCE TO GRANT A SPECIAL EXCEPTION FOR “WAREHOUSING WITH
INDOOR STORAGE” ON TAX MAP 350(0A)00-044-A**

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

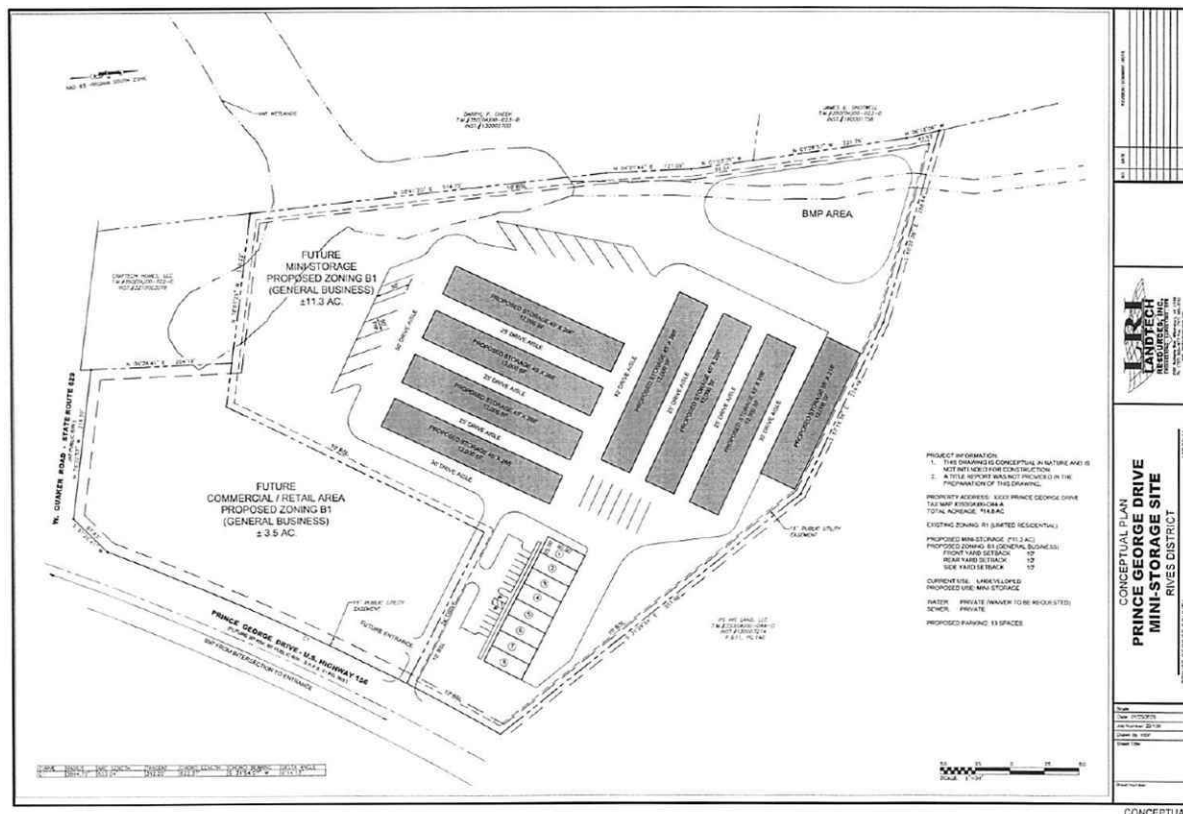
Vote:

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

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

1. This Special Exception is granted on the property currently identified as Tax Map 350(0A)00-044-A, for a “self-storage facility”, outdoor storage of recreational vehicles and boats, and office-warehouse units of a size and scope consistent with the conceptual plan which is further identified in these conditions, pursuant to Section 90-393(15).
2. For the purpose of this special exception, the term “self-storage facility” means “A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property”.
3. The development of the property shall substantially conform to the conceptual plan included with the application materials, entitled “Prince George Drive Mini-Storage Site”, prepared by Landtech Resources Inc., a copy of which shall be attached to these conditions and is hereby specifically incorporated by reference.

4. Vehicles, RVs, camper trailers and boats shall be permitted provided they are adequately screened from view from public rights of way and any occupied dwelling and no stored item can exceed the height of the compound fence, screening or buildings to include boat masts, and satellite dishes/ antennas.
5. Any freestanding signage shall be of monument type.
6. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
7. The entry into the storage area shall have a gate operated by a keyless entry system.
8. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
9. A 25' buffer yard of trees and shrubs shall be maintained in between the commercial uses on this property and any adjacent residentially-zoned properties, in accordance with the provisions of the zoning ordinance. Up to 25' of additional buffer width may be required by the Planning Director at the time of Site Plan review where necessary to achieve adequate separation of land uses.
10. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
11. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



Adopted on ____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT
Public Hearing July 27, 2023
SE-23-03 – Special Exception for Warehousing with indoor storage
Applicant: It’s His Land, LLC (Tim Stewart)
Case Manager: Tim Graves - (804)722-8678

I. Request

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

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

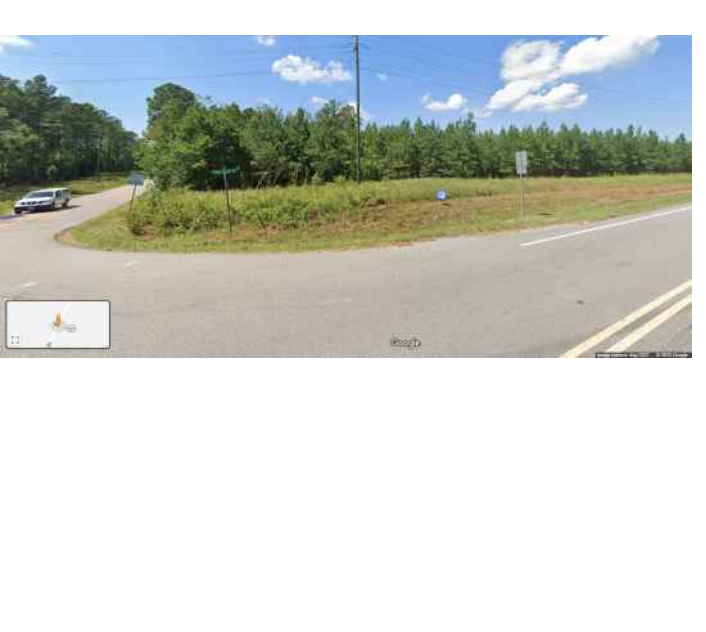
II. Property

Location: West side of Prince George Drive at the intersection with West Quaker Rd	Zoning District: Residential Agricultural (R-A) Proposed: General Commercial (B-1)
Tax Map: 350(0A)00-044-A	Current Use(s): Vacant
Site Size: 14.8 acres	Comp Plan Land Use: Residential
Legal Owner: It’s His Land, LLC (Tim Stewart)	Planning Area: Prince George Planning Area
RE Taxes Paid?: Yes	Previous Zoning Cases: N/A

Figure 1: Aerial view of request property



Figure 2: Google Street View, August 2021



III. Meeting Information

Planning Commission Public Hearing: July 27, 2023
Board of Supervisors Public Hearing: September 12, 2023 (Tentative)

V. Applicant Proposal

The applicant is working with All American Mini Storage to develop a mini storage facility, with RV/boat storage, to serve residents in the surrounding area, including those on and off-post at Fort Lee. More details:

- 4-5 new jobs created
- Facility open from 9:00 a.m. to 5:00 p.m. Monday through Saturday
- The facility will be built on the portion of the property farthest from Prince George Drive and West Quaker Road, on approximately 11.3 acres, as illustrated on the conceptual map
- Approximately 96,000 square feet of storage space and 20 exterior RV/boat storage spaces are planned
- No rental office is planned as the facility will be accessed via keyless entry codes for paying tenants
- The front of the property would be retained for office/commercial/retail uses that are not part of this Special Exception request.

VI. Exhibits

Exhibit 1 – Aerial view of subject property



Exhibit 2 – Zoning Map (Currently R-A Residential Agriculture. B-1 General Business is proposed)



Exhibit 3 – Comprehensive Plan Future Land Use Map



[illegible]

1. The desired land use(s), a Mini-storage facility with office/warehouse building, is classified under the enumerated land use, “Warehousing with indoor storage”, pursuant to Section 90-393(15). This land use is permitted by Special Exception in the B-1 Zoning District.
2. In the absence of a definition for this term in the Zoning Ordinance, staff is recommending that the conditions limit the warehousing land use to a mini storage facility with RV and boat storage, and provide a definition for “mini storage”, or “self-storage”. The definition used by staff was sourced from the American Planning Association Dictionary (see recommended conditions).
3. This request is dependent on a Rezoning application which was filed concurrently under application # RZ-23-02. If approved, that request will rezone the property to B-1, which will allow for this special exception request to proceed.
4. A *Special Exception* is defined in the Zoning Ordinance as “*a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.*” ---- The proposed land use does appear to be consistent with the definition of a Special Exception, so long as the approval is subject to reasonable conditions. Planning & Zoning staff therefore has recommended conditions.
5. Prior rezoning/special exception/etc. cases applicable to this property: If approved, RZ-23-02 (under review) will rezone the property from R-A Residential Agricultural to B-1 General Commercial, with

- proffers regarding prohibited B-1 land uses and requiring development to be substantially in conformance with the conceptual plan which includes the proposed mini storage facility.
6. The most recent rezoning case similar to this request was for the “Ample Storage” facility, which was approved by the BOS in February 2021, with construction beginning soon, at the intersection of South Crater Road and Birdsong Road.
 7. Current land uses on adjacent properties:
 - a. West: 10-acre single family lot
 - b. East: Vacant County property
 - c. North: 141-acre parcel with a house and a field
 - d. South: Vacant, forestry
 8. Expected impacts and mitigation for this request
 - e. Traffic: Limited traffic for a commercial use on a commercially zoned property – Mitigation: The entrance will be located in accordance with VDOT requirements during Site Plan review and any requirement for turn lanes will also be evaluated at the time of Site Plan review.
 - f. Visual: View of storage buildings and RV/boat storage – Mitigation: the conceptual plan indicates the buildings will be a significant distance from adjacent public roads and landscaping requirements are required at the time of Site Plan review. An additional condition is recommended to ensure there is adequate visual buffer/screening between zoning districts.
 9. Is this request compatible with surrounding uses and zoning districts? Yes. Development is limited in this area. The proffered conceptual plan provides ample separation (200-400') from adjacent properties containing dwellings.
 10. The Comprehensive Plan Future Land Use Map designation for this property was changed from Residential to Commercial by BOS approval on June 13, 2023. Since the property is planned for Commercial uses, the request is consistent with the Comprehensive Plan.
 11. If this request is approved, additional zoning approvals will be required:
 - g. Site Plan review and approval is required for the proposed building additions and/or land disturbance that will exceed 2,500 SF
 - h. Building/Zoning Permit, required prior to construction of any new buildings
 - i. Professional Business Zoning Approval, required prior to operation of the new business
 12. Landscaping requirements and other development standards are applicable during Site Plan review.
 13. Concerns raised by the public in public comments received for this request, and in public comments for CPA-23-02 (with Planning Staff Responses):
 - a. Desire for County to stay rural, not developed (Planning Staff Response: This property is located in the PGPA – the planned growth area for the County and the property is designated for Commercial development. If RZ-23-02 is approved, the property will be zoned for business uses and the proposed use is less intensive than other B-1 permitted uses.)
 - b. Safety of entrance location on West Quaker Road (Planning Staff Response: The entrance is actually proposed on Prince George Drive instead, and VDOT requires set distances from intersections for all new entrances, for safety purposes)
 - c. Eyesore of boat storage (Planning Staff Response: Several recommended conditions would result in any boats being invisible from public roads and would be visually screened and significantly distanced from surrounding properties.)
 - d. Request for 100-foot buffer of trees between homes and business (Planning Staff Response: The conceptual plan proffered in the rezoning case and by SE condition provides for 200-400' of separation from existing nearby houses)
 - e. Restrict signage (Planning Staff Response: A recommended condition limits signage to monument style.)
 - f. Safety of narrow roads and adjacent intersection (Planning Staff Response: A mini storage facility does not produce a high traffic volume since tenants only access storage units on an occasional basis.)

VIII. Supplemental Staff Review Comments

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

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

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

1. No trip generation data or turn lane warrant analyses were submitted with the application. Right and/or left turn lanes will be required if warranted.
2. A commercial entrance will be required to provide access to the proposed project in accordance with VDOT standards.
3. SR 629, West Quaker Road has a functional classification of major collector with an average annual daily traffic (AADT) volume of 2,000 vehicles per day (VPD) and a posted speed limit of 45 MPH. SR 156, Prince George Drive has a functional classification of minor arterial with an AADT of 5,500 VPD and a posted speed limit of 55 MPH. Any entrances located on either of these roadways will be subject to the entrance spacing requirements in accordance with VDOT's Access Management Regulations. Full access entrances on Prince George Drive must be 555' from any street intersections or other commercial entrances. Full access entrances from W. Quaker Road must be 335' from any street intersections or other commercial entrances. The full access entrance shown on the provided conceptual plan meets these spacing standards.
4. VDOT has no objection to the proposed special exception.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

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

Utilities Department – *Rachael Lumpkin, Utility Project Engineer*

1. This proposed development is located within the Prince George Planning Area. The use of public water and wastewater is required.
2. Currently there is not capacity in the water and wastewater systems for new development. Projects are in process that will provide additional capacity. Anticipated completion for wastewater projects is October 2023 and anticipated completion for water projects is April 2025. If water and wastewater service are needed before these anticipated completion dates, the applicant may request from the Board of Supervisors the ability to use private well and septic as a temporary measure with the understanding that connection to the public utilities will be made once capacity is available.

Economic Development - *Yoti Jabri, Director Economic Development & Tourism*

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

The departments below reviewed this request and had no comments.

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

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

Fire & EMS Department – *Paul Beamon, Chief*

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

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

IX. Public Notice and Community Feedback

- Staff posted a sign on the property on 4-21-23.
- Staff notified adjacent property owners by mailing prior to all scheduled public hearing dates.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to all scheduled public hearing dates.
- Two (2) public comments were received prior to publishing this staff report, and are provided with the staff report. Concerns are summarized in P&Z staff comments.
- Public comments were made during the public hearing for the related request # CPA-23-02. Concerns are summarized in P&Z staff comments.

X. Staff Recommendation

Approval, subject to the recommended conditions.

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. Staff has recommended the below conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The applicant reviewed and agrees with the conditions.

XI. Recommended Conditions

1. This Special Exception is granted on the property currently identified as Tax Map 350(0A)00-044-A, for a "self-storage facility", outdoor storage of recreational vehicles and boats, and office-warehouse units of a size and scope consistent with the conceptual plan which is further identified in these conditions, pursuant to Section 90-393(15).
2. For the purpose of this special exception, the term "self-storage facility" means "A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property".
3. The development of the property shall substantially conform to the conceptual plan included with the application materials, entitled "Prince George Drive Mini-Storage Site", prepared by Landtech Resources Inc., a copy of which shall be attached to these conditions and is hereby specifically incorporated by reference.
4. Vehicles, RVs, camper trailers and boats shall be permitted provided they are adequately screened from view from public rights of way and any occupied dwelling and no stored item can exceed the height of the compound fence, screening or buildings to include boat masts, and satellite dishes/ antennas.
5. Any freestanding signage shall be of monument type.
6. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
7. The entry into the storage area shall have a gate operated by a keyless entry system.

8. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
9. A 25' buffer yard of trees and shrubs shall be maintained in between the commercial uses on this property and any adjacent residentially-zoned properties, in accordance with the provisions of the zoning ordinance. Up to 25' of additional buffer width may be required by the Planning Director at the time of Site Plan review where necessary to achieve adequate separation of land uses.
10. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 36 months from the date of Special Exception Approval.
11. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



SPECIAL EXCEPTION APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

SE-23-03

DATE SUBMITTED:



APPLICANT FILL-IN ALL BLANKS

BY: _____

REQUEST:

Special Exception for mini storage facility

REQUEST PROPERTY ADDRESS / LOCATION:

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

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

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

AFFECTED ACREAGE
(Each parcel):

14.8

ENTIRE PARCEL (Y / N
- Each parcel):

ATTACHMENTS (Check if Attached; * = Required):

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

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☐ ADDITIONAL ATTACHMENTS:

☐ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S):

ITS His Land LLC

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

13227 South Crater Rd South Prince George VA 23805

E-MAIL:

TRSALES@gmail.com

PHONE:

804-704-4125

NAME(S): If different than owner):

Same

RELATION TO OWNER:

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

E-MAIL:

PHONE:

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

R-A (B-1X Proposed)

LAND USE(S) CODE REFERENCE(S):

90-393 (15) Warehousing w/ Indoor Storage

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

OWNER AFFIDAVIT

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

NAME:

Tim Stewart

NAME:

SIGNED:

Tim Stewart

SIGNED:

DATE:

2-23-23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

23rd

day of

February

20

23

Notary Public

My Commission expires:

April 30, 2025



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

BILLING CONTACT

Tim Stewart
It's His Land LLC



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

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

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

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

Prince George County:

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

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

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

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

Sincerely,

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

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

Project Narrative and Description

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

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

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

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

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



County of Prince George, Virginia

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

July 12, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for "Commercial" land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for "Commercial" land uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning & Zoning Office, located within the Community Development and Code Compliance 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 & Zoning Office in advance so that appropriate arrangements can be made.

You may also contact Planning and Zoning Office 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".

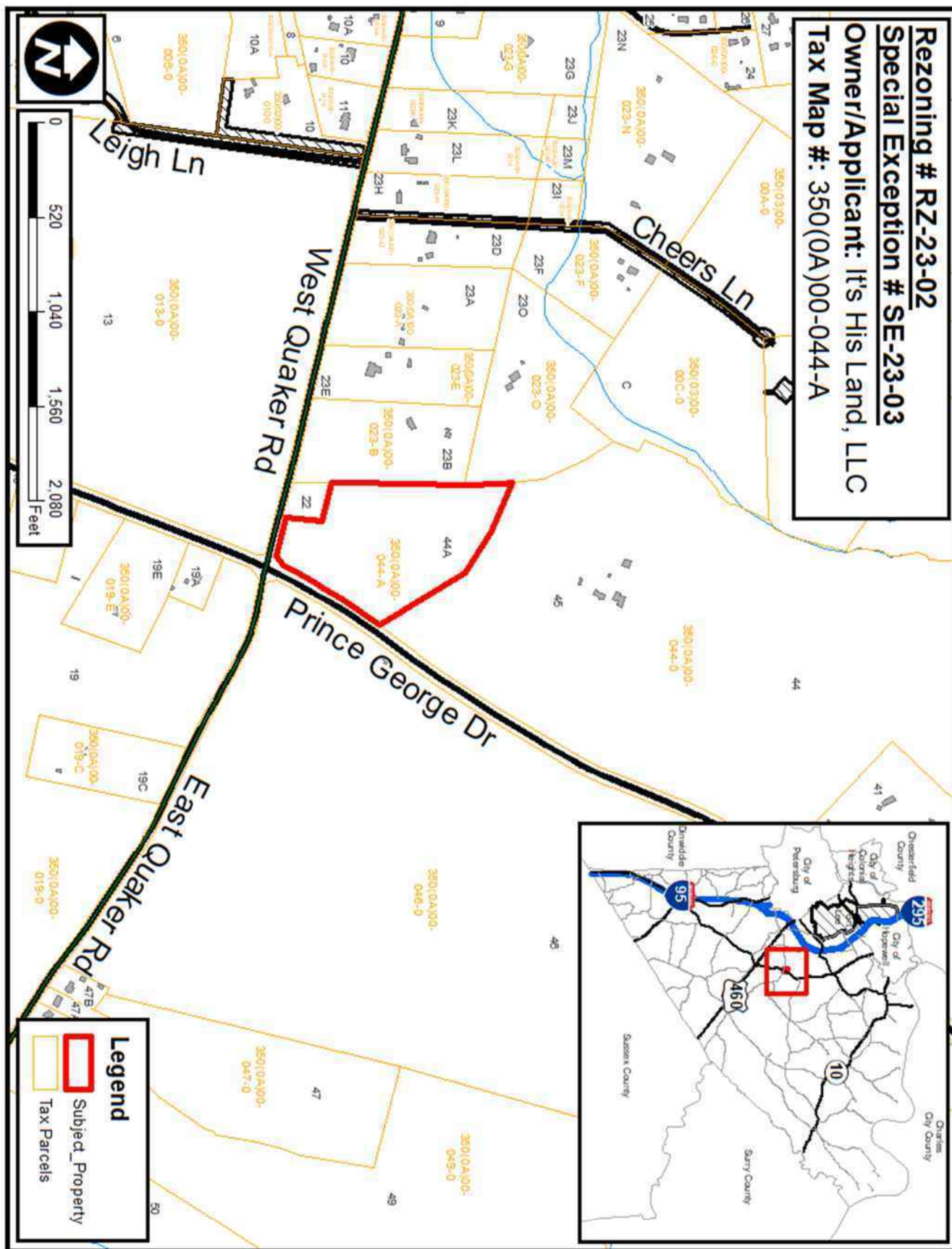
Tim Graves, Planner

Rezoning # RZ-23-02

Special Exception # SE-23-03

Owner/Applicant: It's His Land, LLC

Tax Map #: 350(OA)00-044-A



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

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

CRAFTECH HOMES LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

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

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

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

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

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

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

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land 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 & Zoning Office, located within the Community Development and Code Compliance 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 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: 7/13/23 and 7/20/23

Summary of Public Comments Received for

Special Exception SE-23-03

It's His Land, LLC – Warehousing with indoor storage

Public Comments Received Prior to PC Public Hearing on July 27, 2023

Time and Date: 04/27/23 Received at April 27 Planning Commission meeting
Name: Judy Hamby
Address Provided: 7180 West Quaker Road, Disputanta VA 23842
Comments: <p>I would like to express concerns about rezoning the 14.8 acre property for mini storage (self-storage), outdoor boat/RV storage, office, retail and potentially restaurant uses.</p> <ol style="list-style-type: none">1. The entrance to the property is between a curve on Prince George Drive and the intersection to West Quaker Road. This is a dangerous area on West Quaker and would not accommodate another entrance that close to 156.2. Our new neighbor just built a beautiful home in our rural area. Now he will be surrounded by these storage units. He wasn't notified about the rezoning until I took the Progress Index to him.3. In April 2022, the Industrial Development Authority identified this property for potential development but the owner was listed as unresponsive. At that time he owned 141 acres but sold all but 14.8 acres in August , 2022. Is this enough land for the proposal?4. If you would like to observe an eyesore of boat storage, travel on 106 in New Kent County and you will see trees growing up around boats that have been left for an indefinite time.5. Before rezoning any property, I would ask you to balance the Rural feel of our County with growth by<ul style="list-style-type: none">• Including at least a 100 foot buffer of trees between homes and businesses• Restrict signage <p>Thank you</p>

Time and Date: 04/24/23 11:06 AM
Name: Tammy Tucker
Address Provided: 7111 West Quaker Road, Disputanta VA 23842
Comments: <p>I recently saw the rezoning sign at the intersection of 156 and West Quaker and therefore contacted the Planning Office to inquire. I was told that in addition to the county wanting to add a "dump station" to East Quaker and 156, there is a request to rezone West Quaker and 156 from residential/agriculture to business so they can put in storage units and eventually office space and restaurant. As a lifelong resident of the county, I totally disagree and do not support such rezoning or additions of such properties. We want our county to remain as such, a rural county. We do not want to expand to restaurants, office space, storage units to the rural community and definitely not at that intersection! There are more than enough of those currently in PG (near Food Lion on 156 and Jefferson Park as well). The addition, those types of businesses take away from the rural county we love and, in my opinion, only encourages those who often do not have good intentions to come out into the county. If you, the BOS and Planning Commissioner listen to your residents you will see and hear we do not want to a Chesterfield County. We are in PG for a reason and that is the rural, scenic country living that we love! If others want growth and to turn their property into something else, perhaps they are in the wrong county! Please listen to your residents and deny these requests!</p>

Begin

TAB 6

REZONING REQUEST – RZ-23-05
PLANNING COMMISSION STAFF REPORT – July 27, 2023

RESUME

The applicant has requested that approximately 2.5 acres be rezoned from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

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

CONTENTS OF REPORT:

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

Sample Motions

APPROVE:

I move to forward request RZ-23-05 to the Board with a recommendation for APPROVAL, and the reason(s) for this recommendation is/are:

(EXAMPLES):

- “It is compatible 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-23-05 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-05 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are: (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-05 until _____ to allow time for _____
(DATE OR MONTH)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

ORDINANCE TO REZONE A PORTION OF TAX MAP 460(0A)00-013-B FROM
R-A TO B-1

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

Present:

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

Vote:

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-05 is granted as an amendment to the official zoning map; and

The Property, an approximately 2.5-acre portion of Tax Map # 460(0A)00-00013-B which is illustrated below, currently zoned Residential Agricultural (R-A) Zoning District, is hereby rezoned to General Business (B-1) Zoning District; and as a result, the entire property consisting of approximately 4 acres is zoned General Business (B-1) Zoning District.



Adopted on ____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing July 27, 2023

RZ-23-05– Rezone from R-A to B-1

Applicant: Martha Johnson

Property Owner: George C. and Susan R. Bishop

Case Manager: Andre Greene, Planner II - (804) 722-8676

I. Request

The applicant has requested that approximately 2.5 acres of the subject property be rezoned from Residential Agricultural (R-A) to General Business (B-1), with no proffered conditions, to allow the display and sale of portable buildings and to open a related sales office. 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: 8801 Prince George Drive

Tax Map: 460(0A)00-013B

Site Size: 3.99 acres +/-

RE Taxes Paid?: Yes

Zoning District: Residential – Agricultural (R-A)

Proposed: General Business (B-1)

Current Use(s): Commercial/Retail

Comp Plan Land Use: Agricultural

Planning Area: Rural Conversation Planning Area

Previous Zoning Cases: ZM-87-9

Figure 1: Satellite view of request property



III. Meeting Information

Planning Commission Public Hearing: July 27, 2023

Board of Supervisors Public Hearing: September 12, 2023 (Tentative)

IV. Background

1. In 1987, approximately 1.4 acres of the property were rezoned to B-1 in zoning case ZM-87-9, with only one proffered condition relating to screening which does not appear to affect this request. Subsequent special exceptions for specific businesses (woodworking shop and auto repair shop) were obtained in 1995 and 2000. In 2005, the property was expanded by approximately 2.6 acres to include additional land that is zoned R-A.
2. There are three (3) Quonset huts located on the property that are being used commercially (auto sales, auto repair, and antiques shop).

V. Applicant Proposal

1. The subject property is approximately 3.99 acres in size with approximately 1.4 acres already zoned B-1, General Business. The applicant wishes to conduct business on the remaining portion of the property that is not already zoned B-1.
2. Martha Johnson is the owner/operator of Providential Structures, LLC. Ms. Johnson wishes to locate a portable office building (10' X 12') on the request property and display and sell Graceland portable buildings on the property (see attached letter dated April 11, 2023). The applicant has a display lot located in the City of Petersburg which she would like to relocate to the property in Prince George County.

No proffers have been submitted for this request. If this request is approved, then all B-1 land uses permitted by-right would be permitted on the property.

VI. Exhibits

Exhibit 1: Photos of Existing Buildings on the Property





Exhibit 2: Photos of areas where portable sheds will be located



Exhibit 3 – Zoning Map (Red = B-1 General Business | Yellow / Tan = R-A Residential Agricultural)



Exhibit 4 – Comprehensive Plan Future Land Use Map (Green = Agriculture)



VII. Planning and Zoning Review Comments

1. In 1987, approximately 1.4 acres of the property were rezoned to B-1 in zoning case ZM-87-9, with only one proffered condition relating to screening which does not appear to affect this request. Subsequent special exceptions for specific business (woodworking shop and auto repair shop) were obtained in 1995 and 2000. In 2005, the property was expanded to include additional land that is zoned R-A.
3. The subject property is approximately 4 acres in area and is only partly zoned B-1. The applicant wishes to conduct business on the portion of the property that is not already zoned B-1.
4. Mr. Bishop indicated on the phone he wishes to rezone the remainder of the parcel to B-1. The acreage proposed for rezoning therefore appears to be approximately 2.5 acres.
5. The desired land use(s) appears to be similar to, or no more intensive than, the following land uses enumerated as by-right uses in the B-1 zoning district under Section 90-392, therefore the desired activities would be permitted by-right if the rezoning is approved.
 - (1) Retail stores and shops.
 - (10) Office buildings.
 - (17) Lumber and building supply with storage facilities under cover.
 - (34) Retail catalog sales offices.
 - (43) Farm supplies.
 - (45) Mobile home and recreational vehicle sales, service and repair.
6. Other zoning approvals required after the RZ is approved:
 - a. Building/Zoning Permit for any new buildings used for the business.
 - b. Professional Business Zoning Approval for the new/expanded business.
 - c. Based on the information provided, a Site Plan will not be required for the new business, however if there is a proposed building addition or land disturbance that will exceed 2,500 SF, then a Site Plan will be required at that time.
7. Consistency with surrounding zoning districts and surrounding uses: Yes.
Consistency with the Comprehensive Plan: No. Generally consistent based on existing B-1 zoning on this property and presence of surrounding commercial and industrial uses on nearby properties.
8. Expected impacts and mitigation for this request: Minimal Traffic and Noise

VIII. Supplemental Staff Review Comments

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

1. Only one entrance will be allowed to service the existing buildings and proposed commercial uses. A commercial entrance in accordance with VDOT standards will be required to provide access. The existing entrance requires maintenance as the driving surface contains potholes. VDOT does not maintain commercial entrances. The site is currently served by a commercial entrance.
2. Modifications may be needed to the existing fence line and gate to ensure that vehicles accessing the facility before the gates are unlocked have sufficient distance between the gate and road so that the vehicle does not encroach into the roadway.
3. VDOT does not objection to the proposed rezoning.

Charles Harrison III - Building Official / Fire Official - (804) 722-8659 - charrison@princegeorgecountyva.gov

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

Yoti Jabri, Economic Development - (804)722-8609 - yjabri@princegeorgedecountyva.gov

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

The following review team members reviewed your application and had no comments on this request.

- Randall Horne, Senior Real Estate Appraiser – (804)722-8634 - rhorne@princegeorgedecountyva.gov
- Angela Blount, Environmental Program Coordinator - (804)722-8673 - ablount@princegeorgedecountyva.gov
- Paul Burroughs, Police Department – (804)733-2773 - pburroughs@princegeorgedecountyva.gov
- Rachael A. Lumpkin, Utility Project Engineer - (804) 722-8780 – rlumpkin@princegeorgedecountyva.gov

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property on 7-14-23.
- 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. A portion of the subject property is already zoned B-1, General Business and used for commercial purposes.
2. The applicant's request appears to be compatible with current and future surrounding land uses.
3. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.



Inv. 4077
EnerGov. RZ-23-0016



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-23-05

DATE SUBMITTED:

APPLICANT FILL-IN ALL BLANKS

REQUEST:

REZONE FROM R-1 to B-1

REQUEST PROPERTY ADDRESS / LOCATION:

PRZ-23-03 BISHOP US 460 COUNTY DR

REQUEST DETAILS

REQUEST TAX MAP(S): (List all)

460(OA) 00-013-B

AFFECTED
ACREAGE:

2.5

ENTIRE PARCEL?:
(Y / N)

Yes

CURRENT
ZONING:

R-A

PROPOSED
ZONING:

B-1

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

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

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

☐ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ ADDITIONAL ATTACHMENTS:

☐ CONCEPTUAL SITE PLAN*

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

☐ COMMUNITY MEETING SUMMARY

LEGAL OWNER

NAME(S):

George C & Susan R. Bishop

MAILING ADDRESS (Incl. City, State, Zip)

5308 MICA DR Prince George VA 23875

E-MAIL:

GCB SRB@gmail.com

PHONE:

804-586-0639

APPLICANT CONTACT

NAME(S) (If different than owner):

MARTHA JOHNSON

RELATION TO OWNER:

NONE

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

211 SHADY GROVE RD PROVIDENCE, NC 27315

E-MAIL:

mjohnsonjb@gmail.com

PHONE:

434-441-6148

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:

\$1400.00

PAYMENT TYPE:

☒ CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

0671

DATE RECEIVED:

4/11/23

RECEIVED BY:

J. Andrews

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:

George C. Bishop

NAME:

Susan R. Bishop

SIGNED:

George C Bishop

SIGNED:

Susan R. Bishop

DATE:

4/5/23

DATE:

4/5/23

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Hopewell

Subscribed and sworn before me this

6th

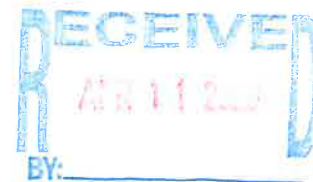
day of

April, 20 23.

Notary Public

My Commission expires:

April 30, 2026MICHAEL THOMAS ELLIS
NOTARY PUBLICCommonwealth of Virginia
Registration No. 8013203
My Commission Expires April 30, 2026



2/28/23

Dear Sir / madam,

Hello, my name is Martha Johnson. I'm from Providence North Carolina. I am the owner/ operator of Providential Structures, LLC. I've been in business since 2020 selling Graceland Portable Buildings!

I have worked with Graceland since 2008 and I started selling their product 3 years ago. I also work at the manufacturing plant where we build the Graceland portable buildings. This is also located in Providence North Carolina.

I have a display lot in Petersburg right now, but I'm trying to get everything moved to Prince George since it's a much better community! A friend suggested this location to me and I want to display Graceland buildings on the land there and I will have a small 10x12 Portable office to do my paperwork and things in. We do sales online and do a lot of computer type sales with advertising on social media. We offer DocuSign so our customers can purchase from the comfort of their Own home! Some like to look at the product before they purchase but some purchase it outright without seeing them. Graceland has a high reputation of good quality and craftsmanship! Graceland has been in business since 2005 and myself and my family have been working for them since 2008 manufacturing the product! I would love this opportunity to broaden our sales area and make a home in Prince George!

Providential Structures LLC is a small business and the overhead would need to be small also. I hope this works out! We keep a clean, nice display area, grass mowed, trash picked up, etc. I think we will do good in Prince George!

Thank you in advance, I look forward to doing business with you!

Sincerely,

Martha Johnson

Providential Structures LLC

RECEIVED
APR 11 2020
BY: _____

E-1

8801

8803

8805

450(DA)00-013-B

R-A

Office

Demo's

Rural Conservation Area

450(DA)00-013-B

RECEIPT (REC-003601-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

G. Bishop



Payment Date: 04/11/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZ-23-0016	PGC Rezoning to B-1 \$140 per acre calculated	Fee Payment	Check #0671	\$350.00
	PGC Rezoning	Fee Payment	Check #0671	\$1,050.00
8801 County Dr Disputanta, VA 23842			SUB TOTAL	\$1,400.00
TOTAL				\$1,400.00

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

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

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Dry cleaners.
- (4) Laundries.
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Office buildings.
- (11) Churches.
- (12) Libraries.
- (13) Funeral homes.
- (14) Service stations with major repair facilities under cover.
- (15) Clubs and lodges.
- (16) Auto sales and service.
- (17) Lumber and building supply with storage facilities under cover.
- (18) Plumbing and electrical supply with storage facilities under cover.
- (19) Machinery sales and service.
- (20) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving; packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- (21) Public utilities.
- (22) Offstreet parking as required by this chapter.
- (23) Business signs.
- (24) General advertising signs.
- (25) Location signs.
- (26)

Restaurants.

- (27) Shopping centers.
- (28) Volunteer fire or rescue squads.
- (29) Exhibits operated by nonprofit organizations.
- (30) Community centers.
- (31) Financial institutions.
- (32) Office buildings.
- (33) Wayside stands for display and sale of farm products.
- (34) Retail catalog sales offices.
- (35) Radio, television stations.
- (36) Home service establishments such as exterminators, plumbers, decorators.
- (37) Cemeteries.
- (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
- (39) Noncommercial fairgrounds.
- (40) Commercial greenhouses, nurseries.
- (41) Buildings or uses for federal, state, county or local governmental purposes.
- (42) Instructional and/or training facilities, including but not limited to dancing schools and dancing studios.
- (43) Farm supplies.
- (44) Public utility distribution facilities.
- (45) Mobile home and recreational vehicle sales, service and repair.
- (46) Agriculture.
- (47) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
 - a. The dwelling shall be attached to or located above the business;
 - b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - c. The residential unit shall not be used as a rental property.
- (48) Temporary outdoor Christmas tree sales and holiday items provided that:

- a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands and similar decorative horticultural materials and holiday craft items.
- b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
- c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.
- d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15.

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

- a. Sales shall not begin before June 15 and shall be restricted to Virginia legal fireworks sales that meet the local fire code requirements.
- b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
- c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Virginia legal fireworks sales.
- d. All Virginia legal fireworks products, parked vehicles, signs, trash or debris or other material associated with or resulting from the Virginia legal fireworks sales shall be removed no later than July 15.

(50) Mobile food units, subject to the provisions of section 90-1041.

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

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

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

- (1) Wholesale and processing not objectionable because of dust, noise or odors.
- (2) Retail fish market.
- (3) Commercial fairgrounds, commercial racetrack.
- (4) Animal hospital, animal boarding place, veterinary services.



County of Prince George, Virginia

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

July 14, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural 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 & Zoning Office, located within the Community Development and Code Compliance 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 & Zoning Office in advance so that appropriate arrangements can be made.

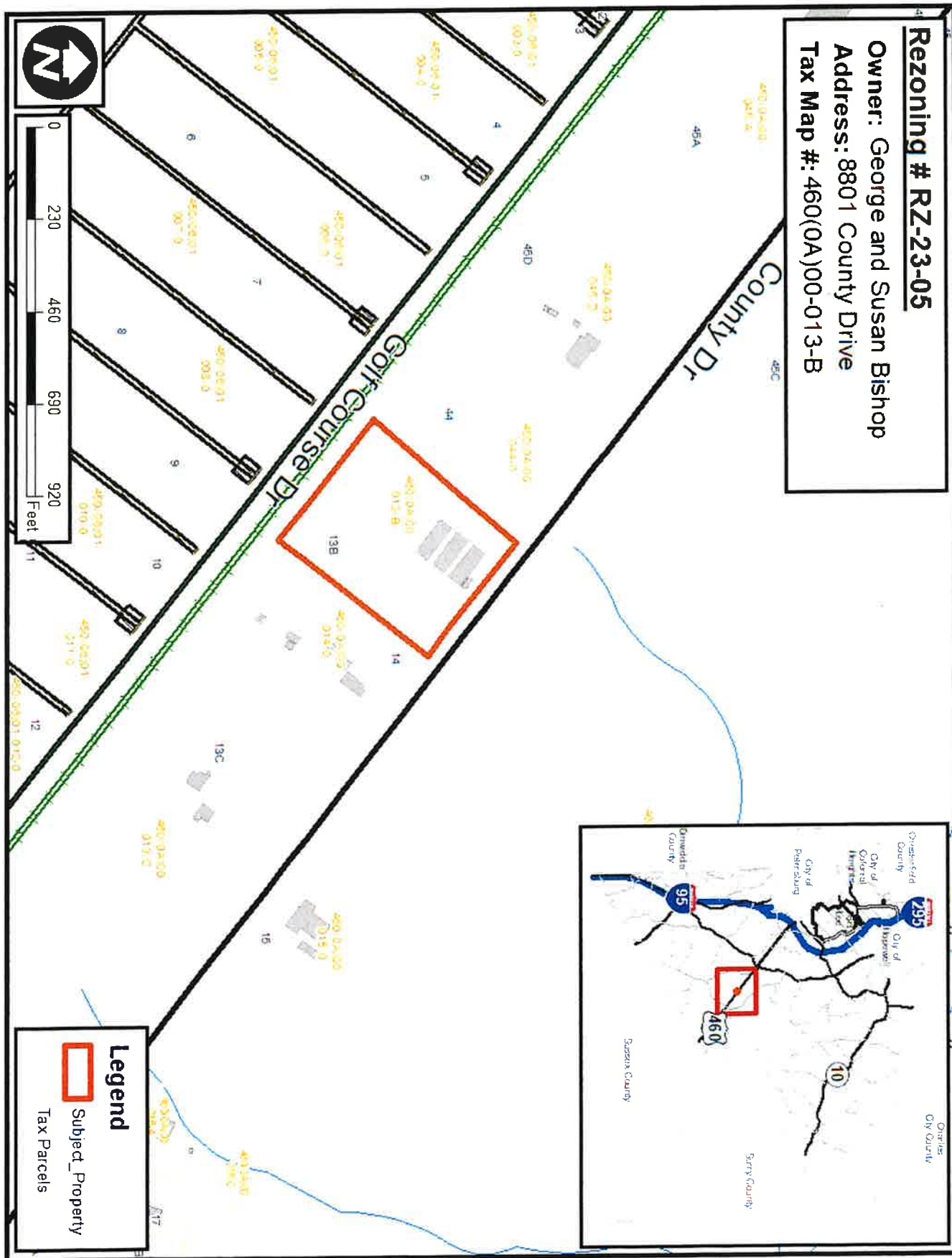
You may also contact Planning and Zoning Office with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

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

Andre Greene
Planner II

Owner: George and Susan Bishop
Address: 8801 County Drive
Tax Map #: 460(OA)00-013-B



PLEASANT TOMMY C
PO BOX 265
DISPUTANTA, VA 23842

BINFORD CHERYL G TRUSTEE W
FRANCES C/O JANET HOLLOWAY
11000 BINFORD DR
DISPUTANTA, VA 23842-6465

BISHOP GEORGE C & SUSAN R
5308 MICA DR
PRINCE GEORGE, VA 23875

BINFORD J H FARMS INC
C/O JOHN R THOMPSON
4007 W FRANKLIN ST
RICHMOND, VA 23221

ETHRIDGE CHARLES R & SUSAN H
8821 COUNTY DR
DISPUTANTA, VA 23842

NVR INC A VIRGINIA CORPORATION
7501 BOULDERS VIEW DR STE 450
RICHMOND, VA 23225

Martha Johnson
211 Shady Grove Rd
Providence, NC 27315

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

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

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land 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 & Zoning Office, located within the Community Development and Code Compliance 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 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: 7/13/23 and 7/20/23

Begin

TAB 7

SPECIAL EXCEPTION REQUEST – SE-23-06
PLANNING COMMISSION STAFF REPORT – July 27, 2023

RESUME

The applicant has requested a special exception to allow a “special care hospital”, pursuant to Section 90-393(8) in order to operate a facility to treat patients on a voluntary basis for substance abuse and/or mental health illnesses.

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.

CONTENTS OF REPORT:

1. Sample Motions
2. Draft Ordinance for Board of Supervisors
3. Staff Report
4. Copy of the Application with Attachments
5. Letters of Support
6. Public Notice Materials

Sample Motions

APPROVE:

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

DENY:

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

POSTPONE:

I move to POSTPONE request SE-23-06 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

ORDINANCE TO GRANT A SPECIAL EXCEPTION FOR A SPECIAL CARE HOSPITAL
ON TAX MAP 120(0A)00-001-A

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-23-06: 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 proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-06 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted on Tax Map 120(0A)00-001-A for a “special care hospital” that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
2. The facility is limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion of the facility shall require review of this special exception.
3. All required federal, state and local licenses/permits shall be obtained for the approved use.
4. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
5. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
6. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on ____, 2023 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing July 27, 2023

SE-23-06 – ArrowWood - Special Care Hospital

Applicant: ArrowWood Addiction Treatment Center LLC

Property Owner: Hospitality VII, Inc.

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

I. Request

The applicant has requested a special exception to allow a “special care hospital”, pursuant to Section 90-393(8) in order to operate a facility to treat patients on a voluntary basis for substance abuse and/or mental health illnesses.

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: 5305 Plaza Drive

Tax Map: 120(0A)00-001-A

Site Size: 21.01 acres

RE Taxes Paid?: Yes

Zoning District: General Business (B-1)

Current Use: Commercial

Comp Plan Land Use: Public/Semi-Public

Planning Area: Prince George Planning Area

Previous Zoning Cases: SE-12-01

Figure 1: Building Photo (entrance)



Source: <http://sunflower-gardens.com>

III. Meeting Information

Planning Commission Public Hearing: July 27, 2023

Board of Supervisors Public Hearing: September 12, 2023 (Tentative)

IV. Background

- The property was rezoned to B-1 in 1988 under zoning case # ZM-88-2 with no proffered conditions.
- Special Exception SE-12-01 (AKA SE-11-09), approved on 2-14-12, allowed a special care hospital for a dementia treatment facility, known as Sunflower Gardens. The conditions state that the use is not transferrable to a new owner.
- Based on a suggestion from staff, the applicant initially applied to transfer the special exception via approval from the Board of Supervisors (#TSE-23-01), but after reviewing the information about the proposed facility, staff recognized that the proposed type of special care hospital is different than the originally-approved dementia treatment facility, and accordingly advised the applicant that a new special exception request with a public hearing was warranted.

V. Applicant Proposal

The applicant's plans are detailed in the submitted statement. Generally, they propose to use an existing 1-story building on a 21-acre parcel for a facility that will treat patients who choose to be there for substance abuse and other mental health illnesses. Veterans are a key segment of the clientele and alcohol is the most commonly misused substance. The facility will be secured and monitored 24/7 and individuals would not be able to exit the building independently. Any individuals wishing to leave would be transported in a company vehicle.

The applicant proposes to invest approximately \$1 million in refurbishments and upgrades to the building and the project is said to create more than 50 jobs, including medical, clinical and administrative positions.

VI. Exhibits

Exhibit 1 – Satellite view

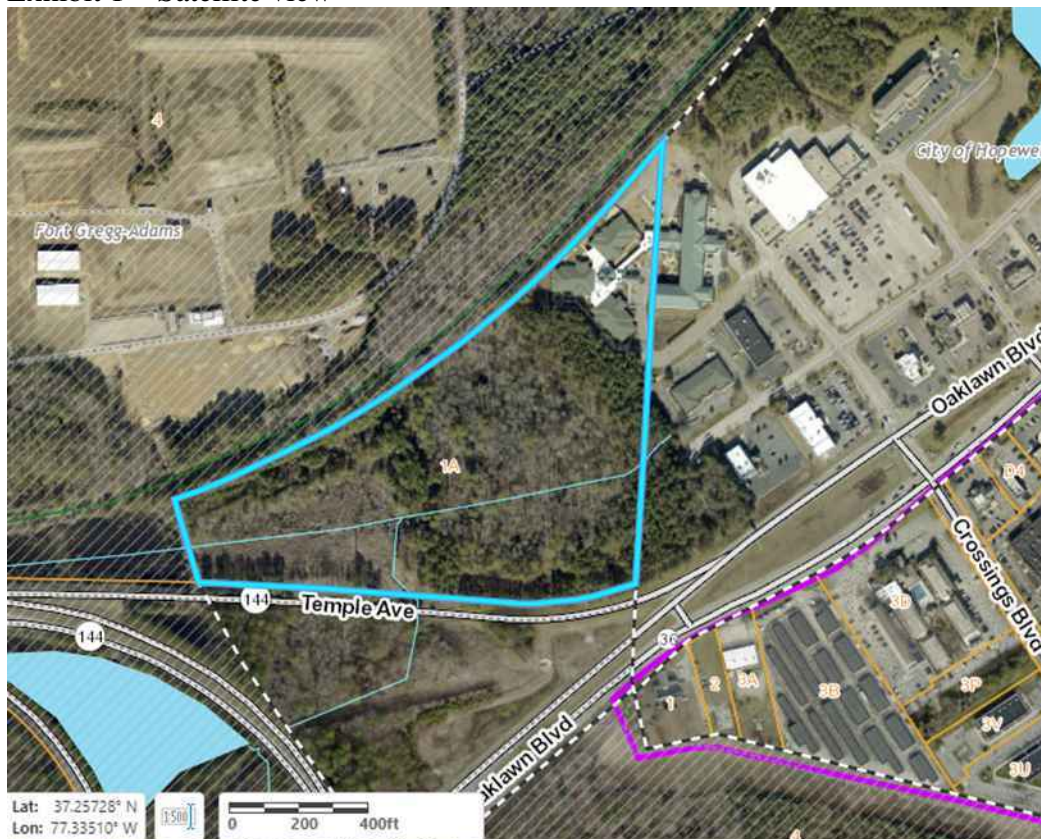
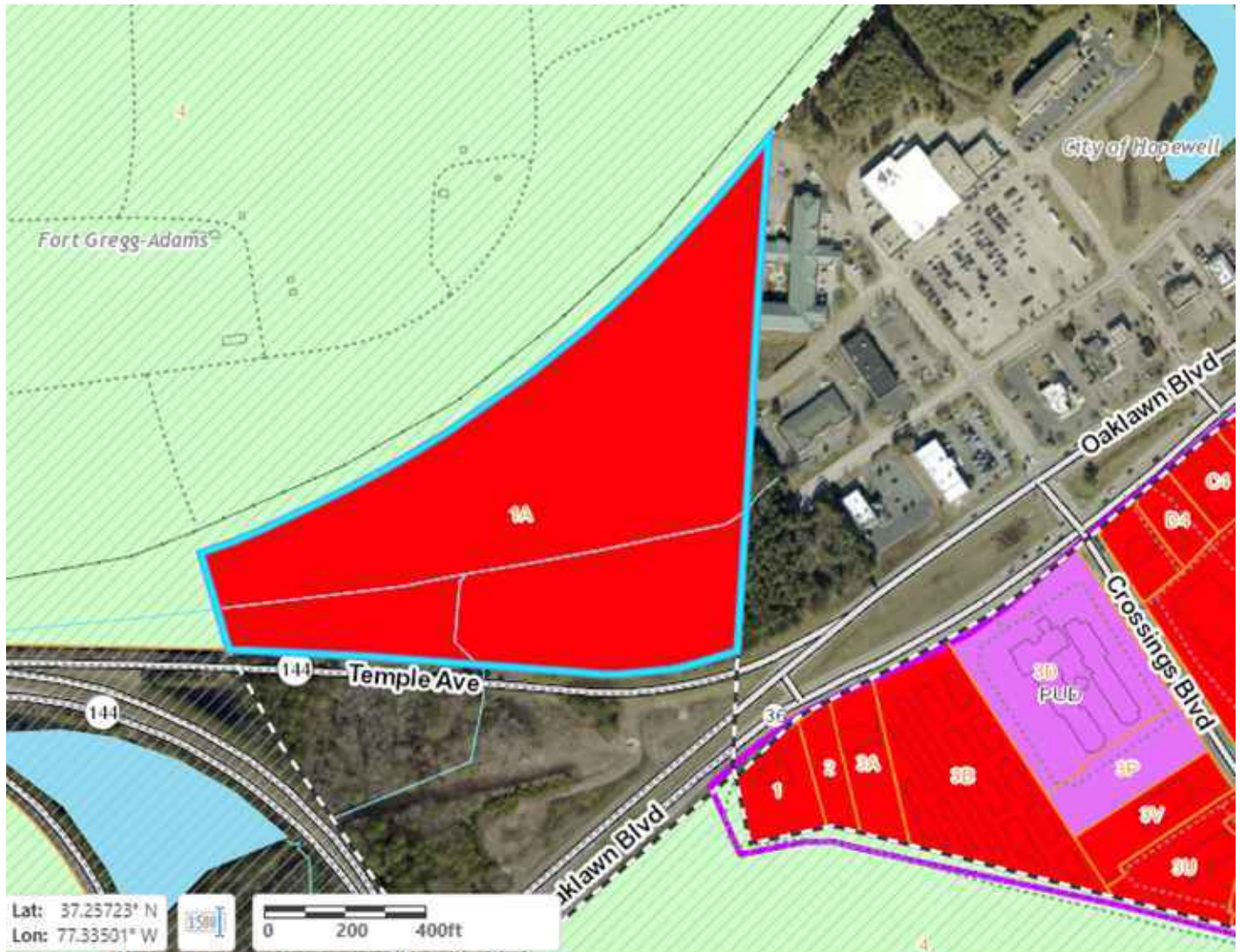


Exhibit 2 – Zoning Map



VII. Planning and Zoning Review Comments

1. The desired land use, a facility that treats substance abuse and/or mental health illnesses, falls under the enumerated land use, “Hospital, general and special care”, pursuant to Section 90-393(8). This land use is permitted by Special Exception in the B-1 Zoning District. A definition is provided in the Zoning Ordinance: *“Hospital, special care, means an institution rendering care primarily for mental or feeble-minded patients, epileptics, alcoholics or drug addicts.”*
2. A *Special Exception* is defined in the Zoning Ordinance as *“a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”* ---- The proposed activities do appear to be consistent with the definition of a Special Exception, so long as the approval is subject to reasonable conditions.
3. Special Care hospitals recently approved by BOS:
 - a. SE-21-07 – Brightview Health – medication assisted addiction treatment facility.
 - b. SE-23-01 – Daphne Moore and Nicole Shenjobi – adult day care facility

4. Current land uses on adjacent properties:
 - a. North and West– Fort Gregg-Adams (training facilities separated by 300+ feet of trees)
 - b. South – 700+ feet of trees and then VDOT right of way including Temple Ave (SR 144) and Oaklawn Boulevard (SR 36)
 - c. East – Brighter Living (assisted living facility) and Oaklawn Plaza (commercial shopping center) in City of Hopewell
5. Traffic impacts have been considered and no improvements are anticipated to be needed. The building is existing and the requested use is similar in intensity to the previous approved and active use.
6. Off-site impacts are not anticipated to be any more significant than uses permitted by-right in the B-1 zoning district. No particular concerns are identified for mitigation.
7. Is this request compatible with surrounding uses and zoning districts?: Yes. All privately owned adjoining properties are zoned for commercial uses.
8. Is this request consistent with the Comprehensive Plan?: Yes. The Future Land Use Map indicates this property is planned for Public/Semi-Public uses. This designation signifies land owned and operated by local, state or federal government. Given that the land is privately owned, this is an inappropriate designation and should be updated during the next Comprehensive Plan update. Since the Future Land Use Map is a generalized map, it is helpful to consider designations of surrounding properties. The adjacent land use to the east (in the City of Hopewell) is commercial, and the nearest zoning districts and future land use designations in Prince George County are commercial in nature.

VIII. Supplemental Staff Review Comments

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

Informational Comments:

1. Please be advised that the 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct any Site Plan and 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.
3. The VUSBC classification/use will be determined by the actual number of persons receiving care and staff (please reference 2018 VCC code section 308 in its entirety for the parameters of “I-Institutional Group” classification)

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

1. Based on the narrative provided by the applicant, they will need to contact the Health Department about obtaining a food permit if preparing and serving food in the facility.
2. If the applicant will need to utilize a private water supply and private sewage disposal system, they will need to contact an AOSE/PE for evaluation and/or design.

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 from a City [of Hopewell] road that is served by an existing commercial entrance.
2. VDOT has no objection to the proposed special exception.

Utilities Department – *Rachael Lumpkin, Utility Project Engineer*

1. This site is served by VA American Water for water service and the City of Hopewell for sewer service.

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

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

The departments below reviewed this request and had no comments.

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

Environmental Division - *Angela Blount, Environmental Program Coordinator*

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

Fire & EMS Department – *Paul Beamon, Chief*

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff notified the City of Hopewell – Development office and Fort Gregg-Adams.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property on 6-27-23.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

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


This recommendation is based on the following considerations:

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

XI. Recommended Conditions

1. This Special Exception is granted on Tax Map 120(OA)00-001-A for a "special care hospital" that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
2. The facility is limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion of the facility shall require review of this special exception.
3. All required federal, state and local licenses/permits shall be obtained for the approved use.
4. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
5. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
6. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Inv. 4461
Envs Gov SE-23-0026

		<h2 style="text-align: center;">SPECIAL EXCEPTION APPLICATION</h2> <p style="text-align: center;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		OFFICE USE ONLY APPLICATION #: SE-23-06 DATE SUBMITTED: MAY 30 2023 BY: TWG	
APPLICANT FILL-IN ALL BLANKS					
REQUEST	REQUEST: I request a Special Exception be granted for the subject property/building, and I agree to operate under the same applicable conditions for treating patients for voluntary substance abuse and/or mental health illnesses under the previously approved SE for "Special Care Hospital" and are open to other conditions as needed for approval.				
	REQUEST PROPERTY ADDRESS / LOCATION: 5305 Plaza Dr North Prince George VA 23860				
	REQUEST TAX MAP PIN(S): (List all) 120(0A)00-001-A		AFFECTED ACREAGE (Each parcel): 21	ENTIRE PARCEL (Y / N) - Each parcel: Y	
	ATTACHMENTS (Check if Attached; * = Required): <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) </div> <div> <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS: </div> </div>				
LEGAL OWNER	NAME(S): Hospitality VII, Inc. c/o P.C. Amin				
	MAILING ADDRESS: (Incl. City, State, Zip): 300 E. Franklin Street, Richmond VA 23219				
	E-MAIL: pcamin@shaminhotels.com		PHONE: (804) 777-9000		
APPLICANT CONTACT	NAME(S): If different than owner): Travis Broughton, Contracted Buyer, ArrowWood Addiction Treatment Center LLC together with its affiliate HH Hopewell LLC				
	RELATION TO OWNER: Contracted Buyer				
	MAILING ADDRESS: (Incl. City, State, Zip): 435 N Bardstown Road Suite 7 Mount Washington, KY 40047				
	E-MAIL: admin@impactwellnessnetwork.com		PHONE: 502-419-1304		
	OFFICE USE ONLY (Completed at the time of application)				
ZONING DISTRICT(S): B-1		LAND USE(S) CODE REFERENCE(S): 90-393(8)			
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350		FEE PAID:		PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:		DATE RECEIVED:		RECEIVED BY:

**Application by ArrowWood Addiction
Treatment Center LLC together with its
affiliate HH Hopewell LLC**

**Hopewell, Virginia
May 23, 2023**

ArrowWood Addiction Treatment Center LLC together with its affiliate HH Hopewell LLC (the **"Applicant"**) submits this application for special exemption for a commercial development called ArrowWood Addiction Treatment Center (the **"Project"**). The reason for this special exemption is to allow for the purchase of the existing property and continued property use as "Special Care Hospital" in treating patients for voluntary substance abuse and/or mental health illnesses. The proposed property included in the special exemption request consists of one 21-acre parcel located on Plaza Drive.

Project Description

ArrowWood would not need any large modifications to the building as it currently sits. We would only seek to modernize and do minor renovations to bring it up to our other locations and their trim level for a luxury treatment experience. Due to the surge in opioid use, among other substances as well the profound affects the pandemic had on the nation's mental health, there is a growing need for facilities to treat alcoholism, substance abuse, anxiety, depression and other mental illnesses that come along with these disorders. ArrowWood, along with its affiliates takes a boutique, client centered approach to this treatment. We focus on small caseloads and remain private so that we can provide the best, most cutting-edge therapies to achieve the most desired outcomes. We are an abstinence-based facility, meaning we do not permit long term use of methadone, suboxone or other narcotic substances. Our aim is to assist people off narcotic medications and keep them off and living their best lives in perpetuity. We DO NOT accept court ordered patients. We are a VOLUNTARY facility, meaning only those who want to be there and want to get better, seek our help. We do not accept state or federal funds for our treatment, rather we accept most major private insurance plans and private pay rates. The only exception being, that we are proud to treat nearly all members of our military and their family members with military benefits. Close to 11% of Veterans presenting for first-time treatment within the Veteran Health Administration meet criteria for a substance use disorder (SUD). Of those substances, alcohol use disorder is the most frequently diagnosed SUD among military members (According to SAMHSA). We also know that veterans with substance use disorder frequently meet criteria for co-occurring disorders- most often PTSD, depression, and anxiety. 63% of recent Afghanistan and Iraq war veterans with substance use disorders also met criteria for post-traumatic stress disorder. The Institute of Medicine issued several reports identifying barriers to substance use disorder care for active duty and veteran military members including access to treatment as a main concern for active-duty military and veterans needing care. The report suggested increasing evidence-based prevention methods, treatment interventions, and expanding access to care as remedies for SUD among active-duty military and veterans.

This would be a secured facility meaning the individuals that reside there would not be able to exit the building independently. All entrances and exits would be secured. The property itself will also be secured. All our properties are video monitored 24/7. If anyone wishes to leave, they are transported in a company vehicle to a safe and secure facility or home of a loved one. Any medical emergencies that arise, patients are sent directly to the hospital via ambulance or via staff, whichever appropriate. We do not take chances with the safety of our patients. Their privacy and dignity is paramount, and so too is that of the community. None of our patients are given the opportunity to "elope" due to our 24/7 video surveillance and access control systems which we require at all our locations. As stated earlier, we are a voluntary facility so anyone wishing to leave will be safely transported, 24/7 to a safe place of their choosing (whether it be another facility, hospital or to a safe home).

Traffic

Easement granted for up to 35 parking spaces on the northeast corner of the property currently owned by Brighter Living.

Utilities

The utilities, including sewer, water and electricity for the proposed SE would remain as is, no changes or modifications required.

Economic Contributions

The total capital improvement for the Project is estimated to be approximately one million in refurbishments and amenity upgrades to bring the trim level up to the standards and quality of our other facility locations. This includes commercial kitchen equipment, new furniture, new paint, flooring, shower/bath finishes (as needed) and other upgrades such as spa equipment, copper tubs, saunas etc. The project will produce over 50 skilled labor positions for the county and greater Richmond area. On the medical front this includes LPN, RN, and ARNPs. On the clinical side this includes Licensed Mental Health Counselors, Case Managers, Licensed Group Facilitators and others. Administratively there will be an HR director, as well as a Director of Operations. The project will produce over 50 entry level positions as well. Behavioral Health Technicians, med technicians, transport technicians and general office clerk positions which all undergo rigorous safety and social skills trainings.

The development of the Project will also contribute to the County's tax base through real estate, business, and personal property taxes for the addition located in the County of Prince George.

Community Facts

The impacts of the Projects will be minimal on the surrounding community and environment. The wetlands located on the 21-acre lot will not be disturbed.

RECEIPT (REC-003919-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Hospitality VII, Inc. c/o P. C. Admin
300 E. Franklin Street
Richmond, Va 23219



Payment Date: 05/31/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SE-23-0026	PGC Special Exception Request	Fee Payment	Check #8941	\$700.00
5305 Plaza Drive North Prince George, VA 23860				SUB TOTAL
				\$700.00
				TOTAL
				\$700.00

June 20, 2023

County of Prince George Virginia
Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875

Ladies and Gentlemen,

On May 25, 2023, ArrowWood Addiction Treatment Center LLC, together with its affiliate, HH Hopewell LLC, filed a Special Exception Application with the Prince George County Department of Community Development and Code Compliance with respect to the property located at 5305 Plaza Dr, North Prince George VA 23860. Based on my personal knowledge of their management and clinical teams and programs in Kentucky, and the tangible benefits they will bring to Prince George County, I am writing to recommend you approve their application to permit them to open a new addiction treatment and mental health facility in the county.

The applicant has a strong and successful track record of bringing to bear significant quality of care and resources to the communities in which they operate. I worked and served with one of the organization's founders and current Chief Operating Officer, Brian Thornsberry. I was his commanding officer towards the end of his Army career in 2016 when he was in the grip of addiction and struggling with his own mental health issues. I do not discuss personal matters of my subordinates, but he has given me permission and asked me to do so in this case. Witnessing him in the depths of this personal crisis, I was certain he would not survive. Two years later, however, Brian reached out to me to make amends for his actions while under my command and the trouble he caused. Over time, I have witnessed his transformation and seen and experienced his success and the passion that he has, not only for his own sobriety and healing, but for helping others achieve success in working through their addiction and mental health struggles. Brian is part of an organization with a large group of people who care personally and deeply about helping individuals in the throes of addiction/mental health crises and their families. Their facilities and staff offer the safest environment and best possible treatments available anywhere in the country.

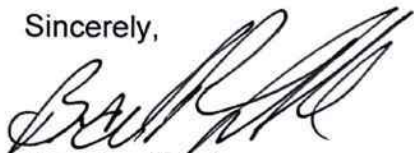
The applicant will be an excellent addition to your community's fight against the scourge of addiction and a tremendous asset to those in the local active duty, veteran and civilian population who are struggling with substance and alcohol abuse and mental health disorders. With veteran suicide at an all-time high, and amid the current opioid epidemic, many of our communities need organizations like the applicant now more than ever.

I strongly recommend you approve the applicant's request for a variance due to my knowledge of their Chief Operating Officer and the man that he has become today, as well as the applicant's overall management team and their strict adherence to the

highest levels of ethical and clinical standards and their unwavering dedication to truly making a difference where we need it the most.

If you have any questions, please feel free to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Luebbert', with a stylized, cursive script.

Brad Luebbert

Colonel, USA

Retired

luebbertclan@gmail.com



CITY OF MT. WASHINGTON

Post Office Box 285 • 311 Snapp Street • Mt. Washington, KY 40047-0285

Phone (502) 538-4216 • Fax (502) 538-4064

www.mtwashingtonky.org

July 13, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. I recommend due to my personal experience with not only the owners but also due to their high quality of care in their local programs in Mt. Washington, Kentucky. They have great success and the overall value that they bring to our community has been amazing. I have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment. I have known the owners throughout most of their lives and have seen them overcome their personal struggles with mental health and substance use. They are men who are truly out to make a difference in not only their field of mental health and substance use but also in their community as a whole.

I believe that Arrowwood would be an excellent addition to your community and a huge asset to your entire community, not just those who are struggling with substance use disorder and/or mental health disorders.

I strongly recommend approval for the variance due to working with this organization and seeing the impact that they have had on our community and in their field. The organizations overall standards, success, experience and overall support for the community is second to none. If you have any questions, please feel free to reach out to me.

Sincerely,

Troy Barr
City Counsel
City of Mt. Washington

Greg Gentry
City Counsel
City of Mt. Washington



CITY OF MT. WASHINGTON

Post Office Box 285 • 311 Snapp Street • Mt. Washington, KY 40047-0285

Phone (502) 538-4216 • Fax (502) 538-4064

www.mtwashingtonky.org

July 10, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. I recommend due to my personal experience with working with their programs located in Mt. Washington, Kentucky and the great success and overall value that they bring to our community. I have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment. There were obvious hesitations at the beginning with the facility in Mt. Washington, however the organization has gone above and beyond to ensure all of our concerns are addressed and our expectations met.

I believe that Arrowwood would be an excellent addition to your community and a huge asset to your community as a whole and not only to those who are struggling with substance use disorder and/or mental health disorders.

I strongly recommend approval for the variance due to working with this organization and seeing the impact that they have had on our local community. The organizations overall standards, success, experience and overall support for the community is second to none. If you have any questions, please feel free to reach out to me.

Sincerely,

Stuart Owen
Mayor
City of Mt. Washington
sowen@mtwky.org

July 10, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. We recommend due to our personal experience with working with their programs located in Mt. Washington, Kentucky and the great success and overall value that they bring to our community. We have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment.

We believe that Arrowwood would be an excellent addition to your community and a huge asset to the local police force, fire and rescue, active duty, veteran and civilian population who is struggling with substance use disorder and/or mental health disorders.

We strongly recommend approval for the variance due to working with this organization and seeing the change they can make in local communities that they operate in. The organizations overall standards, their success, experience and unwavering dedication to do whatever it takes to make a difference where we need it the most is unwavering. They not only do amazing work, but continuously find ways to support their local communities for the better. If you have any questions, please feel free to reach out to us.

Sincerely,



Michael Dooley
Chief
Mt. Washington Fire Department
chief@mtwashingtonfire.com



Marcus Laytham
Chief
Mt. Washington Police Department
mlaytham@mwpc.org



County of Prince George, Virginia

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

July 12, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-06: 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 proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for "Public/Semi-Public" land uses.

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

Applicant: ArrowWood Addiction Treatment Center LLC
Address: 5305 Plaza Drive
Tax Map #: 120(0A)00-001-A



TRUSTEES OF ROSEWOOD
PRESBYTERIAN CHURCH
6090 BOBS WAY
PRINCE GEORGE, VA 23875

HOSPITALITY VII INC
300 EAST FRANKLIN ST
RICHMOND, VA 23219

Christopher Ward
(Hopewell Planning & Development)
300 N Main Street
Hopewell, VA 23860

Shamin-Hopewell Assisted Living L.C.
c/o Shamin Management
2000 WARE BOTTOM SPRING RD
CHESTER, VA 23836

HOPEWELL MEDICAL BUILDING LLC
C/O SHAMIN HOTELS
2000 WARE BOTTOM SPRING RD
CHESTER, VA 23836

Archived: Tuesday, July 11, 2023 12:16:30 PM

From: [Kelly E. Davis](#)

Mail received time: Tue, 27 Jun 2023 16:18:00

Sent: Tue, 27 Jun 2023 16:17:54

To: [Tim Graves](#)

Cc: [Andre M. Greene](#)

Subject: RE: Notification about Special Exception request adjacent to Oaklawn Plaza in City of Hopewell - SE-23-06

Sensitivity: Normal

Hi Tim,

Confirming receipt. I've shared with our reviewers and will let you know if we have any questions.

Kelly

Kelly Davis, AICP, Senior Planner

City of Hopewell

300 N. Main Street

Hopewell, VA 23860

804.541.2269

kdavis@hopewellva.gov

Visit us on the web at www.hopewellva.gov



From: Tim Graves <TGraves@princegeorgecountyva.gov>

Sent: Tuesday, June 27, 2023 9:43 AM

To: Kelly E. Davis <kdavis@hopewellva.gov>

Cc: Andre M. Greene <AGreene@princegeorgecountyva.gov>

Subject: Notification about Special Exception request adjacent to Oaklawn Plaza in City of Hopewell - SE-23-06

Good morning Kelly,

Please see the below description about an upcoming special exception request scheduled for public hearing with the Prince George County Planning Commission on July 27, 2023. I have also attached a map identifying the subject property and a copy of the application materials.

Per State Code § 15.2-2204 we are required to notify adjacent property owners even if they lie in another locality.

If the Development office for the Hopewell has any comments or recommendations, please send via email. If you have any questions, please feel free to call.

Our Utilities office has noted that the existing building is supplied by VAM and City of Hopewell.

I am also requesting mailing addresses for the adjoining property owners in the City of Hopewell, or please direct me to the easiest way to obtain that.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza

Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

Thank you,

Tim Graves

Planner

Prince George County, Virginia

(804) 722-8678

6602 Courts Drive, Prince George, VA 23875

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

This email and any attachments with it are privileged and confidential and are intended solely for those individuals(s) to whom they are addressed. If you have received this email in error or are not the addressee, please immediately delete it and notify the sender.

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.



County of Prince George, Virginia

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

June 27, 2023

Major General Mark T. Simerly
Combined Arms Support Command
Bldg 5020, 2221 Adams Avenue
Fort Gregg-Adams, Virginia 23801-2102

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

Major General Simerly,

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 **Thursday July 27, 2023 beginning at 6:30 pm** to consider the following request:

SPECIAL EXCEPTION SE-23-06: 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 proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for "Public/Semi-Public" land uses.

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



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

Copyright, 2020 County of Prince George, VA

0 781.6 1,563.1 Feet

Map Scale 1: 9,379

6/26/2023



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

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

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land 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 & Zoning Office, located within the Community Development and Code Compliance 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 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: 7/13/23 and 7/20/23

Begin

TAB 8

REZONING REQUEST – RZ-23-08
PLANNING COMMISSION STAFF REPORT – July 27, 2023

RESUME

The applicant has requested that approximately 74.15 acres be rezoned from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The purpose of the rezoning is to allow battery manufacturing, battery parts manufacturing, and potentially research and development associated with batteries.

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

CONTENTS OF REPORT.

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

Sample Motions

APPROVE:

"I move to forward request RZ-23-08 to the Board with a recommendation for APPROVAL, subject to the proffered conditions, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

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

APPROVE WITH CHANGES:

I move to forward request RZ-23-08 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request RZ-23-08 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request RZ-23-08 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors
County of Prince George, Virginia

Ordinance

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

Present:

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

Vote:

REZONING RZ-23-08: Request of SL Well Station Road LLC to conditionally rezone approximately 74.15 acres from M-2 General Industrial District to M-3 Heavy Industrial District to permit battery manufacturing, battery parts manufacturing, and potentially research and development associated with batteries. The subject property is located at 8800 Wells Station Road and is presently identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-23-08 is granted as an amendment to the official zoning map; and

The Property, known as Tax Map # 340(0A)00-134-B, consisting of approximately 74.15 acres, as delineated in recorded Instrument # _____, is hereby rezoned from M-2 General Industrial District, to M-3 Heavy Industrial District, as stipulated the current adopted zoning ordinance; and

The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property will be developed in accordance with the following conditions voluntarily agreed to by the Applicant:

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-3 (Heavy Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.
2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on

the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.

3. Only the following uses from the M-3 District shall be permitted on the property
 - Battery and battery parts manufacturing
 - Research and development of battery parts.
4. All M-2 permitted uses, except the following uses will not be permitted on the Property:
following uses will not be permitted upon the Property:
 - Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.
 - Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.
 - Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.
 - Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.
 - Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.
 - Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.
 - Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.
 - Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.
5. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations

facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

Adopted on _____, 2023 and becoming effective immediately.

DRAFT



PLANNING COMMISSION STAFF REPORT

Public Hearing July 27, 2023

RZ-23-08 – 8800 Wells Station Road Rezoning

Applicant: Andrew M. Condlin (attorney for owner)

Owner: SL Well Station Road LLC

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

I. Request

This request is to conditionally rezone approximately 74.15 acres from M-2, General Industrial to M-3, Heavy Industrial to permit battery manufacturing, battery parts manufacturing, and potentially research and development associated with batteries.

II. Property

Address: 8800 Well Station Road

Tax Map: 340(0A)00-134-B

Site Size: 74.15 Acres

Legal Owner: SL Well Station Rd, LLC

RE Taxes Paid?: Yes

Zoning District: M-2, General Industrial

Current Use: Industrial

Comp Plan Land Use: Industrial

Planning Area: Prince George Planning Area

Previous Zoning Cases: RZ-22-01

III. Meeting Information

Planning Commission Public Hearing: July 27, 2023

Board of Supervisors Public Hearing: September 12, 2023 (Tentative)

IV. Background

SL Well Station Road, LLC purchased 880.4 acres of land located at 8800 Wells Station Road within the Crosspointe Logistics Center and subsequently subdivided the 75.15 acres parcel that is subject property for this rezoning request. The Property was previously owned by Rolls-Royce Crosspointe LLC and contains the manufacturing facility and accessory buildings previously used by Rolls-Royce for the production of gas turbine engines. The Rolls-Royce facility recently closed and the current owner is seeking new opportunities for the property.

V. Applicant Proposal & Rationale

The Applicant now requests that the existing facilities, located on a 74.15-acre parcel (“the Property”) be rezoned from M-2 (General Industrial) to M-3 (Heavy Industrial) in order to permit battery manufacturing, battery parts manufacturing, and potentially research and development associated with batteries (“the Proposed Use”).

The Applicant (the property owner) is a wholly owned subsidiary of SL Industrial Partners, which owns and manages over 25 million square feet of industrial product throughout the United States. The Applicant is actively marketing the Existing Facilities and there is an opportunity for a specific user to locate in the existing facilities for the Proposed Use, which is permitted in the M-3 District. This potential tenant intends to set up various components of battery manufacturing, including, without limitation, an advanced prelithiation and lithium anode manufacturing facility to accelerate the transition to next-generation lithium-

ion (Li-ion) batteries and enable the development of a robust US battery component supply chain.

The proposed facility will support industrial-scale production of advanced lithiated anodes for multiple battery cell makers and automobile manufacturers. In particular, this potential user has developed a scalable, high-volume manufacturing roll-to-roll solution that provides customers with high-quality, ultra-thin lithium films for pre-lithiation of graphite or silicon anodes as well as lithium metal anodes.

Proffers have been submitted for this request.

VI. Exhibits

Exhibit 1: Aerial view of 8800 Wells Station Road property



Exhibit 2: Zoning Map [Grey = M-2 General Industrial; Yellow = R-A Residential Agricultural]

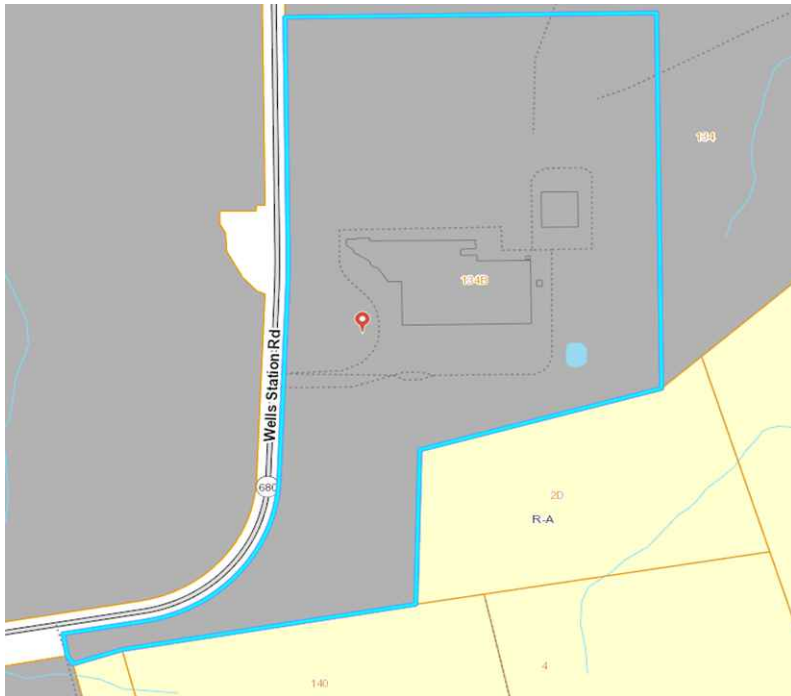


Exhibit 3: Future Land Use Map [Purple = Industrial, Yellow = Residential]

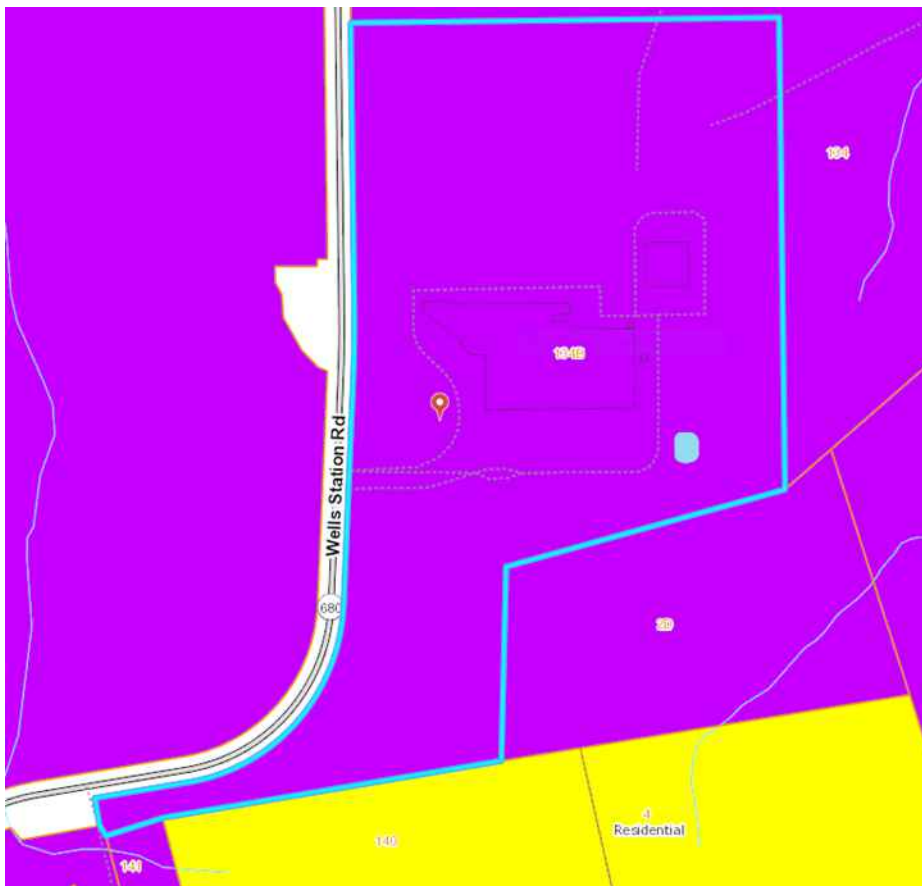


Exhibit 4: Exiting Building



VII. Planning and Zoning Review Comments

1. The proposed rezoning affects land and structures utilized in the past for industrial purposes (Rolls-Royce gas turbine engine facility). The remaining land owned by the property owner (approx. 806 acres) which is not affected by this rezoning remains undeveloped at this time.
2. The proposed rezoning is consistent with the Comprehensive Plan because the Future Land Use Map calls for Industrial Uses in this area (See Exhibit 3).
3. The proposed use (battery manufacture) will be contained in existing buildings.
4. The proposed use should not produce any negative impacts such as foul odor or noise.

VIII. Supplemental Staff Review Comments

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

1. VDOT has reviewed the submitted application to determine if a Chapter 527 Traffic Impact Analysis (TIA) is required. Based upon the information contained in the submitted application and the previously approved zoning case, no Chapter 527 TIA is required.
2. Trip generation data in accordance with the ITE Trip Generation Manual, 11th edition needs to be submitted to confirm compliance with existing proffers.
 - Note: ITE Trip Generation has been submitted to VDOT awaiting response letter.
3. The existing building is accessed by two commercial entrances meeting VDOT standards.
4. Turn land warrant analyses were not included with the zoning application. Turn lanes will be required if warranted. A right turn lane is incorporated into the existing southern entrance.
5. VDOT has no objection to the proposed rezoning.

Utilities Department – *Rachael A. Lumpkin, Utility Project Engineer*

1. The property is located within the Prince George Planning Area. Connection to the public water and wastewater systems will be required.
2. The available capacity for the property is 48,508 gallons per day for the building where connection fees have been paid. There is currently limited additional capacity. The County currently has projects in progress that will provide an additional 1 to 1.5 million gallons per day of both water and wastewater capacity. The water project is anticipated to be completed in the Spring of 2025. The wastewater project is anticipated to be completed in approximately 4 years.

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

1. In accordance with the VUSBC, permit application(s) may be required to ensure that the use of the existing building/structure, or portion thereof, is in conformance with the minimum standards of the VUSBC.
2. Prior to occupancy approval, the space would be required to comply with the VUSBC minimum standards applicable to the proposed use/classification. Required modifications of the space may include provisions for potential increases in control areas, fire protection, ventilation, sanitation facilities, accessibility features, etc. A complete code review will be completed if the applicants choose to proceed with this request and all required permit documents are submitted. Other items may become apparent during permit review and inspection.
3. Please be advised that the 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct Site Plan and Building Review(s).
4. 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.

Economic Development – *Makayla Christensen, Economic Development and Tourism Specialist*

1. This property is located in the Enterprise Zone.
2. The Economic Development office can assist with business resources, attraction and workforce development.

The departments below reviewed this request and had no comments.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

Real Estate Assessor - *Carol Crawford, Real Estate Operations Coordinator*

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

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

PG Police Department – *Paul Burroughs*

Fire & EMS Department

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the applicant's proffered conditions

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from M-2, General Industrial to M-3, Heavy Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. There are no major concerns from other County departments.
4. No negative feedback was received from adjacent property owners and the community prior to publishing this staff report.
5. The applicant has proffered several conditions which staff finds acceptable and supports.

XI. Proffered Conditions

1. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-3 (Heavy Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance.
2. The following development limitation is applicable to the Property: Development on the Property shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the Property) based on the Land Use Code determination at the time of Site Plan approval.
3. Only the following uses from the M-3 District shall be permitted on the property
 - Battery and battery parts manufacturing
 - Research and development of battery parts.
4. All M-2 permitted uses, except the following uses will not be permitted on the Property: following uses will not be permitted upon the Property:
 - Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.
 - Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.
 - Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.
 - Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.
 - Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.

- Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.
 - Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.
 - Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.
5. The following development standards shall be applicable to the Property: A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.



REZONING APPLICATION

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

OFFICE USE ONLY

APPLICATION #:

RZ-23-08

DATE SUBMITTED:

RECEIVED
MAY 3 2 2023

APPLICANT FILL-IN ALL BLANKS

BY: _____

REQUEST:

Rezoning from M-2 to M-3

REQUEST PROPERTY ADDRESS / LOCATION:

8800 Wells Station Road

REQUEST TAX MAP(S): (List all)

340(0A)00-134-B

AFFECTED ACREAGE:

74.146 acres

ENTIRE PARCEL?: (Y / N)

Yes

CURRENT ZONING:

M-2

PROPOSED ZONING:

M-3

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

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

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☒ CONCEPTUAL SITE PLAN*

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

☐ COMMUNITY MEETING SUMMARY

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

☐ ADDITIONAL ATTACHMENTS:

NAME(S):

SL Well Station Road LLC

MAILING ADDRESS (Incl. City, State, Zip)

195 Morristown Road Basking Ridge New Jersey 07920

E-MAIL:

holdensabato@silvermangroup.net

PHONE:

862-222-5899

NAME(S) (If different than owner):

Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

RELATION TO OWNER:

Attorney

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

1519 Summit Avenue, Suite 102 Richmond, Virginia 23230

E-MAIL:

acondlin@rothjackson.com

PHONE:

804-977-3373

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:

Andrew M. Condlin by Power of Attorney

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

5/9/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

CITY: Richmond
COUNTY OF: Richmond

Subscribed and sworn before me this 9th day of May, 2023.

[Signature]
Notary Public

My Commission expires: November 30, 2023



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

AFFIDAVIT

**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATIONS**

KNOW ALL MEN BY THESE PRESENTS, that Holden Salato

authorized on behalf of **SL WELL STATION ROAD LLC** has made, constituted and appointed, and by these presents do hereby make, constitute and appoint **ANDREW M. CONDLIN** or **KIMBERLY M. LACY**, either of whom may act, our true and lawful attorney-in-fact ("Attorney"), to act as our true and lawful attorney-in-fact in our name, place and stead with such full power and authority we would have, if acting personally, to file all such applications required by the County of Prince George, Virginia (the "County"), with respect to that certain real property currently under contract the undersigned, such real estate being located in the County, commonly known as situated along Wells Station Road, containing approximately +/- 74.146 acres, and designated in the Real Estate Assessment Records of the County as Tax Parcel 340(0A)00-134-B (the "Property"), including, but not limited to, an application to rezone the Property and to submit and amend proffers. Our said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Rezoning Application, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Rezoning Application and related to the Property, as fully as we might or could do if acting personally.

The undersigned hereby confirm all lawful acts done by our Attorney pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who


{01530122/v1}

has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall continue until it is otherwise rescinded or modified.

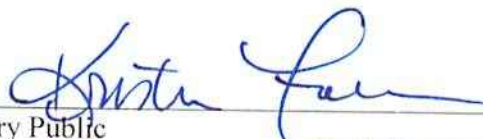
WITNESS the following signatures and seals this 5 day of May, 2023.


SL WELL STATION ROAD LLC

 (SEAL)
By: Holden Salato
Its: Development Director

State of New Jersey
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Somerset, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by
Kristin Fowler, as HR Director of The Silverman
Group, on behalf of the company, on this 5 day of May, 2023.


Notary Public
My Commission expires: 8.28.23
My Registration No.: 50088883

KRISTIN L. FOWLER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50088883
My Commission Expires 8/28/2023

SL Well Station Road, LLC (the "Applicant") purchased approximately 880 acres of real property with an address of 8800 Wells Station Road within the Crosspointe Logistics Center (the "Main Property") located in the County of Prince George, Virginia (the "County"). The Main Property was previously owned in fee by Rolls-Royce Crosspointe, LLC, which contained the manufacturing facility and accessory uses for Rolls Royce. That facility has since closed.

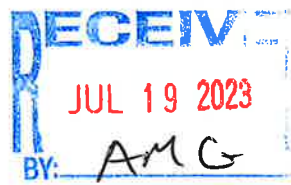
In 2022, the Applicant rezoned the Main Property to M-2 in order to have the zoning designation be consistent with the existing, updated County Zoning Ordinance. The Applicant now requests that the existing facilities, located on a 74.146 acre portion of the Main Property (the "Existing Facility") to M-3 to permit a facility in which battery manufacturing, battery parts manufacturing, and potentially research and development associated with batteries (the "Proposed Use"), may occur.

The Applicant is a wholly owned subsidiary of SL Industrial Partners, which owns and manages over 25 million square feet of industrial product throughout the United States. The Applicant is actively marketing the Existing Facilities and there is an opportunity for a specific user to locate in the Existing Facilities for the Proposed Use, which is first permitted in the M-3 District. This potential tenant intends to set up various components of battery manufacturing, including, without limitation, an advanced prelithiation and lithium anode manufacturing facility to accelerate the transition to next-generation lithium-ion (Li-ion) batteries and enable the development of a robust US battery component supply chain.

The proposed facility will support industrial-scale production of battery manufacturing including, without limitation, advanced lithiated anodes, for multiple battery cell makers and automobile manufacturers. In particular, this potential user has developed a scalable, high-volume manufacturing roll-to-roll solution that provides customers with high-quality, ultra-thin lithium films for pre-lithiation of graphite or silicon anodes as well as lithium metal anodes.

This rezoning request is an opportunity for the County to provide economic development and job growth opportunities in an area that is appropriate given the surrounding zoning, uses, and existing conditions. Draft proffers have also been submitted to provide for the necessary development protections expected from this type of development.

{01530904;v2}



The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-3 (Heavy Industrial) Zoning District, as stipulated in the County of Prince George Zoning Ordinance.

The following development limitation is applicable to the Property:

Together with the entirety of the 880.4 acre property subject to RZ-22-01, development on this Property, as part of the 880.4 acre property, shall be limited to 491,689 square feet of manufacturing use (Land Use Code 140) and 1,700,000 square feet of warehouse use (Land Use Code 150) of building space total on the 880.4 acre property, which includes the Property, resulting in an Average Daily Trip (ADT) count of 4,982 vehicles per the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 11th Edition*, or the equivalent traffic density (but in no case allowed to exceed 5,000 ADT on the entirety of the 880.4 acre property) based on the Land Use Code determination at the time of site plan approval.

Only the following uses from the M-3 District shall be permitting on the Property:

Battery and battery parts manufacturing
Research and development of batteries and battery parts

All M-2 permitted uses, except the following uses will not be permitted on the Property:

Correctional Facility: A public or privately operated use providing housing and care for individuals legally confined and designed to isolate individuals from a surrounding community.

Industry, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.

Landfill, Construction Debris: The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.

Landfill, Rubble: The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically, and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks, and block.

Landfill, Sanitary: The use of land for the legal disposal of municipal solid waste derived from households, business, and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.

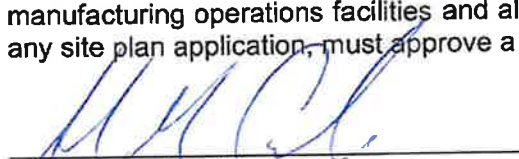
Meat Packing and Related Industries: The processing of meat products and by-products directly from live animals or offal from dead animals.

Sawmill: The use of land for the storage of harvested timber and/or the sawing of timber into lumber products.

Scrap and Salvage Service: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

The following development standards shall be applicable to the Property:

A vegetative buffer of not less than seventy-five (75) feet shall be installed between the manufacturing operations facilities and all residential areas. The Director of Planning, as part of any site plan application, must approve a landscape plan.

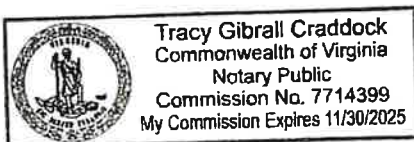

Andrew M. Condlin, with power of attorney and on behalf of SL Well Station Road LLC


COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

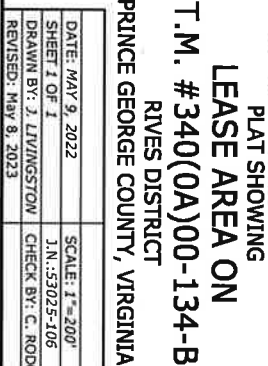
The foregoing was acknowledged before me the 19th day of July, 2023 by Andrew M. Condlin, with power of attorney for and on behalf of SL Well Station Road LLC.

My commission expires: November 30, 2025




Notary Public
Notary Reg No. 7714399

[Notary Stamp]



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	846.00'	879.49'	523.48'	78°07'31"	N41°30'07"E	812.92'
C2	4045.00'	222.11'	111.08'	3°08'46"	N0°51'59"E	222.08'



PLAT SHOWING
LEASE AREA ON
T.M. #340(0A)00-134-B
RIVES DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

DATE: MAY 9, 2022	SCALE: 1"=200'
SHEET 1 OF 1	J.N.:52025-106
DRAWN BY: J. LIVINGSTON	CHECK BY: C. RODD
REVISION: MAY 8, 2023	

RECEIPT (REC-003889-2023)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Holden Sabato
SL Well Station Road, LLC



Payment Date: 05/24/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZ-23-0019	PGC Rezoning to M-3 \$140 per acre calculated	Fee Payment	Check #85	\$10,380.44
	PGC Rezoning	Fee Payment	Check #85	\$1,050.00
8800 Wells Station Rd Prince George, VA 23875			SUB TOTAL	\$11,430.44
TOTAL				\$11,430.44

M-2 Zoning District Permitted Uses

Sec. 90-492. Permitted uses.

In the M-2 general industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- (11) Public utilities.
- (12) Conservation areas.
- (13) Game preserves.
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- (17) Concrete products or central mixing and proportioning plants.
- (18) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (19) Vehicle impound facility.
- (20) All M-1 permitted uses.

(Code 1988, § 17-232; Ord. No. O-09-11, 11-12-2009; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-14-16, § 1, 7-22-2014; Ord. No. O-20-18, § 4, 8-11-2020; Ord. No. O-20-26, § 1, 12-16-2020)

M-3 Zoning District Permitted Uses

Sec. 90-542. Permitted uses.

In the M-3 heavy industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) **Battery manufacture.** – **NOTE: This is the only use requested for RZ-23-08**
- (2) Punch presses exceeding 40-ton rated capacity and drop hammers.
- (3) Sand and gravel operations.
- (4) Crushed stone operations.
- (5) Wood-preserving operations.
- (6) Abattoirs.
- (7) Acid manufacture.
- (8) Cement, lime and gypsum manufacture.
- (9) Fertilizer manufacture.
- (10) Petroleum refining including byproducts.
- (11) Asphalt mixing plants.
- (12) Paper and pulp manufacture.
- (13) Screened junk storage.
- (14) Cogeneration plants.
- (15) Materials recovery facilities, resource recovery/reclamation operations.
- (16) Small solar energy facility.
- (17) Large-scale solar energy facility.
- (18) **All M-2 permitted uses.**

(Code 1988, § 17-481; Ord. No. O-09-12, 11-12-2009; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-17-04, § 1, 4-25-2017; Ord. No. O-19-16, § 1, 9-10-2019; Ord. No. O-20-26, § 2, 12-16-2020)



County of Prince George, Virginia

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

July 14, 2023

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

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

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for "Industrial" land uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning & Zoning Office, located within the Community Development and Code Compliance 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 & Zoning Office in advance so that appropriate arrangements can be made.

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

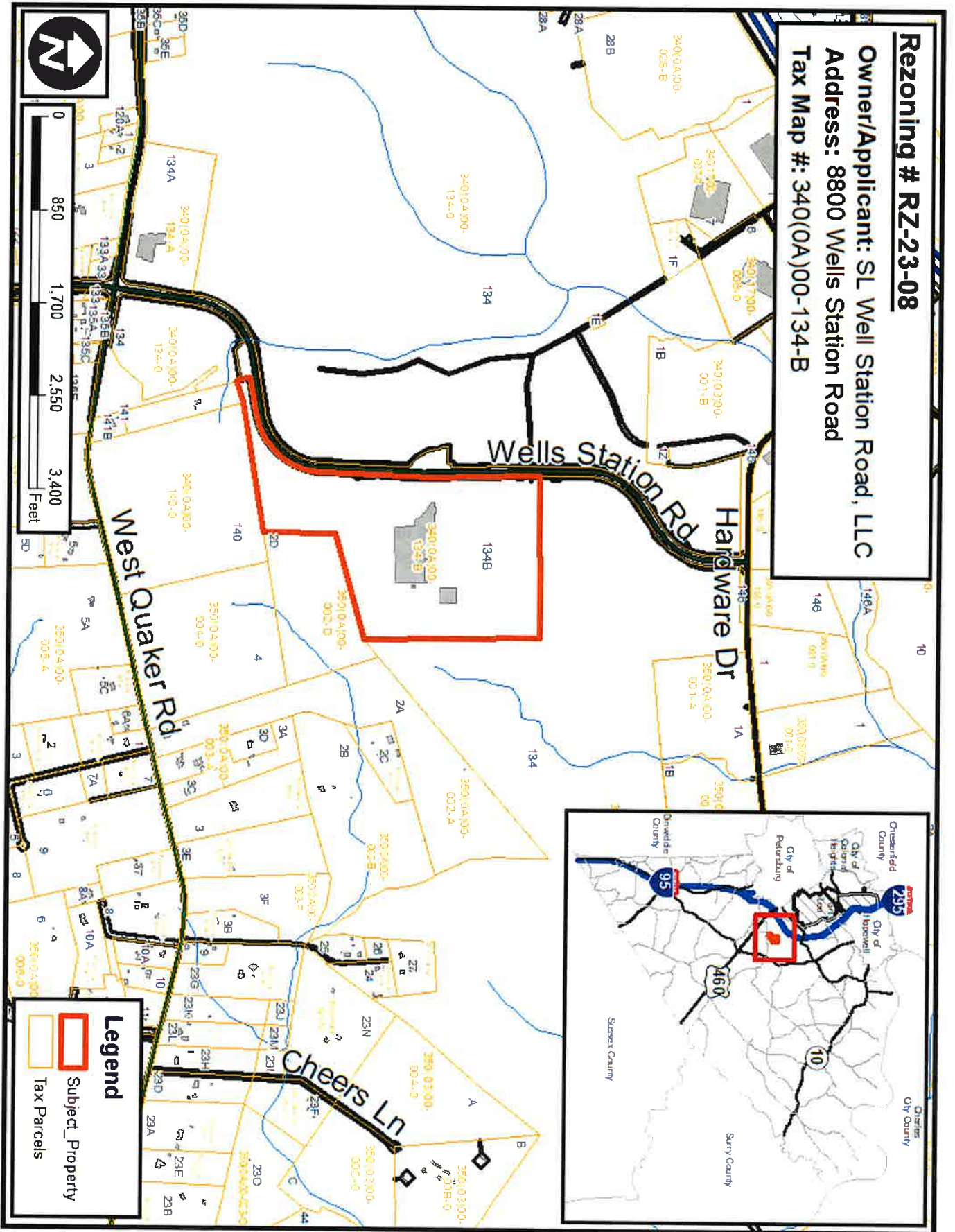
Sincerely,

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

Andre Greene
Planner II

Rezoning # RZ-23-08

Owner/Applicant: SL Well Station Road, LLC
Address: 8800 Wells Station Road
Tax Map #: 340(OA)00-134-B



SKALSKY BRENDA S
6405 W QUAKER RD
DISPUTANTA, VA 23842

CARSON MICAH
3000 SUNSET CIR
HOPEWELL, VA 23860

SKALSKY BRYAN C
2520 S ANDOVER ST
WEST HAVEN, UT 84401

SL WELL STATION ROAD LLC
C/O SILVERMAN GROUP
195 MORRISTOWN RD
BASKING RIDGE, NJ 07920

Andrew Condlin
(Roth Jackson Gibbons Condlin, PLC)
1519 Summit Ave. Suite 102
Richmond, VA 23230

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

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

REZONING RZ-23-02: Request to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: 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 proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

REZONING RZ-23-08: Request to conditionally rezone approximately 74.15 acres from General Industrial (M-2) Zoning District to Heavy Industrial (M-3) Zoning District. The applicant seeks to manufacture batteries and battery related parts/components. The subject property is located at 8800 Wells Station Road and is identified as Tax Map 340(0A)00-134-B. The Comprehensive Plan indicates that the property is planned for “Industrial” land 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 & Zoning Office, located within the Community Development and Code Compliance 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 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: 7/13/23 and 7/20/23

Begin

TAB 9

July 11 Meeting Recap

Board Approves Rezoning and Special Exception for Meadery in Prince George County

At its July 11 meeting, the Prince George County Board of Supervisors held two public hearings and approved by unanimous vote (with Mr. Carmichael absent) to allow for a rezoning from General Industrial (M-2) to General Business (B-1) and a Special Exception, to allow the applicant to open and operate a mead production facility and tasting room with a snack bar. The applicant has also shown plans for outdoor seating areas and a small stage for outdoor entertainment. This would provide residents and the surrounding community with an additional recreational amenity. The subject property is located at 5108 Prince George Drive and is identified as Tax Map 240(16(00-002-0. A meadery is a winery or brewery that produces honey wines or meads and sells them commercially.

Other matters that came before the Board at its meeting:

- Received a broadband update.
- Held a discussion regarding stormwater.
- Approved on consent and presented a commendation to Tamie Perryman for her service to Prince George County.
- Approved on consent and presented a commendation to John Kuykendall for his service to Prince George County.
- Approved on consent an appropriation in the amount of \$30,919 for State Department of Social Services Local Overtime Surge Funds Medicaid Unwinding.
- Approved on consent for the Police Department to apply for \$12,500 of Virginia State Police, Help Eliminate Auto Theft (HEAT) Funds.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Unanimously appointed Ms. Jean Hill-Atkins to the Appomattox Regional Library Board.
- Unanimously appointed Ms. Andrea Erard as the County Attorney retroactive to July 1, 2023.
- Unanimously approved a request of Hopewell Parks and Recreation for waiver of permit fees associated with a joint fireworks display in the Appomattox River, Identified as Tax Map 220(03)00-00d-1.
- Unanimously approved a resolution accepting easements for the Waterline Extension to the Route 10 Corridor Project.

- Unanimously approved an award of contract and authorization to purchase In Building Solution for enhanced ratio coverage at J.E.J. Moore Middle School and Station 7 to Mobile Communications of America not to exceed \$78,703.29.
- Unanimously approved an award of contract for the purchase of GrayKey Mobile Forensics System, related equipment and training to Panamerica Computers, Inc. not to exceed \$120,405.28.
- Unanimously approved an award of contract to Asset Works for the purchase of Fuel Focus not to exceed \$402,282.44.
- Unanimously approved an award of contract to Furniture & Interiors by The Supply Room for the purchase of Circuit Courtroom furniture not to exceed \$91,303.53.
- Unanimously appointed Robert Baldwin as the Zoning Administrator for the County of Prince George effective July 17, 2023.
- Held a public hearing and unanimously authorized the sale of the County owned properties located in River's Edge Subdivision on Buxton Street.