

Issue Analysis Form

Date: July 14, 2020

Item: Rezoning Amendment RZ-20-01 Skycass Marketing LLC

Lead Department: Community Development

Contact Person: Horace Wade, Planner



Description and Current Status

The applicant is requesting to amend the proffered conditions of ZM-84-5 by adding additional General Industrial (M-2) permitted uses to the subject property located at 5106 Prince George Drive and identified as Tax Map 240(16)00-004-0.

Staff and the Planning Commission recommend approval to the Board of Supervisors as the request is consistent with the Comprehensive Plan and the proposed permitted uses are compatible to the previously approved permitted use.

Government Path

- | | | |
|--|---|---|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input checked="" type="checkbox"/> Yes | June 25, 2020
Recommended for
Approval by 7-0 vote. |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a Public Hearing? | <input checked="" type="checkbox"/> Yes | July 14, 2020 |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed Rezoning request will allow for Prince George County to continue to add tax revenues as additional businesses are allowed to locate on the parcel.

County Impact

Traffic will not be impacted by additional uses.

Notes

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 14th day of July, 2020:

Present:

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

Vote:

ZONING CASE AMENDMENT RZ-20-01 Request of Skycass Marketing LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered condition 1 of Section 2 of Zoning Case ZM-84-5 relative to the permitted uses on the M-2, General Industrial Zoned parcel by adding the following additional permitted uses: 1) Blacksmith shops, welding or machine shops, 2) Building material sales yard and plumbing supplies, 3) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors, 4) Off street parking as required by this chapter, 5) Accessory uses, 6) Business signs, and 7) Wholesale businesses and storage warehouses. The subject property is located at 5106 Prince George Drive and is identified as Tax Map 240(16)00-004-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-20-01 is granted as an amendment to the official zoning map with the following conditions:

The Owner (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, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 240(16)00-004-0 (the "Property") under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

Section 1. The following described property presently zoned Limited Residential R-2 and General Agricultural A-1, be rezoned to General Business B-1 and General Industrial M-2. However, in addition to the regulations for such zoning as

contained in Chapter 21 of the Code of Prince George County, there are hereby incorporated the conditions set forth in Section 2 of this Ordinance:

A 4.10 acre portion of a 23.84 acre parcel identified as Assessor's Parcel Number 24-(A)-4, and further shown on plat of survey prepared by Charles C. Townes and Associates dated March 16, 1984. The entire 23.84 acres is recorded in Deed Book 265, Page 127 of the Clerk of the Circuit Court's Office of Prince George County

Section 2. The following Conditions, voluntarily proffered by zoning application No. 83-07 and letter dated March 2, 1984, in accordance with Chapter 21-Section 105 of the Code of Prince George County, shall apply to the property described in Section 1 above, which are in addition to the regulations contained in Chapter 21 of the Code of Prince George County:

1. Permitted Uses for Tax Map 240(16)00-004-0:
 - a. Automobile painting, repairing, rebuilding, reconditioning and body and fender work;
 - b. Blacksmith shops, welding or machine shops;
 - c. Building material sales yard and plumbing supplies;
 - d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors;
 - e. Off street parking as required by this chapter;
 - f. Accessory uses;
 - g. Business signs;
 - h. Wholesale businesses and storage warehouses.
2. No inoperative vehicles or equipment of any type, except those being worked on, will be stored or located on the property.
3. The property will be kept in a neat, clean and orderly state that is compatible with the surrounding areas.
4. A site plan for development of the property will be submitted to the zoning administrator's office for review and approval as part of required building and zoning permit applications. Said site plan will provide for adequate screening, buffering and landscaping as necessary and will include retention of as much existing natural vegetation as possible to accomplish required screening, buffering and landscaping.

Adopted on July 14, 2020 and becoming effective immediately.

REZONING CASE AMENDMENT RZ-20-01

BOARD OF SUPERVISORS

PUBLIC HEARING: JULY 14, 2020

RESUME

APPLICANT: Skycass Marketing, LLC

REQUEST:

Currently, only one use is permitted on the subject property: "Automobile painting, repairing, rebuilding, reconditioning and body and fender work."

The applicant is requesting to amend proffers to Rezoning Case ZM-84-5 to allow additional uses on the subject property.

ZONING: M-2 General Industrial District with conditions

RECOMMENDATION:

Staff recommends Approval of this request subject to proffers dated June 15, 2020.

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING: July 14, 2020

REZONING CASE AMENDMENT RZ-20-01: Request of Skycass Marketing pursuant to § 90-788, Change of Approved Conditions, to amend proffered condition 1 of Section 2 of Zoning Case ZM-84-5 relative to the permitted uses on the M-2, General Industrial Zoned parcel by adding the following additional permitted uses: 1) Blacksmith shops, welding or machine shops, 2) Building material sales yard and plumbing supplies, 3) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors, 4) Off street parking as required by this chapter, 5) Accessory uses, 6) Business signs, and 7) Wholesale businesses and storage warehouses. The subject property is located at 5106 Prince George Drive and is identified as Tax Map 240(16)00-004-0. The Comprehensive Plan indicates the property is suitable for commercial uses.

Applicant:	Skycass Marketing, LLC
Owner:	Johnna E. Moore, Administrator
Address:	5016 Prince George Drive
Tax Map ID:	240(16)00-004-0
Location:	5106 Prince George Drive
Size of Property:	1.08 acres
Magisterial District:	Bland
Planning Area:	Prince George County Planning Area
Utilities:	Private
Real Estate Taxes:	Current as of March 12, 2020
Existing Use:	Industrial
Proposed Use:	Industrial
Comprehensive Plan Future Use:	Commercial
Zoning District:	M-2 General Industrial w/ conditions
Proposed Zoning:	M-2 General Industrial w/ conditions
Surrounding Zoning:	
East & South:	B-1, General Business
West:	R-A, Residential Agricultural
North:	M-2, General Industrial

Meeting Information:

Planning Commission:	Thursday, May 28, 2020 (postponed) Thursday, June 25, 2020 at 6:30 pm
Board of Supervisors:	Tuesday, July 14, 2020

Recommendation:

Planning Commission recommended Approval, subject to proffered conditions signed June 15, 2020.
Staff recommends approval, subject to proffered conditions signed June 15, 2020.

Attachments:

1. Rezoning Case Staff Report
2. Application/Project Description
3. Proffered Conditions
4. Previous ZM-84-5
5. Parcel Map
6. Aerial Map
7. Zoning Map
8. Adjacent Property Owner List/ Letter

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

Request:

The applicant is requesting to amend proffers to Rezoning Case ZM-84-5 to allow additional uses in addition to the single permitted use of Automobile painting, repairing, rebuilding, reconditioning and body and fender work.

Request Details:

On April 24, 1984, the Board of Supervisors conditionally rezoned this property from R-2, Limited Residential and A-1, General Agricultural to M-2, General Industrial to permit the use of Automobile painting, repairing, rebuilding, reconditioning and body and fender work.

In addition to the permitted use approved by Board of Supervisors in 1984, the applicant requests to add the following permitted uses in the M-2, General Industrial District:

1. Blacksmith shops, welding or machine shops.
2. Building material sales yards and plumbing supplies.
3. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
4. Off street parking as required by this chapter.
5. Accessory uses.
6. Business Signs.
7. Wholesale businesses and storage warehouses.

The applicant states that there is an existing structure on this parcel, and they would initially use the building for general storage, warehousing, and contractor equipment storage as well as reconditioning of commercial vending equipment and antiques. The applicant states that they would look to further divide the interior space of the building to add office space to create a combination office and storage space for small businesses such as plumbers, electricians, HVAC contractors, and other tradesmen who need affordable office space in addition to storage/shop space. The office space would only be used as a supplement to the approved uses in conjunction with those businesses. Any outside storage would be screened by fencing and/or landscaping in order to maintain an attractive appearance and not interfere with neighboring parcels.

Comprehensive Plan:

The Comprehensive Plan shows that the parcel in this area is appropriate for commercial use. The proposed uses are compatible with this designation. The plan includes additional language which is supportive of this request:

Economic Development Goal #1: To enhance the economic base and employment opportunities in Prince George.

Objective #1: Develop a strong and diversified tax base through guided office, commercial retain and industrial development.

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

Staff Comments:

Planning & Zoning:

When the Rezoning was approved on April 24, 1984, the previous applicant's intent was to use the property for an automotive body and maintenance shop. In 1984, the Board of Supervisors had concerns about the storage of inoperable vehicles and the number of vehicles on the property, and restricted the storage of inoperable vehicles by condition.

Staff has evaluated the current applicant's requested uses, and all uses appear to be compatible with the previous permitted use of an automotive body and maintenance shop.

The adjacent property located south of the subject property at 5108 Prince George Drive [240(16)00-002-0] Zoned M-2 is also subject to ZM-84-5, which limits the use to an automotive body and maintenance shop. Subsequently, the previous use of this property was for an automotive body shop.

Another adjacent property located north of the subject property at 5050 Prince George Drive [240(13)00-002-0] Zoned M-2 is subject to ZM-90-06 when the property was rezoned to M-2. This property does not have any use limitations other than no exterior storage. The current use of this property is an industrial site for Landen Strapping Corporation.

Outside Storage of materials of any permitted uses in the M-2, General Industrial District are subject to Section 90-494(b), which requires permitted uses to be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or an evergreen hedge six feet in height.

In summary, Planning staff finds that the applicant's requested uses would be appropriate for this site. Outside storage areas would be regulated by the County Zoning Ordinance.

Contact: Horace Wade, Planner

Building Official:

This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. All structures that may be built, altered or any change of use of existing structures on property will need to be permitted and meet all requirements of the Virginia USBC and the Virginia SFPC.

Contact: Dean Simmons, Building Official

Utilities Department:

Per County Ordinance 81-313 & 82-595, as long as the existing private well and septic system provide adequate service to the premises, such systems may continue as long as they are operated at all times in strict accordance with federal, state, and local requirements. Should the systems no longer provide adequate service, the owner will be required to connect to the public water and sewer, if available at that time.

Contact: Frank Haltom, Director of Utilities and Engineering

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

Transportation (VDOT):

March 6, 2020

1. The property is currently accessed from a private road that connects to SR 156, Prince George Drive, with a paved commercial entrance for private subdivision road or street entrance. This is an appropriate entrance for the current uses.
2. The proposed amendments to the proffers include uses that could result in increases in trip generation compared to the current allowable uses. It is not anticipated that this increase in trip generation would warrant any turn lanes based upon the users of the current access road and traffic on Prince George Drive. VDOT recommends that a turn lane warrant analysis be required in conjunction with the rezoning request to allow VDOT to evaluate the need for turn lanes. If turn lanes are warranted, the County could request that the applicant proffer the construction of any warranted turn lanes. VDOT cannot require construction of off-site improvements during the site plan review process if it is determined that the proposed uses will warrant a right or left turn lane.
3. It is unknown if there is a road maintenance agreement in place that includes the maintenance of the commercial entrance within the VDOT ROW. VDOT recommends that the County require a road maintenance agreement for the private road and commercial entrance within the VDOT ROW if one does not currently exist. This would assist the County and VDOT in ensuring proper maintenance activities are performed on the road and entrance.

June 15, 2020

1. The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the additional information transmitted by e-mail by Townes on June 12, 2020 and from Prince George County on June 15, 2020 in response to VDOT's comments dated March 6, 2020. Based upon our review of this additional information, VDOT's comments have been satisfied and finds the application acceptable.

Contact: Paul Hinson, Area Land Use Engineer, Virginia Department of Transportation

Economic Development Department, Environmental Division, Police Department, Fire and EMS, Health Department: No comments.

Public Notice:

Planning Commission Public Hearing:

This Staff Report was reviewed with the applicant on 5/13/2020.
Adjacent property owners were notified by mailing on 5/18/2020.
A legal ad was run for the request in the *Progress-Index* on 5/13/2020 and 5/20/2020.
Adjacent property owners were notified by mailing on 6/15/2020.
A legal ad was run for the request in the *Progress-Index* on 6/11/2020 and 6/17/2020.

Board of Supervisors Public Hearing:

Adjacent property owners were notified by mailing on 7/2/2020.
A legal ad was run for the request in the *Progress Index* on 7/2/2020 and 7/9/2020.

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

Community Feedback:

Staff has not received any comments as of June 15, 2020.

Staff Recommendation:

Staff recommends approval of the amendment of ZM-84-5 by amending condition 1 of Section 2 with the following text in a proffer statement signed June 15, 2020:

Section 1. The following described property presently zoned Limited Residential R-2 and General Agricultural A-1, be rezoned to General Business B-1 and General Industrial M-2. However, in addition to the regulations for such zoning as contained in Chapter 21 of the Code of Prince George County, there are hereby incorporated the conditions set forth in Section 2 of this Ordinance:

A 4.10 acre portion of a 23.84 acre parcel identified as Assessor's Parcel Number 24-(A)-4, and further shown on plat of survey prepared by Charles C. Townes and Associates dated March 16, 1984. The entire 23.84 acres is recorded in Deed Book 265, Page 127 of the Clerk of the Circuit Court's Office of Prince George County

Section 2. The following Conditions, voluntarily proffered by zoning application No. 83-07 and letter dated March 2, 1984, in accordance with Chapter 21-Section 105 of the Code of Prince George County, shall apply to the property described in Section 1 above, which are in addition to the regulations contained in Chapter 21 of the Code of Prince George County:

1. Automobile painting, repairing, rebuilding, reconditioning and body and fender work will be the only M-2 zoning permitted use utilized for the portion of the property requested for M-2 zoning. except that Permitted Uses for Tax Map 240(16)00-004-0 may have additional uses:
 - a. Blacksmith shops, welding or machine shops;
 - b. Building material sales yard and plumbing supplies;
 - c. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors;
 - d. Off street parking as required by this chapter;
 - e. Accessory uses;
 - f. Business signs;
 - g. Wholesale businesses and storage warehouses.
2. No inoperative vehicles or equipment of any type, except those being worked on, will be stored or located on the property.
3. The property will be kept in a neat, clean and orderly state that is compatible with the surrounding areas.
4. A site plan for development of the property will be submitted to the zoning administrator's office for review and approval as part of required building and zoning permit applications. Said site plan will provide for adequate screening, buffering and landscaping as necessary and will include retention of as much existing natural vegetation as possible to accomplish required screening, buffering and landscaping.

PROFFER AMENDMENT REQUEST RZ-20-01 - STAFF REPORT

Planning Commission June 25, 2020:

During the public hearing following the presentation of the Staff Report, no one except the applicant provided any comments regarding the rezoning case amendment. The applicant answered clarification questions of the Commission.

After the closure of the public hearing, the Planning Commission recommended Approval of the request 7-0, subject to the proffered statement signed June 15, 2020.



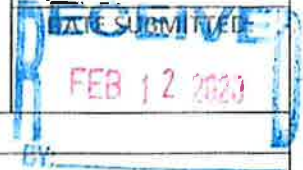
REZONING APPLICATION

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 #:

RZ-20-01



(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

Skycass Marketing, LLC c/o Johnna E. Moore, Administrator (aka Johnna Ross)

ADDRESS:

5106 Prince George Dr. Prince George, VA 23875

TAX MAP OF SUBJECT PARCEL:

240-16-00-004-0

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

DISTRICT:

E-MAIL ADDRESS:

troy@troygibbs.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 08

PAGE 2418

Date

DEED RESTRICTIONS:

CURRENT LAND USE:

Auto Body Shop

ACREAGE:

1.08 acres

COMPREHENSIVE PLAN DESIGNATION:

ZONING CLASSIFICATION

PRESENT ZONING:

M-2 w/Conditions

PROPOSED ZONING:

M-2 allowing additional uses

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:

Property is currently conditioned for limited use as auto body and related activities. Would like to add uses.

OWNER AGENT/REP

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

NAME:

Troy Gibbs

PHONE NUMBER:

804-691-3838

ADDRESS:

4244 Cedar Creek Lane

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

E-MAIL ADDRESS:

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

Please see the attached letter

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.

NAME: Skycass Marketing, LLC / Troy Gibbs

SIGNED: *Troy Gibbs*

DATE: 2/12/20

MAILING ADDRESS: 4244 Cedar Creek Lane

CITY/STATE/ZIP: Prince George VA 23875

PHONE NUMBER: 804-691-3838

E-MAIL ADDRESS: troy@troygibbs.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 12 day of February, 2020.

My Commission expires: Aug. 31, 2021, 2021
Cynthia L. Bergamini
Notary Public

CYNTHIA L. BERGAMINI
NOTARY PUBLIC
REGISTRATION # 369291
COMMONWEALTH OF VIRGINIA

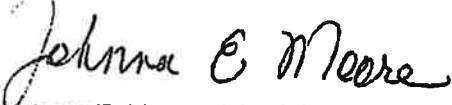
AFFIDAVIT

February 6, 2020

To Whom it may concern:

I hereby give permission to Skycass Marketing, LLC and/or Troy Gibbs to act on my behalf to seek an amendment or re-zoning of 5106 Prince George Dr. Prince George, VA 23875 (tax id: 240-16-00-004-0) to allow additional uses with the M-2 zoning that is already in place.

Regards,

A handwritten signature in black ink that reads "Johnna E. Moore". The signature is written in a cursive style with a large initial 'J'.

Johnna E. Moore (aka Johnna Ross)

Administrator

RE: REZONING APPLICATION for 5106 Prince George Dr. Prince George, VA (PID#240-16-00-004-0)

"PROJECT DESCRIPTION"

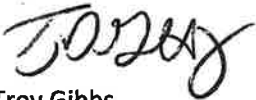
This parcel is currently zoned M-2 with conditions placed on it by the Board of Supervisors on 4/24/1984. The current conditions only allow the following use: Automobile Painting, repairing, rebuilding, reconditioning and body and fender work. We would proffer to maintain certain restrictions on this parcel but allow the following additional uses as described in Sec. 90-492 of the county code:

- 1) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- 2) Blacksmith shops, welding or machine shops.
- 3) Building material sales yards and plumbing supplies.
- 4) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- 5) Off street parking as required by this chapter.
- 6) Accessory uses.
- 7) Business Signs only (keep restrictions on the installation of billboard(s))
- 8) Wholesale businesses and storage warehouses.

We would like to add that there is already an existing structure on this parcel and we would initially be using this for general storage, warehousing, and Contractor equipment storage as well as reconditioning of commercial vending equipment and antiques. We would potentially look at further dividing the interior of this building to add office space to create a combination office and storage space for small business such as Plumbers, electricians, HVAC contractors and other tradesman who need affordable office space in addition to storage/shop space. The office space would only be used as a supplement to the approved uses in conjunction with those businesses. Any outside storage would be screened by fencing and/or landscaping in order to maintain an attractive appearance and not interfere with neighboring parcels.

Thank you in advance for your consideration.

Regards,



Troy Gibbs

Skycass Marketing LLC



A Professional Corporation

2463 Boulevard
Colonial Heights, Virginia 23834
Telephone: 804.520.9015
Facsimile: 804.520.9016

June 12, 2020

Virginia Department of Transportation
Petersburg Residency
Attn: Mr. Paul Hinson, P.E.
4608 Boydton Plank Road
Petersburg, VA 23803

RE: David Ross Lane Turn Lane Analysis

Dear Mr. Hinson:

At your request, we have evaluated the VDOT requirements for a left and right turn lane off of Prince George Drive (State Route 156). This letter and attached documents provide an assessment of proposed traffic that will result from the rezoning of the existing light industrial parcel.

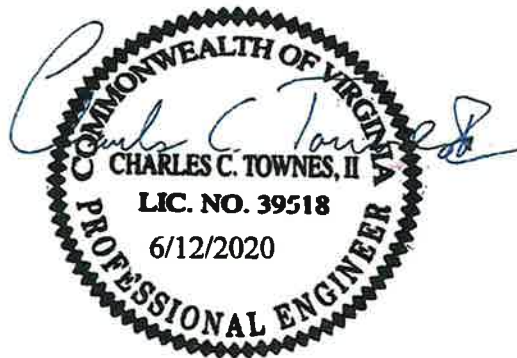
As noted on the Traffic Diagram, our conclusion is based on VDOT supplied traffic data collected on an annual basis and the current edition of the ITE trip generation manual. After calculations, it was determined that left and right turn lanes would not be required.

If you have any questions or comments, please contact us at (804) 520-9015 to discuss.

Sincerely,

TOWNES, PC

Charles C. Townes, II, P.E., L.S.
President



cc: Townes, PC (file)
Troy Gibbs (Email)

Virginia

RE: REZONING APPLICATION for 5106 Prince George Dr. Prince George, VA (PID#240-16-00-004-0)

Proffered Conditions

The following conditions are proffered to amend Condition 1 of Section 2 of ZM-84-5:

1. Permitted Uses for Tax Map 240(16)00-004-0 are limited to:
 - a. Automobile painting, repairing, rebuilding, reconditioning and body and fender work.
 - b. Blacksmith shops, welding or machine shops;
 - c. Building material sales yard and plumbing supplies;
 - d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors;
 - e. Off street parking as required by this chapter;
 - f. Accessory uses;
 - g. Business signs;
 - h. Wholesale businesses and storage warehouses.

[Signature] member
Skycass Marketing LLC

Witnessed:

Commonwealth of Virginia

County of Prince George

The foregoing instrument was acknowledged before me *Cynthia L Bergamini* this 6/15/20 (date) by *Troy D Gibbs Jr* of *Skycass marketing LLC* a Virginia Limited Liability Corporation, on behalf of the corporation.

Seal

CYNTHIA L. BERGAMINI
NOTARY PUBLIC
REGISTRATION # 369291
COMMONWEALTH OF VIRGINIA

exp 8/31/2021

Cynthia L Bergamini

Proffered Conditions

The following conditions are proffered to amend Condition 1 of Section 2 of ZM-84-5:

1. Permitted Uses for Tax Map 240(16)00-004-0 are limited to:
 - a. Automobile painting, repairing, rebuilding, reconditioning and body and fender work.
 - b. Blacksmith shops, welding or machine shops;
 - c. Building material sales yard and plumbing supplies;
 - d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors;
 - e. Off street parking as required by this chapter;
 - f. Accessory uses;
 - g. Business signs;
 - h. Wholesale businesses and storage warehouses.

Johnna E. Moore

Johnna E. Moore

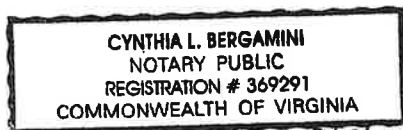
Witnessed:

Commonwealth of Virginia

County of Prince George

The foregoing instrument was acknowledged before me Cynthia L Bergamini this 6/15/20 (date) by Johnna E Moore Administrator of the David J. Ross Estate.

Seal



exp 8/3/2021

Cynthia L Bergamini

Board of Supervisors
County of Prince George
Prince George, Virginia

Ordinance

An ordinance adopted at a regular meeting of the Board of Supervisors, County of Prince George, held in the General District Courtroom at Prince George Court-house on the 24th day of April, 1984:

Present:

Samuel L. Bland, Chairman
E. W. Burrow, Vice Chairman
Harry G. King
John H. Minor
H. W. Williams, Jr.

Vote:

Yea
Yea
Yea
Yea
Yea

On motion of Mr. Williams, which carried unanimously, the following ordinance was adopted:

WHEREAS David and Ron Ross, applicants, did on March 2, 1984 make application to the Board of Supervisors of the County of Prince George to rezone a 4.10 acre portion of a 23.84 acre parcel identified as Assessor's Parcel No. 24-(A)-4, Bland District, from R-2 Limited Residential and A-1 General Agricultural to B-1 General Business and M-2 General Industrial for the purpose of providing a new location of Ross Automotive Body and Maintenance Shop; and

WHEREAS David and Ron Ross, as part of their rezoning application, identified as Application No. 1984-04, have proffered conditions in writing by letter dated March 2, 1984 concerning the use of the property, in accordance with the terms of conditional zoning as provided for by Section 21-105 of the County Code; and

WHEREAS the property requested for B-1 and M-2 zoning, with conditions, is located on Prince George Drive and is presently owned by Donald P. and John D. Vtipil, as the applicants have a contract to purchase the property subject to requested rezoning approval; and

WHEREAS the notice and hearing requirements of Section 15.1-431 of the Code of Virginia (1950, as amended) have been met; and

WHEREAS the Board of Supervisors finds that it is empowered by the County Code to grant or to deny the rezoning request for which application is made; and

WHEREAS the Board of Supervisors has given due consideration to the interests of the neighborhood and to the interests of the general public; and

WHEREAS the Prince George County Planning Commission held a public hearing on the proposed rezoning on March 22, 1984 and recommended that the Board of Supervisors grant said request with the conditions as offered; and

WHEREAS the Board of Supervisors has considered carefully the recommendation of the Planning Commission concerning said rezoning and feels that the conditions as offered by the applicants will provide adequate safeguards and protection from disturbances to the surrounding properties;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Prince George this 24th day of April, 1984 that the Official Zoning Map of the County of Prince George be and is hereby amended as follows:

Section 1. The following described property, presently zoned as Limited Residential R-2 and General Agricultural A-1, be rezoned to General Business B-1 and General Industrial M-2. However, in addition to the regulations for such zoning as contained in Chapter 21 of the Code of Prince George County, there are hereby incorporated the conditions set forth in Section 2 of this ordinance:

A 4.10 acre portion of a 23.84 acre parcel, identified as Assessor's Parcel No. 24-(A)-4, and further shown on plat of survey prepared by Charles C. Townes and Associates dated March 16, 1984. The entire 23.84 acres is recorded in Deed Book 265, Page 127 of the Clerk of the Circuit Court's Office of Prince George County.

Section 2. The following conditions, voluntarily proffered by zoning application No. 83-07 and letter dated March 2, 1984, in accordance with Chapter 21-Section 105 of the Code of Prince George County, shall apply to the property described in Section 1 above, which are in addition to the regulations contained in Chapter 21 of the Code of Prince George County:

1. Automobile painting, repairing, rebuilding, reconditioning and body and fender work will be the only M-2 zoning permitted use utilized for the portion of the property requested for M-2 zoning.
2. No inoperative vehicles or equipment of any type, except those being worked on, will be stored or located on the property.
3. The property will be kept in a neat, clean and orderly state that is compatible with the surrounding areas.
4. A site plan for development of the property will be submitted to the zoning administrator's office for review and approval as part of required building and zoning permit applications. Said site plan will provide for adequate screening, buffering and landscaping as necessary and will include retention of as much existing natural vegetation as possible to accomplish required screening, buffering and landscaping.

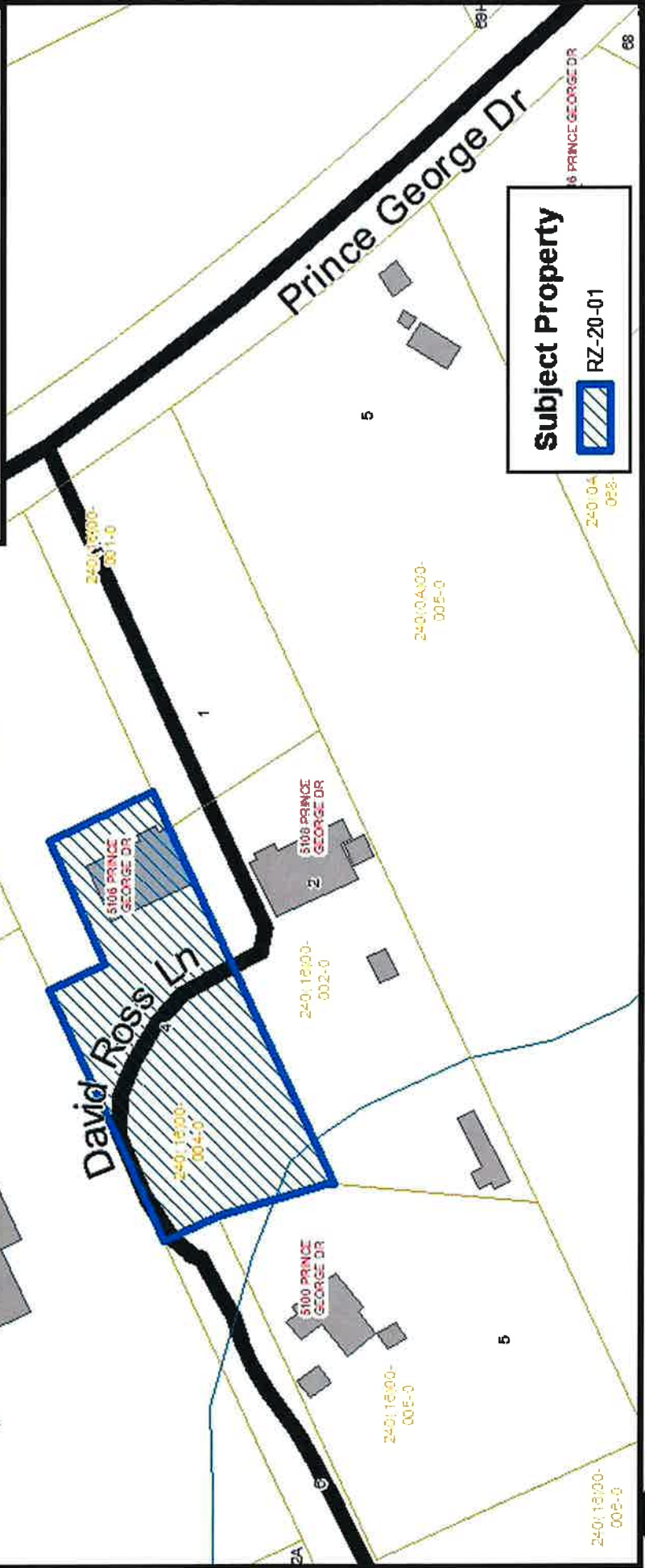
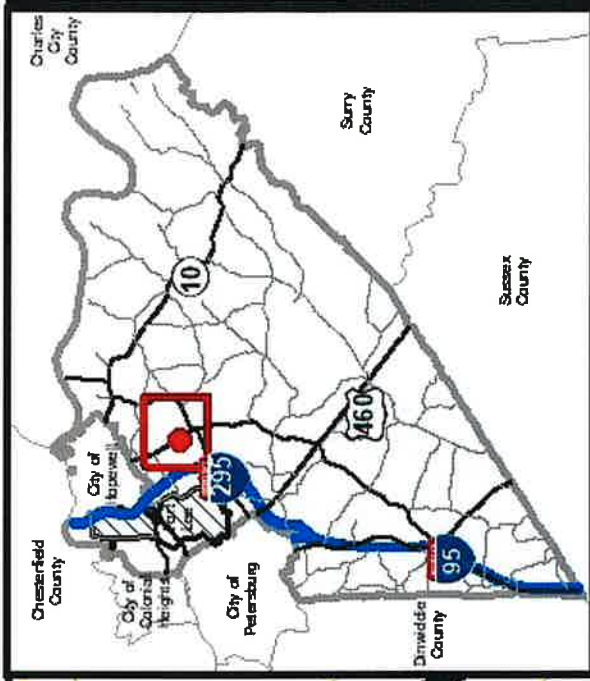
A Copy Teste:



John G. Kines, Jr.
County Administrator

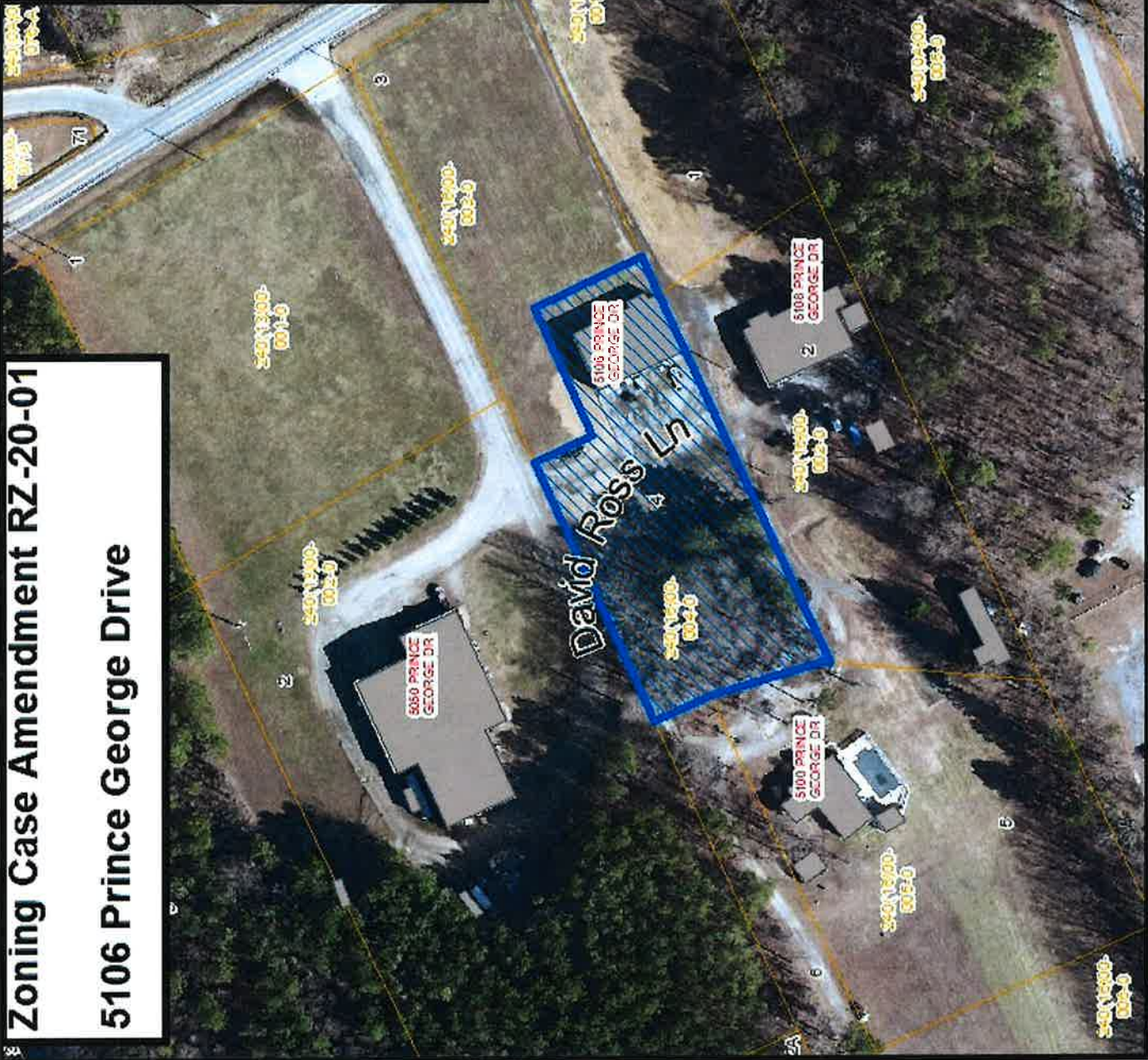
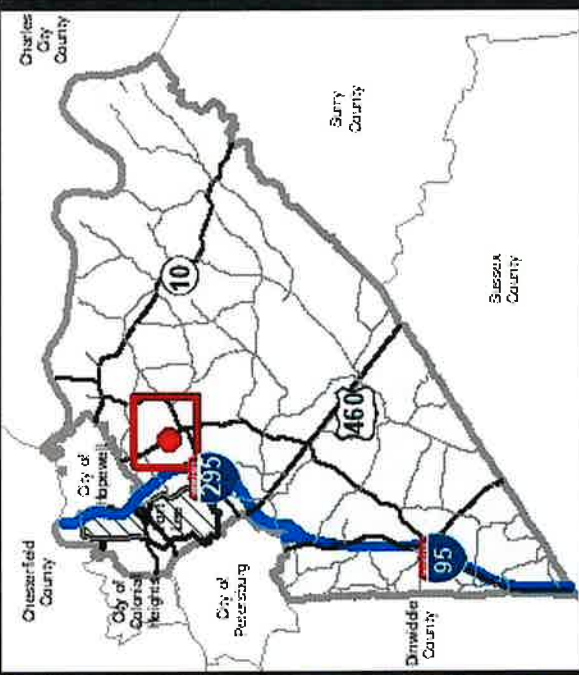
Zoning Case Amendment RZ-20-01

5106 Prince George Drive



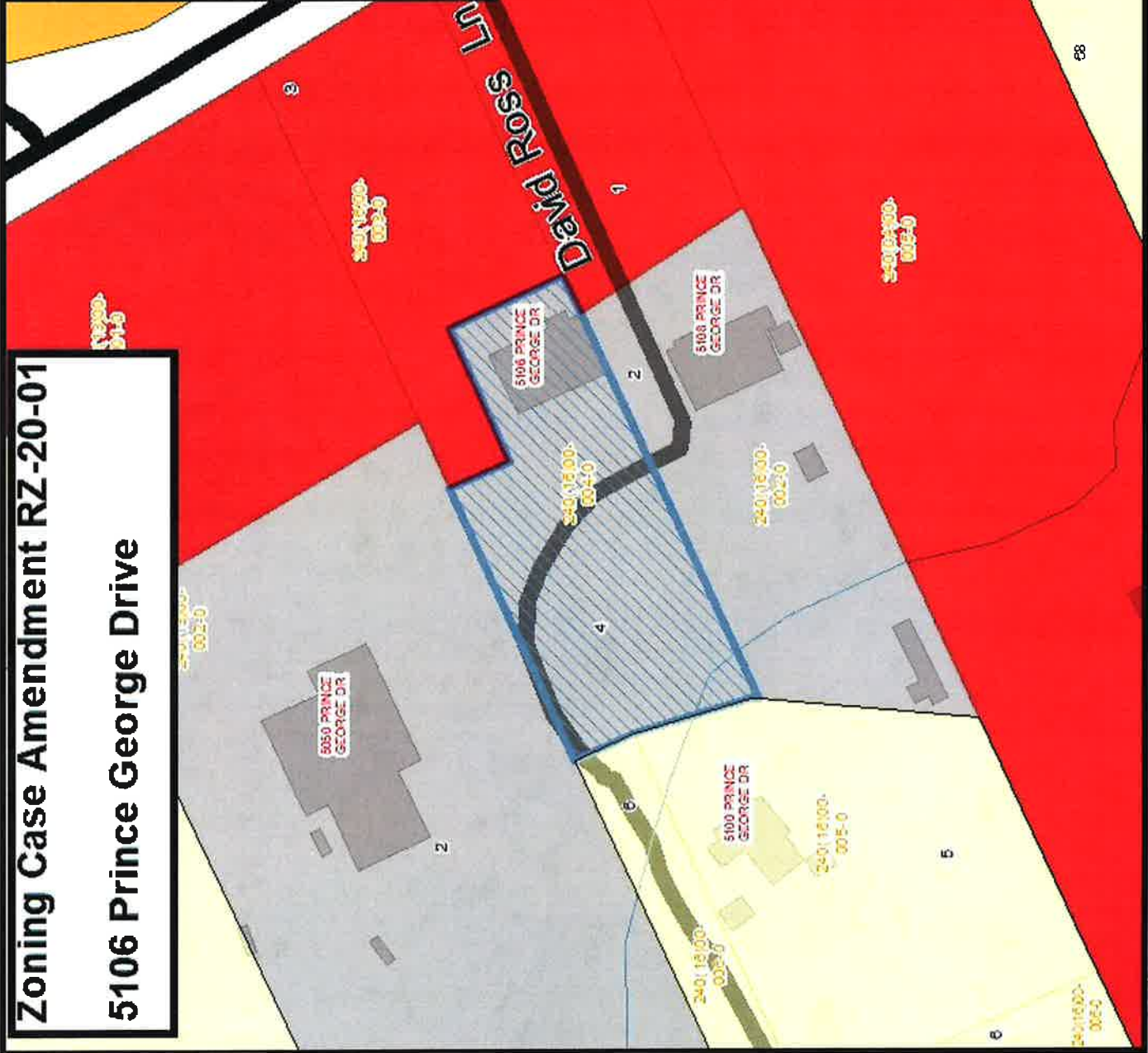
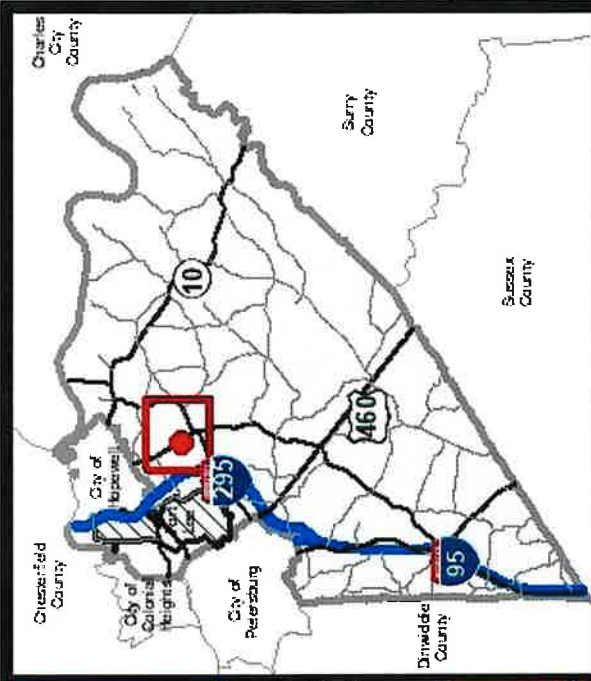
Zoning Case Amendment RZ-20-01

5106 Prince George Drive



Zoning Case Amendment RZ-20-01

5106 Prince George Drive



Zoning	Color
B-1	Red
M-2	Grey
R-2	Orange
R-A	Yellow
RZ-20-01	Blue with diagonal lines





County of Prince George, Virginia
"A global community where families thrive and businesses prosper"

July 2, 2020

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, July 14, 2020 beginning at 7:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING CASE AMENDMENT RZ-20-01: Request of Skycass Marketing pursuant to § 90-788, Change of Approved Conditions, to amend proffered condition 1 of Section 2 of Zoning Case RZ-84-5 relative to the permitted uses on the M-2, General Industrial Zoned parcel by adding the following additional permitted uses: 1) Blacksmith shops, welding or machine shops, 2) Building material sales yard and plumbing supplies, 3) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors, 4) Off street parking as required by this chapter, 5) Accessory uses, 6) Business signs, and 7) Wholesale businesses and storage warehouses. The subject property is located at 5106 Prince George Drive and is identified as Tax Map 240(16)00-004-0. The Comprehensive Plan indicates the property is suitable for commercial uses.

Due to the COVID-19 pandemic, Prince George County's July 14 Board of Supervisors meeting will be held electronically and in person. The changes are designed to accommodate public input while encouraging the public to practice social distancing as recommended by health officials. If you wish to make comments prior to meeting, you are encouraged do so via the Public Comment Form on the County website at https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_form.php.

The meeting will be also be accessible by Zoom or YouTube. Information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov/>.

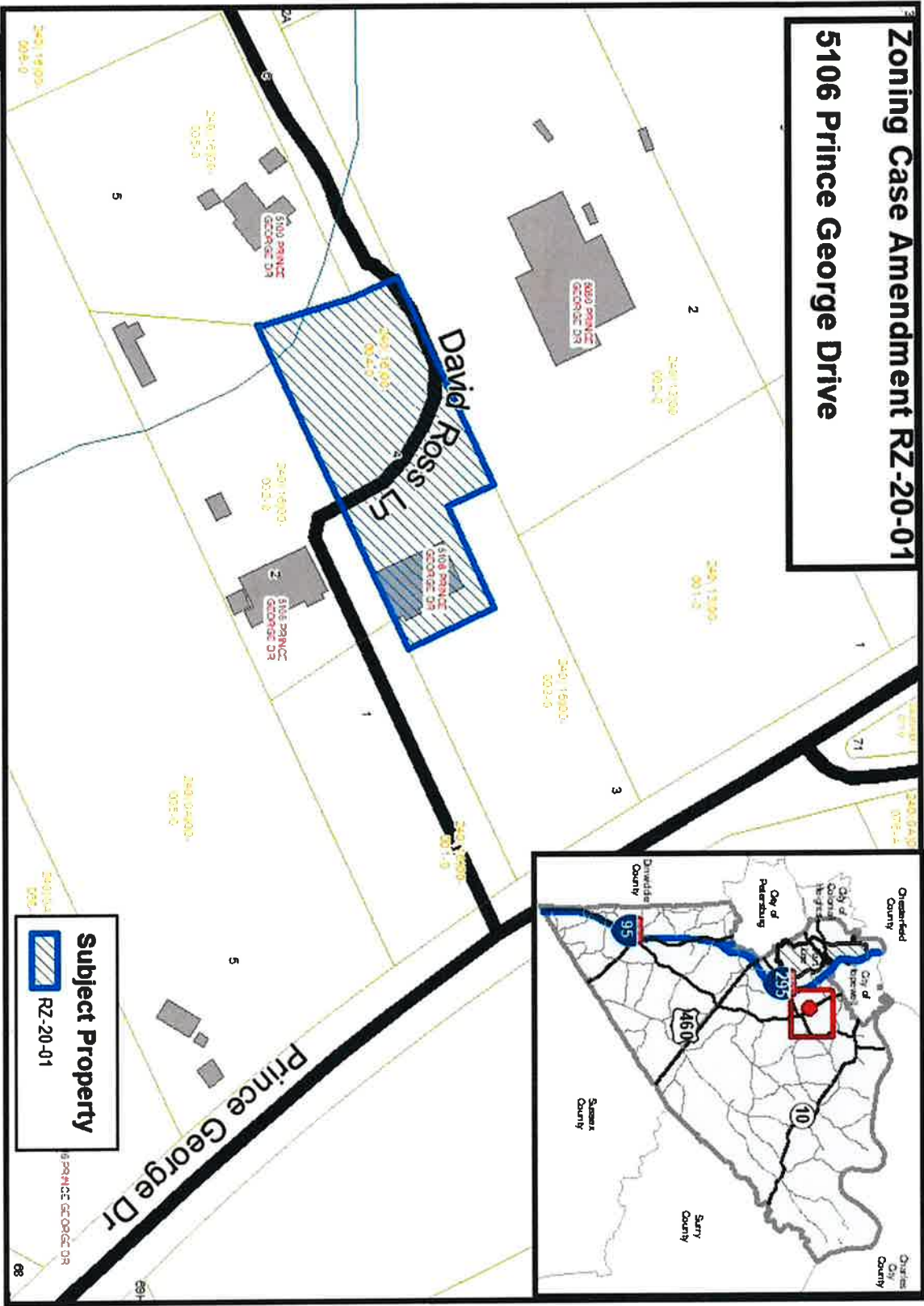
You may contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in blue ink that reads "H. H. Wade III".

Horace H. Wade III, CFM
Planner

Zoning Case Amendment RZ-20-01
5106 Prince George Drive



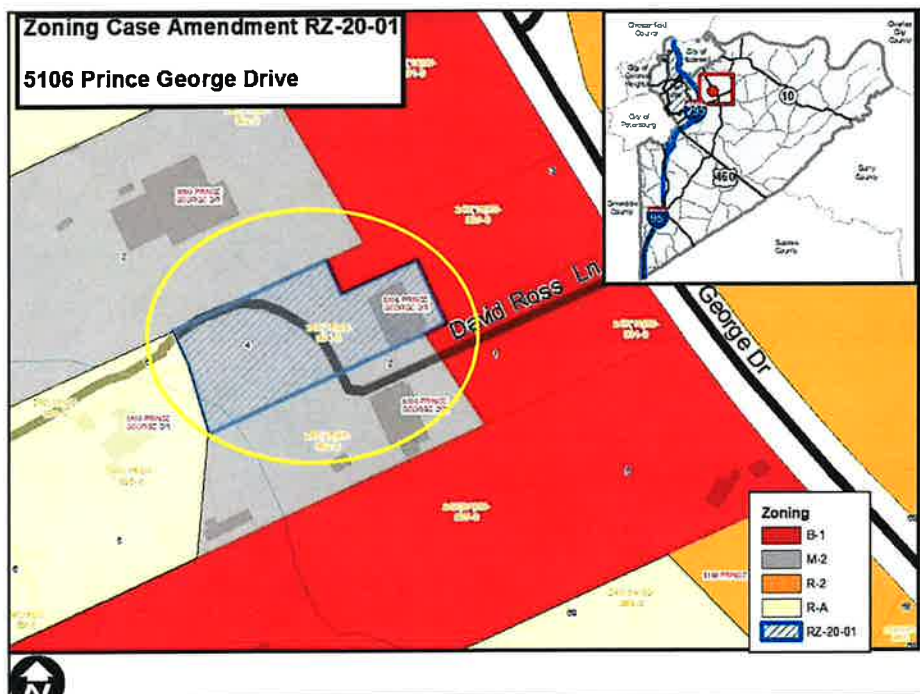
Subject Property
 RZ-20-01

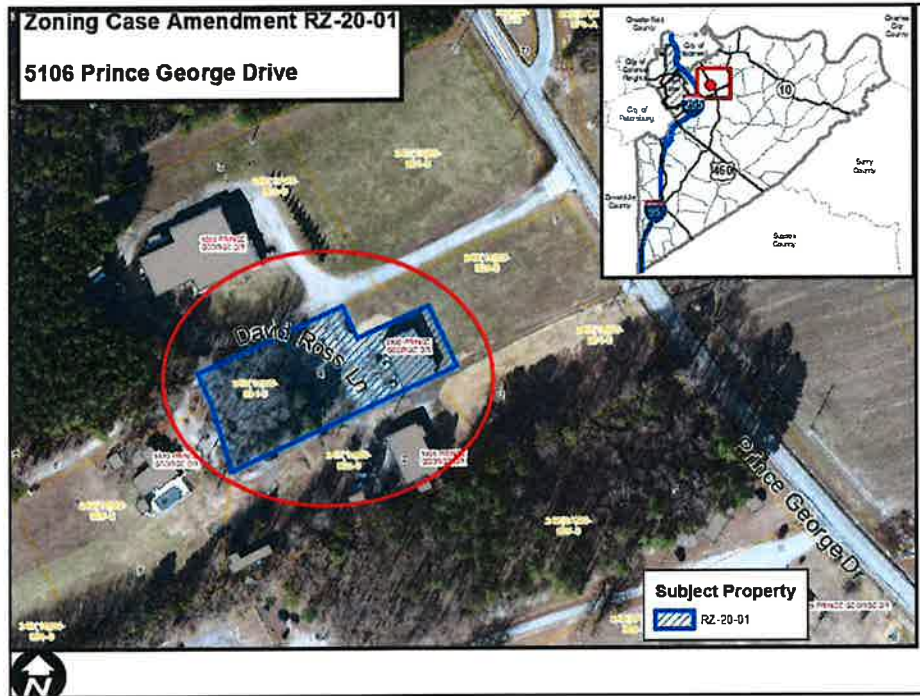
**Adjacent Property Owners Mailing List for
RZ-20-01**

TAX MAP	Local Address	Mailing Address	Mailing City	Mailing State	Mailing Zip
240(13)00-001-0	N/A	118 PINECLIFFE DR	COLONIAL HEIGHTS	VA	23834
240(13)00-002-0	5050 PRINCE GEORGE DRIVE	P O BOX 129	HOPEWELL	VA	23860
240(16)00-001-0	N/A	5108 PRINCE GEORGE DR	PRINCE GEORGE	VA	23875
240(16)00-002-0	5108 PRINCE GEORGE DR	5108 PRINCE GEORGE DR	PRINCE GEORGE	VA	23875
240(16)00-003-0	N/A	1419 CHAPLIN BAY DR	CHESTER	VA	23836
240(16)00-005-0	5100 PRINCE GEORGE DR	5100 PRINCE GEORGE DR	PRINCE GEORGE	VA	23875
240(16)00-006-0	5102 PRINCE GEORGE DR	5102 PRINCE GEORGE DR	PRINCE GEORGE	VA	23875
240(0A)00-070-B	N/A	P O BOX 2050	PRINCE GEORGE	VA	23875
240(0A)00-005-0	5112 PRINCE GEORGE DR	5116 PRINCE GEORGE DR	PRINCE GEORGE	VA	23875

RZ-20-01 SKYCASS MARKETING, LLC

Amend proffered conditions of Zoning case ZM-84-5 by adding additional General Industrial (M-2) permitted uses





RZ-20-01 SKYCASS MARKETING, LLC

COMPREHENSIVE PLAN

Future Land Use Designation (Subject Property):

Commercial: *This category designates areas where commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.*

Economic Development Goal #1:

To enhance the economic base and employment opportunities in Prince George

Objective #1: Develop a strong and diversified tax base through guided office, commercial retain and industrial development.

RZ-20-01 SKYCASS MARKETING, LLC

CASE SUMMARY

- Currently permitted one use from ZM-84-5:
 - Automobile painting, repairing, rebuilding, reconditioning and body and fender work
- Applicant Proposes seven additional uses:
 1. Blacksmith shops
 2. Building material sales yards and plumbing supplies
 3. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors
 4. Off street parking as required by this chapter
 5. Accessory uses
 6. Business signs
 7. Wholesale businesses and storage warehouses

RZ-20-01 SKYCASS MARKETING, LLC

SITE PHOTO



RZ-20-01 SKYCASS MARKETING, LLC

STAFF COMMENTS SUMMARY

Planning & Zoning Division:

1. Proposed uses appear compatible with the previously approved automotive body and maintenance shop
2. Adjacent parcel north of the subject parcel is zoned M-2 with no restrictions
3. Outside storage of materials is required to be screened by ordinance

Other Comments Received:

1. Structures over 256 SF are required to obtain building permit
2. Property is accessed by an appropriate commercial entrance
3. Proposed amendments to proffer could result in additional trip generation. Turn lane warrant analysis provided by applicant shows the uses do not require a warrant a turn lane.
4. Road Maintenance agreement should be in place

RZ-20-01 SKYCASS MARKETING, LLC

RECOMMENDED CONDITIONS

- Add additional permit uses for subject parcel
 - Blacksmith shops
 - Building material sales yards and plumbing supplies
 - Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors
 - Off street parking as required by this chapter
 - Accessory uses
 - Business signs
 - Wholesale businesses and storage warehouses

RZ-20-01 SKYCASS MARKETING, LLC

RECOMMENDATION

Planning Commission:

Recommended Approval 7-0 on June 25, 2020, subject to June 15 proffered conditions.

Staff:

Recommends Approval, subject to June, 2020 proffered conditions.

RZ-20-01 SKYCASS MARKETING, LLC

QUESTIONS?



**PUBLIC NOTICE
COUNTY OF PRINCE
GEORGE**

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

The Prince George Board of Supervisors will hold public hearings on Tuesday, July 14, 2020 beginning at 7:30 p.m. concerning the following requests:

REZONING CASE AMENDMENT RZ-20-01: Request of Skycass Marketing pursuant to § 90-788, Change of Approved Conditions, to amend proffered condition 1 of Section 2 of Zoning Case ZM-84-5 relative to the permitted uses on the M-2, General Industrial Zoned parcel by adding the following additional permitted uses: 1) Blacksmith shops, welding or machine shops, 2) Building material sales yard and plumbing supplies, 3) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors, 4) Off street parking as required by this chapter, 5) Accessory uses, 6) Business signs, and 7) Wholesale businesses and storage warehouses. The subject property is located at 5106 Prince George Drive and is identified as Tax Map 240(16)00-004-0. The Comprehensive Plan indicates the property is suitable for commercial uses.

SPECIAL EXCEPTION SE-20-01: Request of Craig Owen pursuant to Prince George County Zoning Ordinance Sections 90-53(55) to permit a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating a pest control business as a home occupation. The request property is located at 12700 Silvercrest Lane and is identified as Tax Map 260(07)00-015-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

REZONING CASE RZ-20-02: Request of Prince George 105 LLC to conditionally rezone 1.452 acres from R-A, Residential Agricultural to B-1, General Business. The subject parcel is located at 4521 County Drive at the northwest intersection of County Drive and Bull Hill Road and is identified as Tax Map 340(08)00-004-0. The Comprehensive Plan indicates the property is suitable for industrial or commercial uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to § 15.2-2204, § 15.2-2225, § 15.2-2232, and § 15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material 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. Staff can be reached at (804) 722-8678 or at planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person or electronically.

This meeting is being held electronically in accordance with § 15.2-1413. The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. July 14, 2020. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov/>.

Percy C. Ashcraft
County Administrator
(804) 722-8678