

RESUME

September 10, 2019

SE-19-04 BLAND ASSEMBLY HALL SPECIAL EXCEPTION

The applicants are proposing to operate an assembly hall for small to medium sized events for weddings, receptions, business meetings, conferences, and family reunions on two parcels totaling 66.54 acres. The proposed days and hours of operation are Monday – Sunday, 9:00 a.m. to 10:00 p.m. The property will continue the farm usage in addition to adding the assembly hall use.

The Planning Commission recommended approval 7-0 at their August 22, 2019 meeting.

Please find attached the staff report, application, venue location, samples of elevations, and a proposed resolution for your consideration.

**SPECIAL EXCEPTION REQUEST
BOARD OF SUPERVISORS SUMMARY REPORT**

CASE NUMBER: SE-19-04

APPLICANTS: Judy Bland, Pamela Bland, & Stephanie Bland Harris

LOCATION: East of Interstate 95 & on the south line of Tavern Road

TAX MAPS: 430(0A)00-033-C & 430(0A)00-035-B

REQUEST: Special Exception to permit an Assembly Hall

EXISTING ZONING: R-A, Residential Agricultural Zoning District

EXISTING USE: Vacant/Farming

PROPOSED USE: Assembly Hall Use

UTILITIES: Well and Septic

REAL ESTATE TAXES: Taxes have been paid as of August 28, 2019

MEETING INFORMATION:

Planning Commission: Thursday, June 27, 2019 at 6:30 p.m.
Continued to July 25, 2019 Meeting

Thursday, July 25, 2019 at 6:30 p.m.
Continued to August 22, 2019 Meeting

Thursday, August 22, 2019 at 6:30 p.m.
Recommended Approval 7-0

Board of Supervisors: Tuesday, September 10, 2019 at 7:30 p.m.

BOARD OF SUPERVISORS STAFF REPORT

SPECIAL EXCEPTION CASE SE-19-04

JUDY BLAND, PAMELA BLAND, AND STEPHANIE BLAND HARRIS

PUBLIC HEARING DATE: SEPTEMBER 10, 2019

Request:

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District.

Case Summary:

The applicants are proposing to operate an assembly hall use to host small to medium-sized events such as weddings, receptions, business meetings, conferences, and family reunions on two parcels of 66.54 acres. The proposed days and hours of operation on site are Sunday through Saturday from 9:00 am until 10:00 pm for scheduled events. The applicants have proposed the addition to the site of a 1,324 square foot metal pre-engineered building, which would allow for a total of 110 total building occupants.

Comprehensive Plan:

The Comprehensive Plan identifies this area as appropriate for residential land uses along Tavern Road. The subject properties are located near US 301 and not far from the Interstate 95 Exit 45.

Existing Use and Surrounding Zoning:

The subject properties are zoned R-A, Residential Agricultural and are vacant or in farm use.. The properties to the north, south, and east are zoned R-A and contain single family dwellings. The properties to the west on the opposite side of Interstate 95 are zoned B-1, and contain business, retail and mini-storage land uses.

Building Inspections: Dean Simmons, CBO, Building Official – Fire Official:

The Inspections Division has reviewed this assembly hall request and it has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. The structure and use as proposed, meets the intent of code and will need to be permitted and meet all requirements of the 2015 Virginia USBC and the 2015 Virginia SFPC. There are no further comments at this time.

Contact: (804) 722-8659 or via e-mail dsimmons@princegeorgecountyva.gov

VDOT – Petersburg Residency: Paul Hinson, PE, LEED AP

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. In addition, Tavern Road (SR 626) has a functional classification of Urban Major Collector with an average annual daily traffic count of 2,914 and a posted speed limit of 45 MPH. The proposed commercial entrance on Tavern Road will be required to comply with VDOT's Access Management spacing criteria as listed in Table 2-2 in Appendix F of the Road Design Manual. The minimum allowable spacing between full access entrances or intersections is 335 feet.

Contact: (804) 863-4012 or via e-mail at paul.hinson@VDOT.virginia.gov

VDH – Prince George Office: Alice Weathers, Environmental Health Specialist, Sr.

The Virginia Department of Health (VDH) has indicated that because this proposed project will be for commercial use, a Private AOSE/OSE and/or Engineer (PE) will need to address the issues of water usage for the bathrooms, janitor's sink, drinking fountain, etc. The largest estimated occupancy is listed in the letter from KEi as being 190 occupants.

A Private AOSE/OSE and/or Private Engineer (PE) will need to determine the sewage disposal design and treatment, if required, to include a waste characterization letter from a PE. A site and soil evaluation will also need to be included with the design information.

The food prep room (caterer's kitchen) is described as being only for the caterer's use to setup and prepare for serving food; not a full service kitchen, but with power, counter space and sinks provided. As described, no food is to actually be prepared in this kitchen area. However, the issue of clean up needs to be addressed. Will the caterer's dishes be washed there? Will there be a three compartment sink? Will there be hand wash sink(s)? Will there be a grease trap for the possible fats, oils and greases that may be disposed of during cleanup? More information is needed about the kitchen operation.

Item #6 in the letter from Pamela Bland dated May 17, 2019 states that "Caterers will comply with all state and county health codes." Caterers are generally associated with a mobile food unit or restaurant which requires them to be inspected and have a permit.

Contact: (804) 733-2630 or via e-mail at alice.weathers@vdh.virginia.gov

Planning Commission

At the June 27th Planning Commission meeting, area residents indicated in the public hearing that there was concern of the location of the assembly hall structure in proximity of adjacent properties, and the occupancy limits of the assembly hall. A related concern to the occupancy limits was the potential to have up to a thousand people at an outside event.

Staff recommended a condition of 500 feet from Tavern Road and 200 feet from adjacent properties to address concerns related to the location of the assembly hall.

To address the concern of the occupancy of the assembly hall, the Planning Commission requested information from staff regarding the occupancy limits of the previously approved four

(4) Special Exception cases for Assembly Hall. Staff provided the previously approved Special Exception cases which did not include an occupancy limit. The occupancy limit for the assembly hall would be determined by the Building Official. Although the Planning Commission did not recommend a limitation to the number of attendees in previous cases, the Planning Commission could recommend a limit to the number attendees if it felt it was appropriate.

Staff also addressed the concern of a number of people being at an outside event by indicating that a Special Event Permit would be required outside of a Special Exception application for an assembly hall.

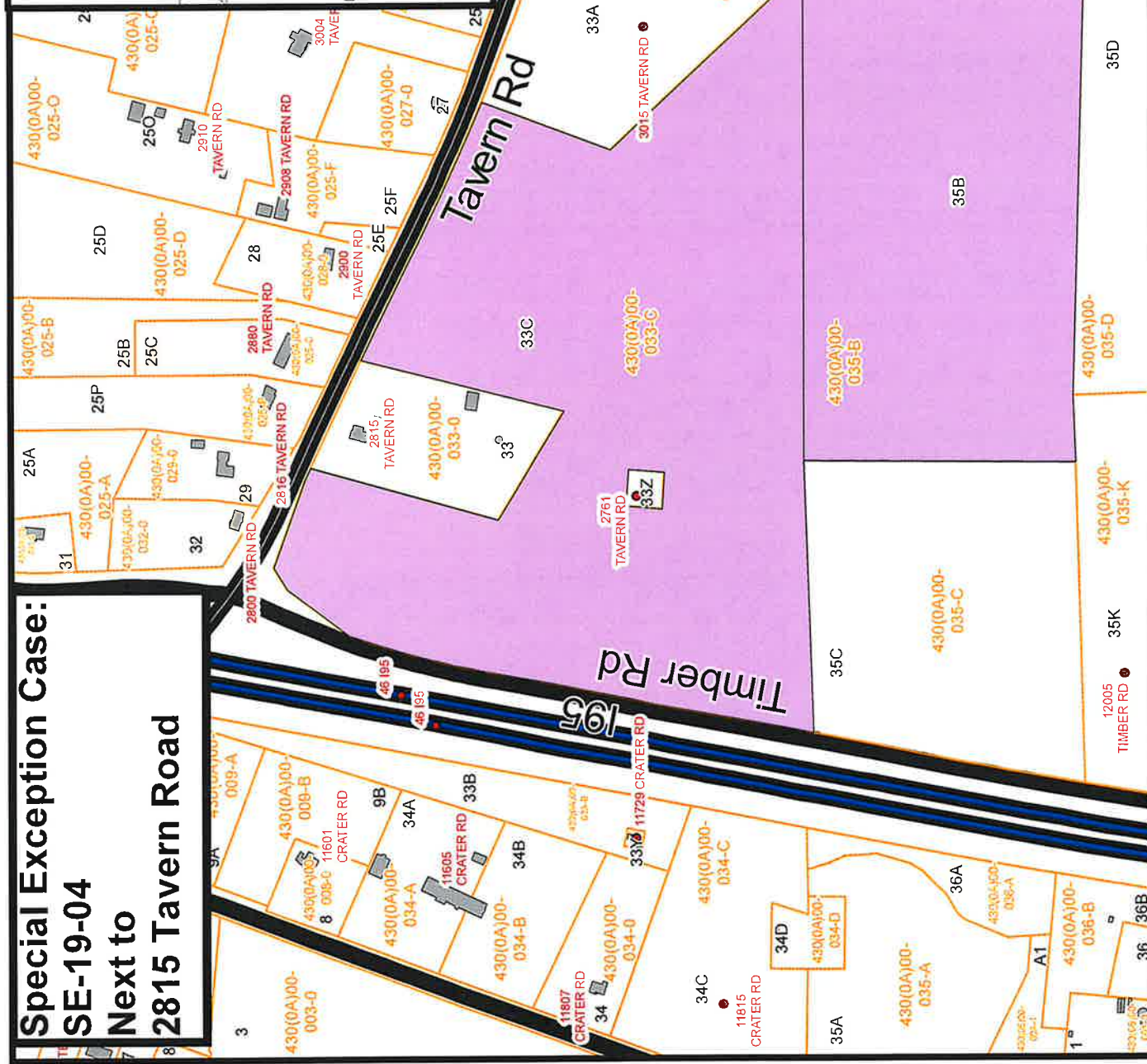
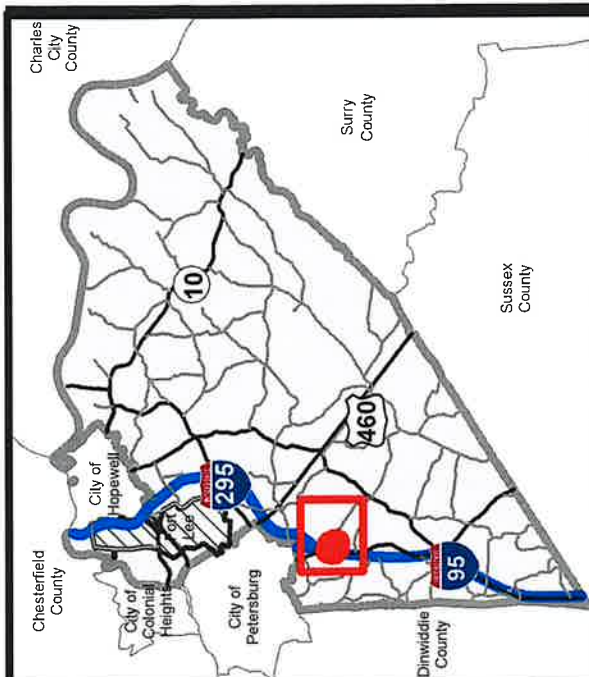
Recommendation:

Planning Commission and staff recommend Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Planning Commission and staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an Assembly Hall use to Judy Bland, Pamela Bland, and Stephanie Bland Harris and is not transferable and it does not run with the land on Tax Maps 430(OA)00-033-C & 430(OA)00-035-B.
2. The Assembly Hall structures shall be located at least 500 feet from Tavern Road and at least 200 feet from adjacent properties.
3. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event expected to exceed 75 event attendees.
4. A five hundred (500) foot line of sight at the entrance shall be maintained in accordance with VDOT requirements.
5. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
6. The Assembly Hall days and hours of operation shall be Monday – Sunday 9:00 a.m. to 10:00 p.m.
7. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
8. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
9. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.

10. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
11. This Special Exception shall become null and void if the use of an assembly hall 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 Case:
SE-19-04
Next to
2815 Tavern Road**



Subject Property

Assembly Hall Request





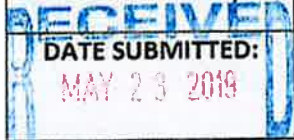
APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

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

OFFICE USE ONLY

APPLICATION #:

SE-19-04



DATE SUBMITTED:

MAY 23 2019

ZONING ORDINANCE SECTION:

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Judy Bland, Pamela Bland, Stephanie Bland Hussers

ADDRESS:

2815 TAVEN Rd

CITY:

S. Prince George

STATE:

VA

ZIP CODE:

23805

PHONE NUMBER:

513-349-9992 / 804-8610009

E-MAIL ADDRESS:

Prosnelia.bland@AOL.com / JKB4413@AOL.com

TAX MAP OF SUBJECT PARCEL:

430 OA 00033C & 430 OA 00035B

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK ^{WF 13} 4167 PAGE ³⁸ 557 Date _____ DEED RESTRICTIONS:

ACREAGE: 39.9 + 26.63

PARTIAL PARCEL:

YES

NO

SUBDIVISION:

PRESENT USE:

Residential of Agriculture

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

PRESENT ZONING:

R-A

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

Please See ATTACHED letter dated May 17, 2019

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: Paul C. R. Bland DATE: 18 May 2019

MAILING ADDRESS: 10918 Formore Ave

CITY/STATE/ZIP: Henrico, VA

PHONE NUMBER: 513-349-9992

E-MAIL ADDRESS: pro-nelie-bland@gol.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 18th day of May, 2019.

My Commission expires: 12/31, 2020
Caylin Antonia Pitts
Notary Public

CAYLIN ANTONIA PITTS
NOTARY PUBLIC
REGISTRATION # 7755765
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2021

AFFIDAVIT

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: Judy K Bland DATE: 21 May 2019
MAILING ADDRESS: 2312 Chemin Rd
CITY/STATE/ZIP: S Prince George, VA
PHONE NUMBER: 804 861 0009
E-MAIL ADDRESS: JKB 4413 @ Aol.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Pamela Bland
MAILING ADDRESS: 10918 Foxmorse Ave
CITY/STATE/ZIP: Richmond, VA 23233
PHONE NUMBER: 513 -349-9992
E-MAIL ADDRESS: Pcoenelia.bland @ Aol.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 21st day of May, 2019.

Jasmine Nicole Lee

Notary Public

My Commission expires: 05-31-2020, 20



AFFIDAVIT

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: Stephanie S. Harnia DATE: May 22, 2019
MAILING ADDRESS: 2312 Chemist Rd
CITY/STATE/ZIP: S Prince George, VA
PHONE NUMBER: 804-861-0009 / 919-923-0380
E-MAIL ADDRESS: OKB 4413@aol.com / StephanieKBland@aol.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Pamela Bland
MAILING ADDRESS: 10918 Foxmanor Ave
CITY/STATE/ZIP: Richmond, VA 23233
PHONE NUMBER: 513-349-9992
E-MAIL ADDRESS: PamelaBland@aol.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 22 day of May, 2019
Paul Zephria
Notary Public

My Commission expires: 10/31, 2022

PAUL ZEPHRIAH MULLIN
Notary Public
Commonwealth of Virginia
Reg. # 7554380
My Commission Expires October 31, 2022

AFFIDAVIT

SALES RECEIPT

Prince George County
The Department of Community
Development & Code Compliance
Phone (804) 722-8659
Fax (804) 722-0702

Sold To **PAMELA BLAND**
10918 FOXMOORE AVE
HENRICO, VA 23233
Phone 5133499992

Transaction #	Payment Method	Account	Sale Date
26781	Manual Entry Personal Check	T251....0360	5/23/2019 1:56:54 PM

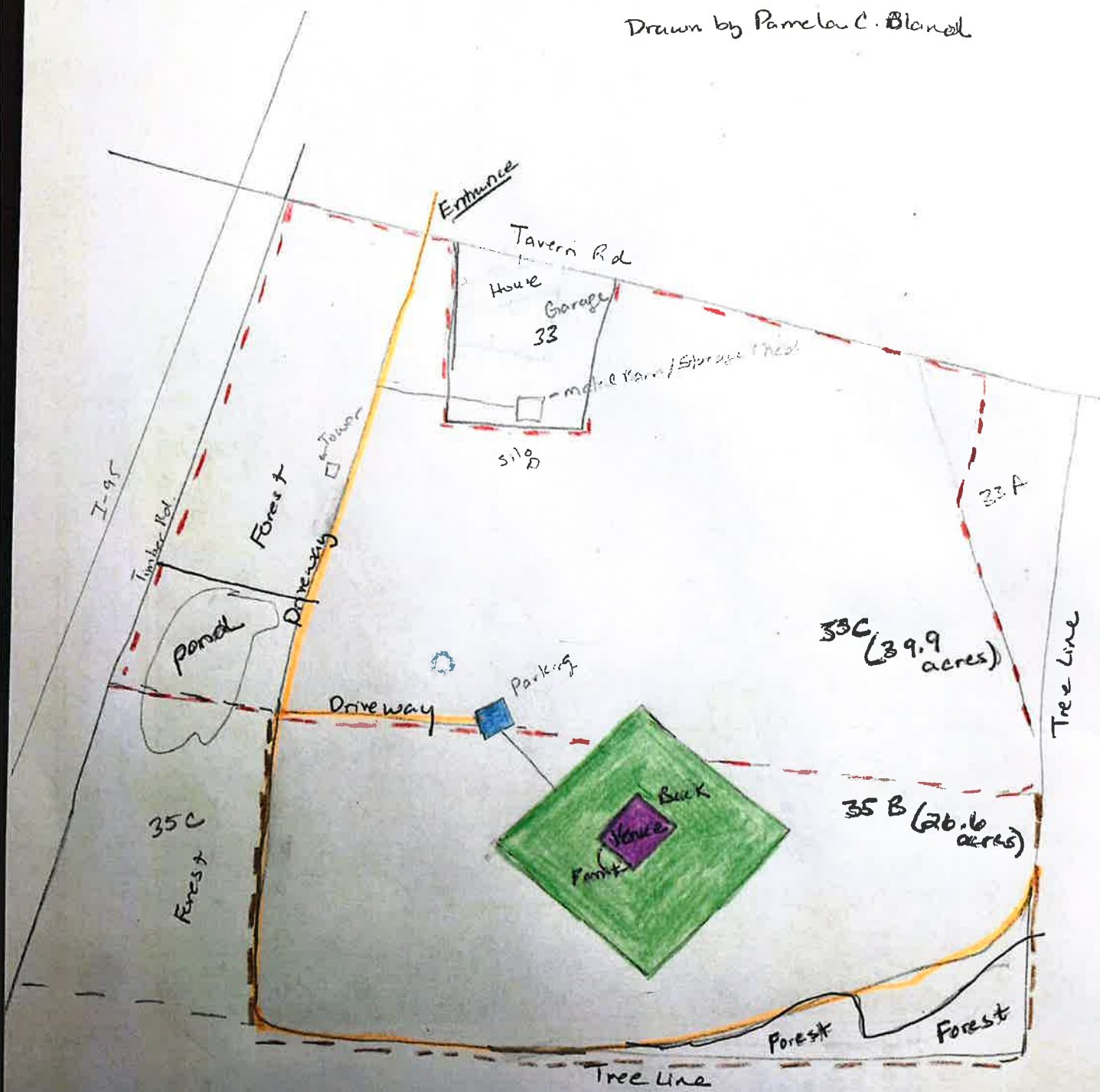
Trace #	Approval Code
1400310000031806555000	3248

Application #	Qty	Item	
AP-44125	1.00	Special Exception	\$700.00
		Total	700.00

I acknowledge receipt of goods and/or services in the amount of the total shown hereon. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and ... Questions? Call 1-800-366-2425.

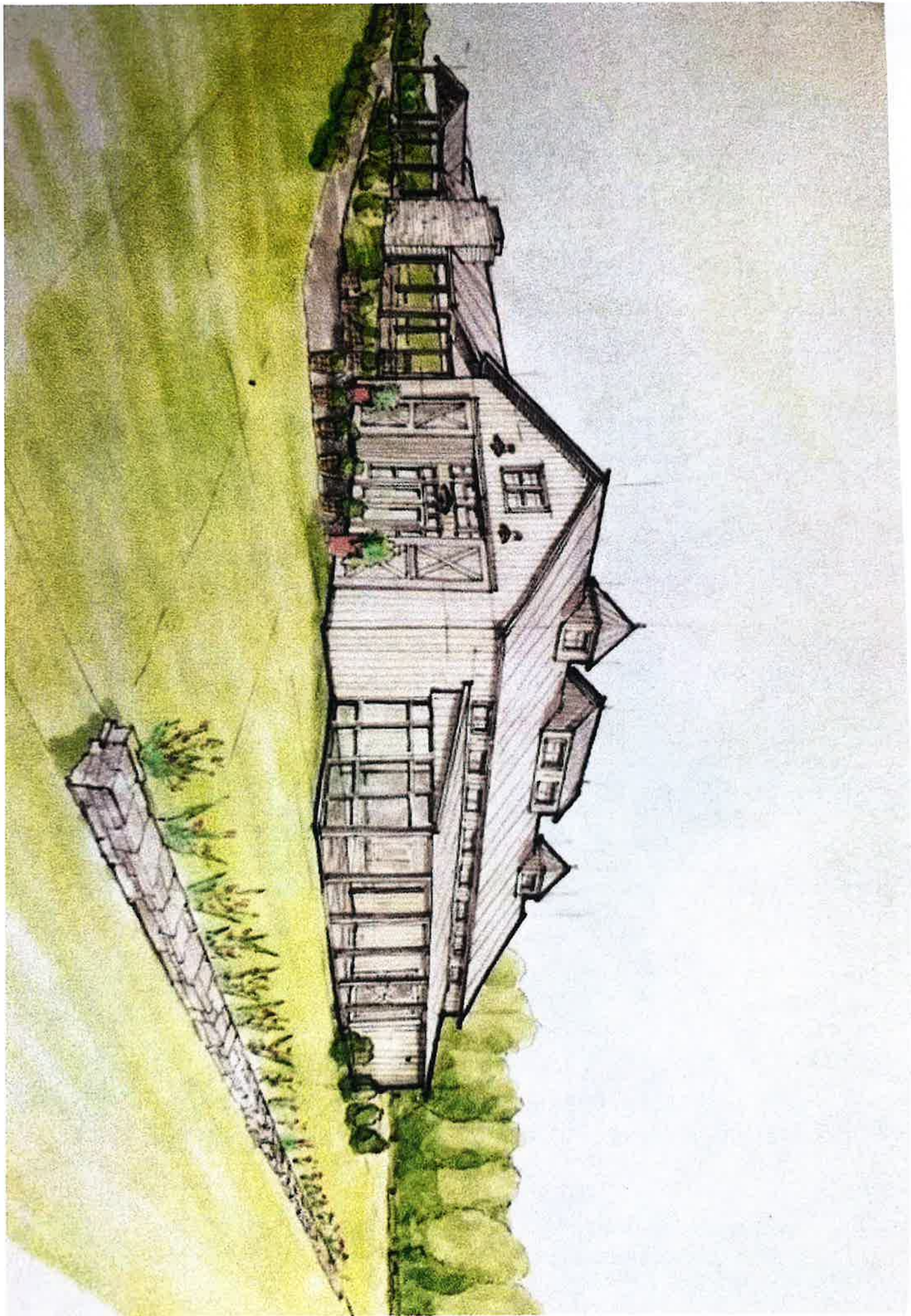
County Chic Venue
at
Bland Farm

Drawn by Pamela C. Bland



- Driveway —
- Parking Lot —
- Landscape / Grounds around venue —
- Venue —
- 33C —
- 35B —

[Not To Scale]





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 10th day of September, 2019:

Present:

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

Vote:

SPECIAL EXCEPTION SE-19-04 REQUEST OF JUDY BLAND, PAMELA BLAND, AND STEPHANIE BLAND HARRIS, PURSUANT TO § 90-103 (9), TO PERMIT AN ASSEMBLY HALL USE IN THE R-A, RESIDENTIAL AGRICULTURAL ZONING DISTRICT. THE SUBJECT PROPERTY IS LOCATED EAST OF 2815 TAVERN ROAD AND IDENTIFIED AS TAX MAPS 430(0A)00-033-C AND 430(0A)00-035-B. THE COMPREHENSIVE PLAN INDICATES THAT THE SUBJECT PROPERTIES ARE APPROPRIATE FOR RESIDENTIAL USE.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for an Assembly Hall use to Judy Bland, Pamela Bland, and Stephanie Bland Harris and is not transferable and it does not run with the land on Tax Maps 430(0A)00-033-C & 430(0A)00-035-B.
2. The Assembly Hall structures shall be located at least 500 feet from Tavern Road and at least 200 feet from adjacent properties.
3. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event expected to exceed 75 event attendees.
4. A five hundred (500) foot line of sight at the entrance shall be maintained in accordance with VDOT requirements.

5. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
6. The Assembly Hall days and hours of operation shall be Monday – Sunday 9:00 a.m. to 10:00 p.m.
7. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
8. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
9. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
10. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
11. This Special Exception shall become null and void if the use of an assembly hall 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 September 10, 2019 and becoming effective immediately

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 10th day of September, 2019:

Present:

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

Vote:

SPECIAL EXCEPTION SE-19-04 REQUEST OF JUDY BLAND, PAMELA BLAND, AND STEPHANIE BLAND HARRIS, PURSUANT TO § 90-103 (9), TO PERMIT AN ASSEMBLY HALL USE IN THE R-A, RESIDENTIAL AGRICULTURAL ZONING DISTRICT. THE SUBJECT PROPERTY IS LOCATED EAST OF 2815 TAVERN ROAD AND IDENTIFIED AS TAX MAPS 430(0A)00-033-C AND 430(0A)00-035-B. THE COMPREHENSIVE PLAN INDICATES THAT THE SUBJECT PROPERTIES ARE APPROPRIATE FOR RESIDENTIAL USE.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for an Assembly Hall use to Judy Bland, Pamela Bland, and Stephanie Bland Harris and is not transferable and it does not run with the land on Tax Maps 430(0A)00-033-C & 430(0A)00-035-B.
2. The Assembly Hall structures shall be located at least 500 feet from Tavern Road and at least 200 feet from adjacent properties.
3. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event expected to exceed 75 event attendees.
4. A five hundred (500) foot line of sight at the entrance shall be maintained in accordance with VDOT requirements.

5. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
6. The Assembly Hall days and hours of operation shall be Monday – Sunday 9:00 a.m. to 10:00 p.m.
7. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
8. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
9. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
10. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
11. This Special Exception shall become null and void if the use of an assembly hall 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 September 10, 2019 and becoming effective immediately

**PUBLIC NOTICE
COUNTY OF PRINCE
GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting:

The Prince George County Board of Supervisors will hold public hearings on Tuesday, September 10, 2019 beginning at 7:30 pm concerning the following request:

PLANNED UNIT DEVELOPMENT – PUD-19-01 Request of CI Associates LP pursuant to Zoning Ordinance Section 90-1039 Planned Unit Developments, to permit an additional restaurant related land use (food truck or food trailer) as a PUD amendment request of Case PUD-13-01. The request is located at 5380 Oaklawn Boulevard and is identified as Tax Map 120(0A)00-003-D. The Comprehensive Plan calls for commercial uses.

SPECIAL EXCEPTION SE-19-04 Request of Judy Bland, Pamela Bland, and Stephanie Bland Harris, pursuant to § 90-103 (9) to permit an assembly hall use to be located east of 2815 Tavern Road and is known as Tax Maps 430(0A)00-033-C and 430(0A)00-035-B in a R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential use.

ORDINANCE AMENDMENT OA-19-02: An Ordinance to amend and update "The Code of the County of Prince George, Virginia," by amending § 90-542 "Permitted Uses" in a M-3 Heavy Industrial District by adding a permitted use.

REZONING CASE RZ-19-02: Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-1, Limited Industrial Zoning District to M-3, Heavy Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates that the subject property is appropriate for industrial uses.

The meeting will be held within the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be examined in 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 shall have the opportunity to be heard at said public hearings.

Percy C. Ashcraft
County Administrator