

Issue Analysis Form



Date: February 19, 2019

Item: Authorization to Advertise a Public Hearing for proposed amendments to Chapter 82 of the County Ordinance – Pro Rata Policy

Lead Department: Engineering & Utilities

Contact Persons: Frank Haltom, Director

Description and Current Status

Amendments to Chapter 82 are recommended to require new subdivisions and developments within the defined planning area to construct water and sewer infrastructure improvements in accordance with the adopted Water and Sewer Master Plan and pay their pro rata share for such improvements. The amendments to ordinance include the following:

Sec. 82-71 & 82-391. - Applicability of certain provisions.

Revises the provisions of sections 82-72 through 82-76, inclusive, and sections 82-392 through 82-396, inclusive, to apply to all development within the Prince George County Planning area only, instead of only residential development.

Sec. 82-75 and Sec. 82-395. - Development within the Prince George Planning Area.

Adds the requirement that new developments shall have no appreciable detrimental effect upon the functioning of the existing system of water and sewerage facilities.

It further requires as a condition of subdivision or development approval, where the County's Water and Sewer Master Plan, or otherwise approved improvement plan, has established an improvement within the planning area and improvements are constructed to serve the demands generated by subdivisions and developments within that area, each developer whose project will be served by such improvements may be required to pay its pro rata share of the cost of providing such improvement.

The pro rata share shall be based upon the impact that a development has upon the total rate of flow of water and/or sewerage to such improvements. Once an improvement plan has been established for an area, approval of all subdivisions and developments within the area shall be subject to the compatibility of the plan, including construction and utilization of water and/or sewer improvements by such subdivisions or developments in accordance with the terms of the plan.

Where a developer constructs improvements designed to service other developments as provided for in an established water and/or sewer improvement plan and the cost of constructing such improvements exceeds the value of the developer's pro rata obligations as determined by the county, any subsequent developer utilizing those improvements shall reimburse the party constructing such improvements for the cost of such construction in accordance with the degree to which such developer utilizes such improvements as determined by the county.

Staff requests the authority to advertise a public hearing for March 26, 2019 to consider the amendment and adoption of the County ordinance.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No

Does this require Board of Supervisors action?

Yes No

A public hearing must be held prior to amending the ordinance.

Fiscal Impact Statement

None.

Prince George County Impact

None.

Notes

None.

Board of Supervisors
County of Prince George, Virginia

Resolution

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 26th day of February, 2019:

Present:

Vote:

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

A-4

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

AUTHORIZATION TO SCHEDULE A PUBLIC HEARING TO
CONSIDER AMENDMENTS TO CHAPTER 82 OF THE COUNTY
ORDINANCE – UTILITY PRO RATA POLICY

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the County of Prince George this 26th day of February, 2019, does hereby authorize the advertisement of a public hearing to consider Amendments to Chapter 82 of the County Ordinance - Utility Pro Rata Policy.

A Copy Teste:

Percy C. Ashcraft
County Administrator