

Issue Analysis Form

Date: October 27, 2020

Item: Rezoning Amendment RZ-20-05 SI Virginia II, LLC

Lead Department: Community Development

Contact Person: Horace Wade, Planner



Description and Current Status

The applicant is requesting to amend case ZM-97-004 for Tax Map 340(22)00-013-0 by adding conditions for development to the existing Limited Industrial (M-1) Zoning District for the subject property located in SouthPoint Business Park, Lot 13 along Quality Way and Hardware Drive.

Staff recommends approval and the Planning Commission Public Hearing is scheduled for Thursday, October 22, 2020.

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 | October 22, 2020 |
| 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 | October 27, 2020 |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed Rezoning amendment 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 -- STAFF REPORT

REZONING CASE AMENDMENT

REZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to § 90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0. The Comprehensive Plan indicates that the subject property is appropriate for industrial uses.

CASE NUMBER: RZ-20-05

REQUEST: Amend Zoning Case ZM-97-004 to add conditions

APPLICANT: SI Virginia II, LLC

OWNER: SI Virginia II, LLC

LOCATION: Along Quality Way and Hardware Drive

TAX MAP ID: 340(22)00-013-0

EXISTING ZONING: M-1

EXISTING USE: Vacant

SURROUNDING ZONING:
NORTH & WEST M-1, Limited Industrial
SOUTH & EAST: M-3, Heavy Industrial

UTILITIES: Public

REAL ESTATE TAXES: No delinquent taxes are owed to the County as of September 10, 2020

MEETING INFORMATION:

Planning Commission: Thursday, October 22, 2020 at 6:30 p.m.

Board of Supervisors: Tuesday, October 27, 2020 at 7:30 p.m.

RECOMMENDATION: Staff recommends approval

ATTACHMENTS:

1. Rezoning Amendment Case Staff Report and a GIS Map of the Surrounding Properties
2. Rezoning Application, Textual Statement and Proffer Statement Letter

**BOARD OF SUPERVISORS -- STAFF REPORT
REZONING CASE AMENDMENT RZ-20-05**

SI VIRGINIA II, LLC

PUBLIC HEARING: OCTOBER 27, 2020

Request:

The applicant is requesting to amend Zoning Case ZM-97-004 to add conditions to a 15.363 acre parcel (Southpoint Business Park, Lot 13) to allow a distribution warehouse of 650,000 square feet up to 940,000 square feet with Lot 10.

Comprehensive Plan

The Comprehensive Plan shows that the parcel in this area is appropriate for industrial use.

The plan includes additional language which is supportive of this use:

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.

Staff Comments

Planning & Zoning

The primary purpose of the M-1 Limited Industrial district is to permit certain industries which do not in any way detract from residential desirability to locate in any area adjacent to residential uses. The limitations on or provisions relating to height of buildings; horsepower; heating; flammable liquids or explosives; controlling emission of fumes, odors and noise; landscaping; and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

1. Lot 13 was Rezoned to M-1, Limited Industrial Zoning District in 1997 without any conditions. The applicant is also rezoning Lot 10, a 141.79 acre parcel to M-1 with conditions with the intent to consolidate the two parcels into one lot for a single project for a distribution warehouse.

By amending the conditions, the applicant seeks to apply the same conditions on Lot 13 that would apply to Lot 10. The applicant, through this rezoning case amendment, is restricting lot 13 by voluntarily restricting high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual.

2. The applicant has filed a subdivision application to consolidate Lots 10 & 13. The applicant has also filed a site plan application for a 650,000 square foot distribution center.

In summary, Planning staff finds that the applicant's requested uses would be appropriate for this site.

Horace H. Wade III, CFM, Planner II

Building Official:

This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. Please note all structures built on this property not meeting Section 108.2 Exemptions for application for permit will be required to be permitted and meet all provisions of the Virginia USBC and the Virginia SFPC.

Dean Simmons, Building Official

Utilities Department:

1. Connection to the water system must be made to existing 12" water line. Water demands must be provided to determine if the water supply is sufficient to meet the demands.
2. Connection to the sewer system must be made to the existing 8" force main using a private lift station.
3. The sewer system that serves this property is near full capacity. Prior to site plan approval, the applicant must perform an analysis to determine if improvements to the existing county facilities are required to serve the needs of the property. Any improvements required will be at the applicant's expense. At a minimum, the analysis must include all existing County facilities that may be affected up to the point of discharge at the pump station located at the intersection of Route 460 and Courthouse Road.

Frank Haltom, P.E., Director of Engineering and Utilities

Transportation:

1. Based upon the information contained within the application and the proffers offered by the applicant, VDOT agrees that the project will not trigger the requirements for a Chapter 527 traffic impact analysis.
2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appear to meet VDOT's Access Management Spacing standards.
3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.

Paul F. Hinson, P.E., VDOT Southern Region Land Use Engineer

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

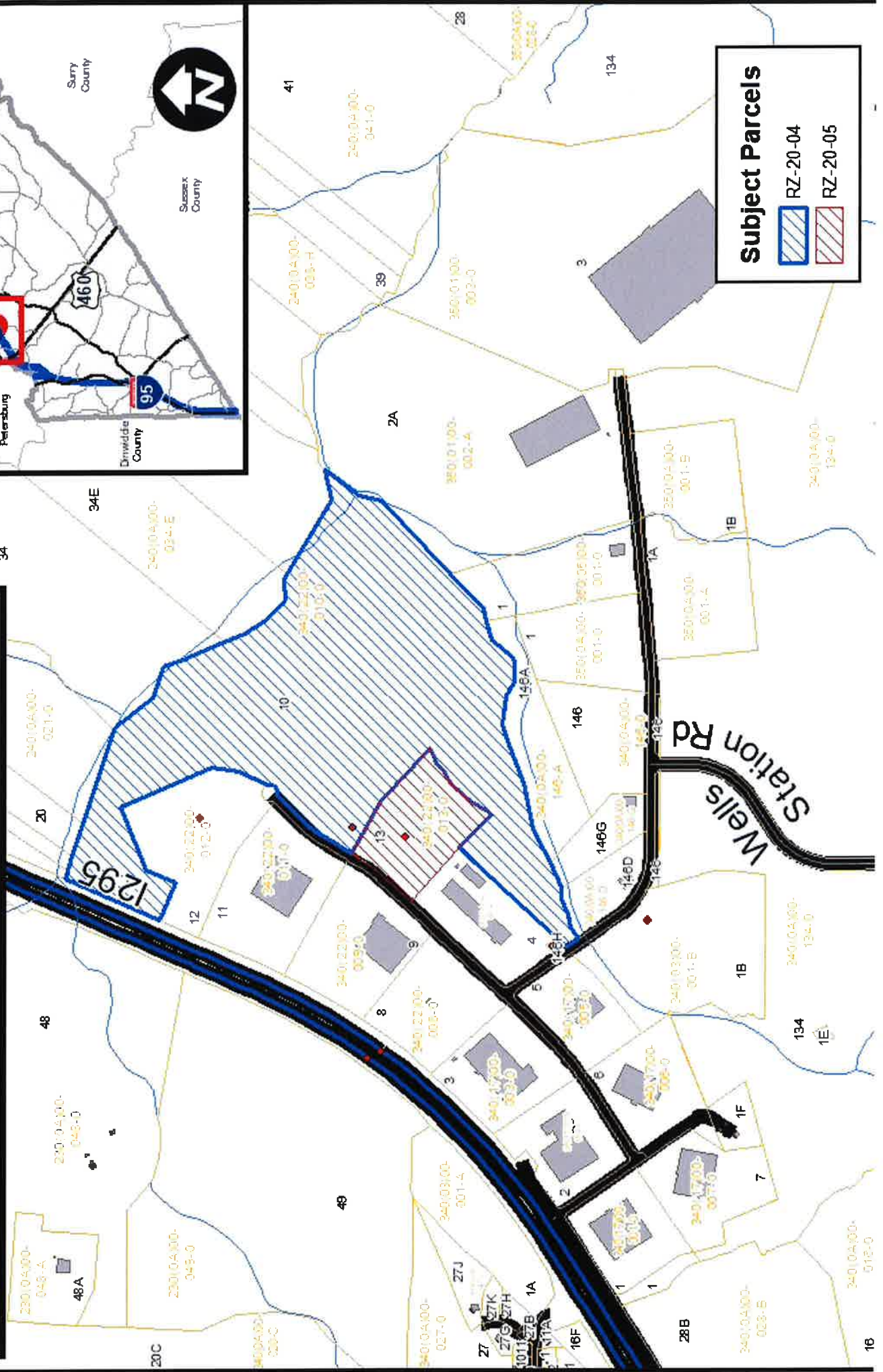
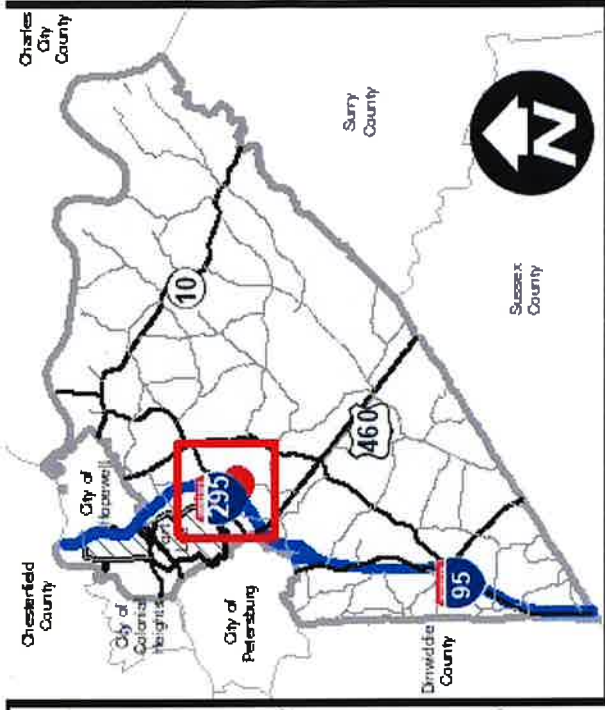
Recommendation:

Staff recommends approval of RZ-20-05, the rezoning case amendment for ZM-97-004, subject to the following conditions for a speculative distribution warehouse of 650,000 square feet up to 940,000 square feet.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as a part of this rezoning case.

7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

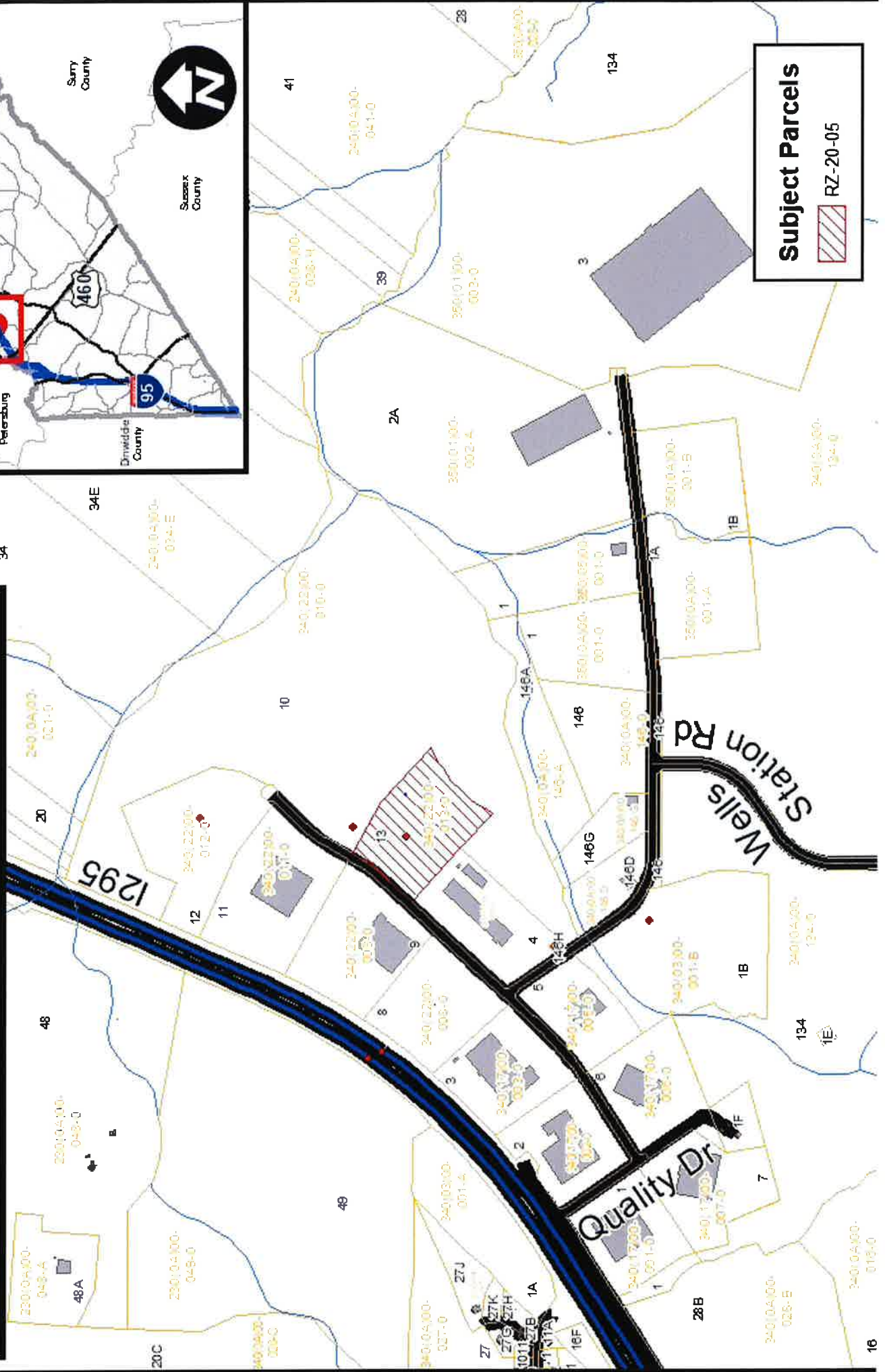
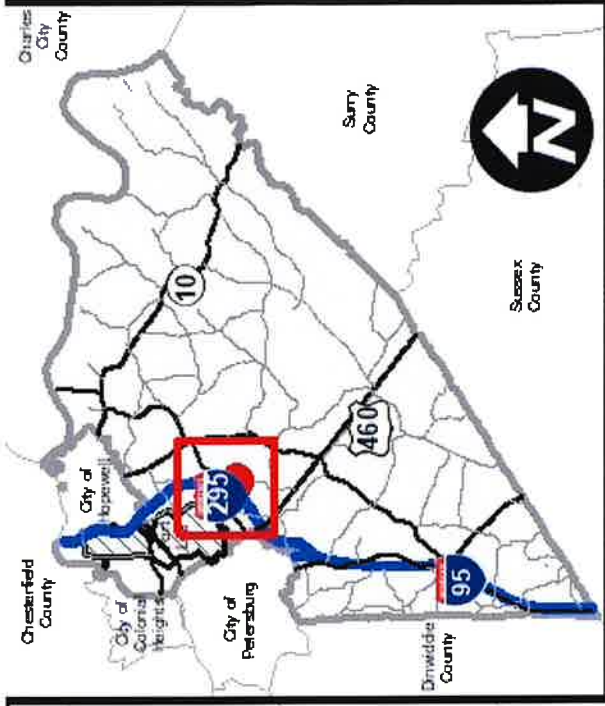
Rezoning: RZ-20-04 Rezoning from M-3 to M-1 RZ-20-05 Amending Rezoning Case Conditions



Subject Parcels

- RZ-20-04
- RZ-20-05

Rezoning: RZ-20-05 Amending Rezoning Case Conditions



Subject Parcels

RZ-20-05

Board of Supervisors
County of Prince George
Prince George, Virginia

Zoning Map Ordinance

At an **Adjourned Meeting** of the Board of Supervisors of the County of Prince George held in the Board of Supervisors Meeting Room, Police Building, 6600 Courthouse Road, Prince George, Virginia this 25th day of September, 1997:

<u>Resolution:</u>	<u>Vote:</u>
Henry D. Parker, Jr., Chairman	Yea
Nathaniel Elliott, Vice-Chairman	Yea
Samuel L. Bland	Yea
Lawrence L. Coleman	Yea
G. Reid Foster, Jr.	Yea

On motion of Mr. Elliott, which carried unanimously, the following Zoning Map Ordinance amendment was adopted:

A REZONING ORDINANCE GRANTED TO THE COUNTY OF PRINCE GEORGE TO CHANGE ZONING OF A 337-ACRE TRACT ADJACENT TO INTERSTATE 295 AND BLACKWATER SWAMP FROM R-A, RESIDENTIAL-AGRICULTURAL TO M-1, LIMITED INDUSTRIAL (ASSESSOR'S PARCEL NO. 34-(A)-146A, BLAND DISTRICT)

WHEREAS, the County of Prince George, applicant, did on September 9, 1997 make application, identified as P. C. 97-07, to the Board of Supervisors of the County of Prince George, Virginia, to rezone a tract of land fronting on Interstate 295 and adjoining the Blackwater Swamp consisting of 337.23 acres from R-A, Residential-Agricultural to M-1, Limited Industrial, for development of light industrial, office and office-warehouse usage, (Assessor's Parcel No. 34-(A)-146A, Bland District); and

WHEREAS the Prince George County Planning Commission held a public hearing on the proposed rezoning on September 25, 1997, and after due consideration has referred this request to the Board of Supervisors with a recommendation for its approval; and

WHEREAS, the Board of Supervisors has given due consideration to all of the factors as set forth in Section 17-2 of "The Code of the County of Prince George"; and

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

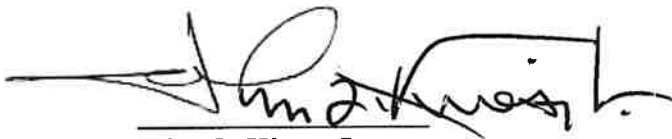
WHEREAS, the Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the granting of the rezoning request; and

WHEREAS, the Board of Supervisors has duly reviewed the recommendation of the Planning Commission and is of the opinion that this request should be approved;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Prince George this 25th day of September, 1997, that the Official Zoning Map of the County of Prince George be and is hereby amended as follows:

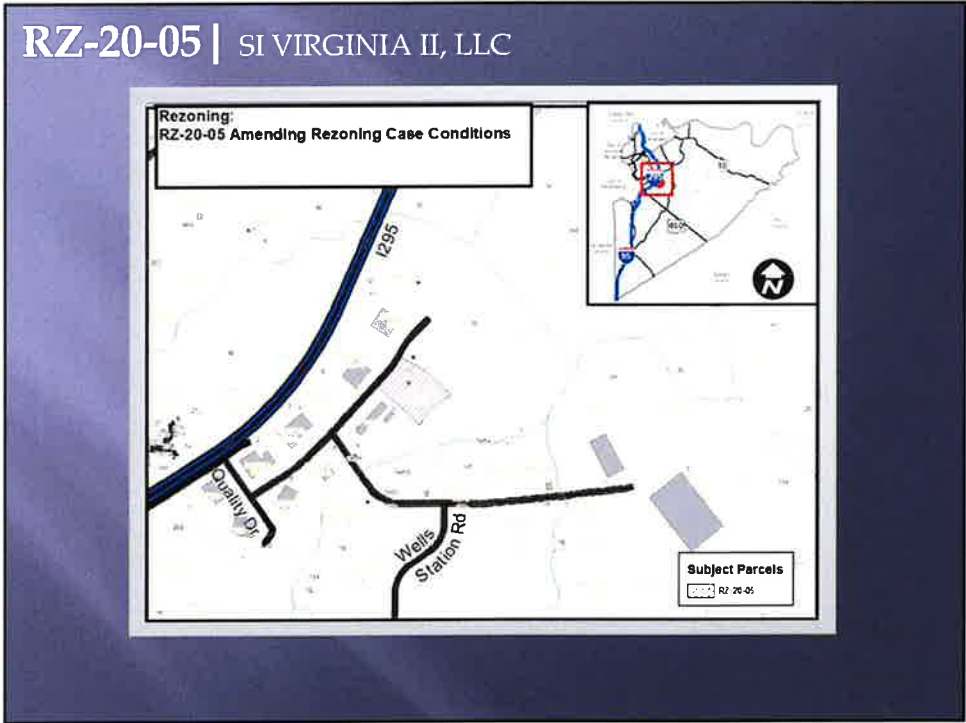
Rezone a 337.23-acre parcel identified as Assessor's Parcel 34-(A)-146A, Bland District) from R-A, Residential Agricultural, to M-1, Limited Industrial.

A Copy Teste:



John G. Kines, Jr.
County Administrator

RZ-20-05
SI VIRGINIA II, LLC
Rezoning Case Amendment of ZM-97-004
Additional conditions for Lot 13



RZ-20-05 | SI VIRGINIA II, LLC

CASE SUMMARY

Current Zoning: M-1, Rezoned in 1997 without conditions

Requested Zoning: M-1, Light Industrial with conditions for a 650,000 sq ft to 940,000 sq ft speculative distribution warehouse

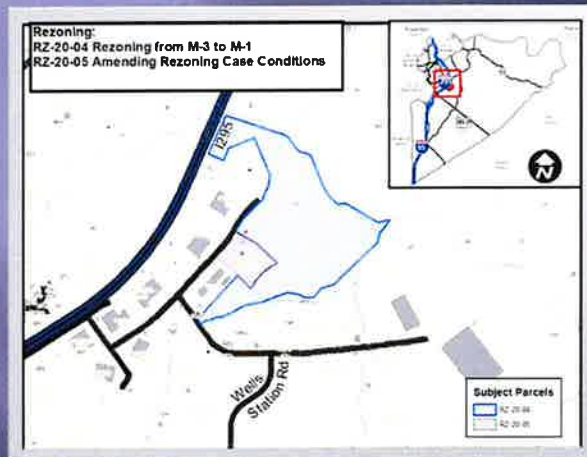
Surrounding Zoning: M-1 & M-3

Location: Across from 6062 Quality Way

Tax Map: 340(22)00-013-0

Comprehensive Plan: Appropriate for Industrial uses

RZ-20-05 | SI VIRGINIA II, LLC



- Applicant has filed a subdivision application to consolidate Lots 10 & 13.
- Applicant has filed a site plan application for a 650,000 ft² distribution center.
- Project will not trigger requirements for a Chapter 527 Traffic Impact Analysis

RZ-20-05 | SI VIRGINIA II, LLC

USES SUMMARY

- Permits all uses in M-1 with the exception to certain uses under (13) Wholesale businesses and storage warehouses
- Voluntarily restricts high traffic volume generating uses as requested by VDOT described in the Institute of Traffic Engineers Trip Generation Manual:
 - 155 High-Cube Fulfillment Center Warehouse
 - 156 High-Cube Parcel Hub Warehouse
- Restricted uses will require an amendment to the Rezoning case and a Chapter 527 Traffic Impact Analysis to be completed

RZ-20-05 | SI VIRGINIA II, LLC

RECOMMENDATION

Staff recommends approval subject to proffered conditions



REZONING FINAL 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-20-405

DATE SUBMITTED:

APR 13 2020

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST:

Rezzone to M1

REQUEST PROPERTY ADDRESS / LOCATION:

Lot 10 and 13 in the SouthPoint Business park

**REQUEST TAX MAP(S):
(LIST ALL)**

340(22)00-010-0
340(22)00-013-0

*RZ-20-05

**AFFECTED
ACREAGE:**

157.15

**ENTIRE PARCEL
(Y / N):**

yes

**CURRENT
ZONING:**

m1 and m3

**PROPOSED
ZONING:**

m1

REQUIRED ATTACHMENTS (CHECK ATTACHED):

- PROJECT DETAILS
- PROPOSED CONDITIONS / PROFFER STATEMENT
- CONCEPTUAL SITE PLAN
(USE GIS OR ENGINEER DRAWING)
- COMMUNITY MEETING SUMMARY

ADDITIONAL ATTACHMENTS:

LEGAL OWNER

NAME(S):

SI Virginia II, LLC

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

1 Rocky Top, Clinton TN 37716

E-MAIL:

brenda@brendastarwalltca.com

PHONE:

865-441-8712

APPLICANT CONTACT

NAME(S) (IF DIFFERENT THAN OWNER):

Tom Wortham

RELATION TO OWNER:

Representative

MAILING ADDRESS (INCL. CITY, STATE, ZIP):

2 Centre Plaza, Clinton TN 37716

E-MAIL:

twortham@hollingsworthcos.com

PHONE:

865-457-3701

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: Brenda S Stewart, President, SI Virginia LLC **NAME:** _____

SIGNED: Brenda S Stewart **SIGNED:** _____

DATE: 8 10 20 **DATE:** _____


AFFIDAVIT

NOTARIZATION:
STATE OF TENNESSEE
COUNTY OF: ANDERSON

Subscribed and sworn before me this 10 day of August, 2020

Amanda Fritts
 Notary Public

My Commission expires: 6/23, 2024



OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)

REQUEST CODE REFERENCE(S):		ZONING INQUIRY #:
DEED REFERENCE:	APPLICABLE CASES:	
CURRENT ZONING DISTRICT(S):	SURROUNDING ZONING DISTRICT(S):	
CURRENT LAND USE(S):	SURROUNDING LAND USE(S):	
COMP PLAN FUTURE LAND USE:	SURROUNDING FUTURE LAND USE:	
PRE-APPLICATION MEETING REQUIRED? Y / N	DATE:	TIME:
COMMUNITY MEETING REQUIRED? Y / N	DATE:	TIME:

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: <u>Ø</u>	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: <u>*</u>	DATE RECEIVED: <u>8-13-2020</u>	RECEIVED BY: <u>HW</u>

* Enterprise Zone - No fee/exempt

STATEMENT OF PROFFER

Rezoning case amendment to ZM-97-004, SI Virginia II, LLC does hereby voluntarily proffer pursuant to Section 15.2-2296 of the Code of Virginia & Article XVII of the Prince George County Zoning Ordinance, as the owner of Lot 13 (the "Property"), which is the subject of this rezoning amendment request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the VP-163 speculative distribution warehouse of 650,000 square feet up to 940,000 square feet on Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 of:

- 1). The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George Virginia" sheets: C050, C101, and C102 dated 7/28/20, and prepared by the Land Development Solutions (the "Conceptual Plan");
- 2.) The applicant will combine Tax Map Parcel 340 (22) 00-010-0 and Tax Map Parcel 340 (22) 00-013-0 into a single consolidated lot for the project to accommodate the size of the building and potential future expansion.
- 3). The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
- 4). All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbcry, plants or trees.
- 5). Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
- 6). The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel

Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by rezoning to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as a part of this rezoning case.

7). The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.

8). The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/20, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

SIGNATURE PAGE FOLLOWS

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

Brenda Starwalt

Property Owner – Signature

Date: 9-15-20

Brenda S. Starwalt, President of SI Virginia II, LLC

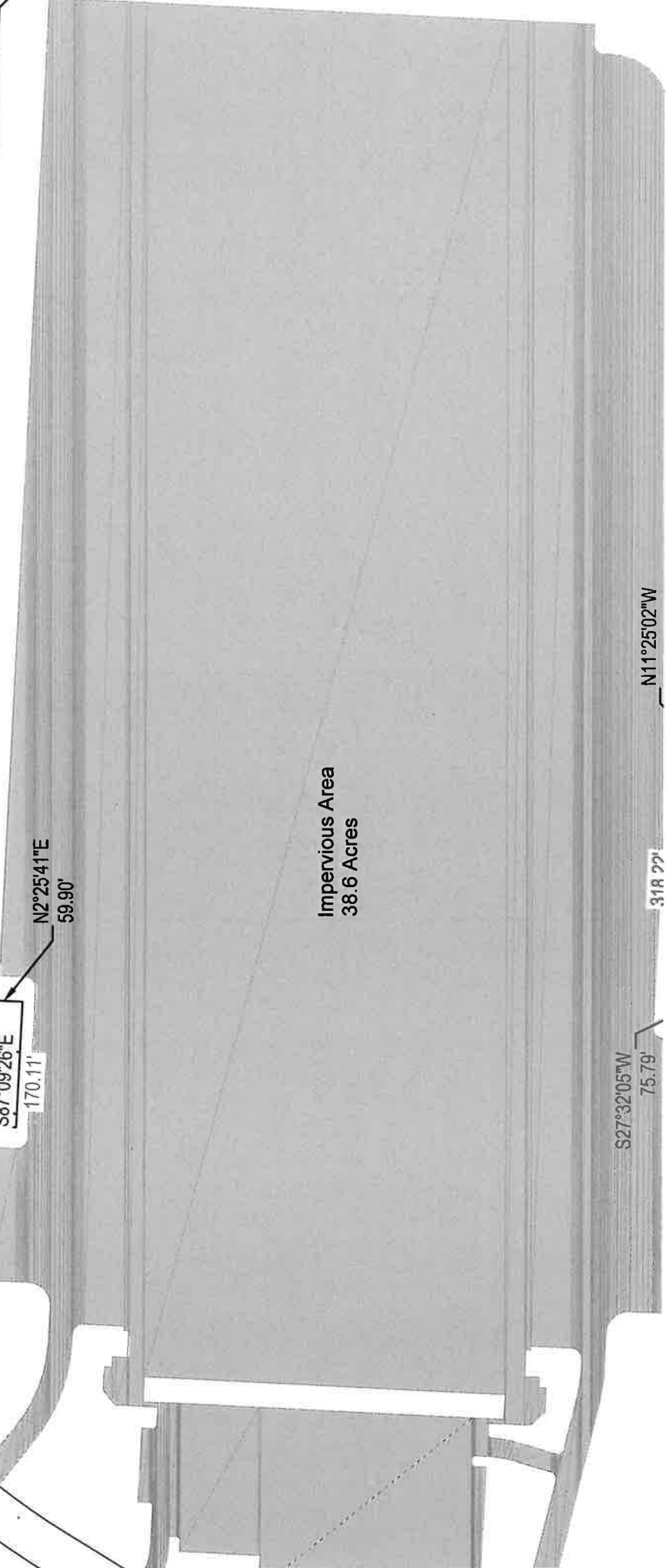
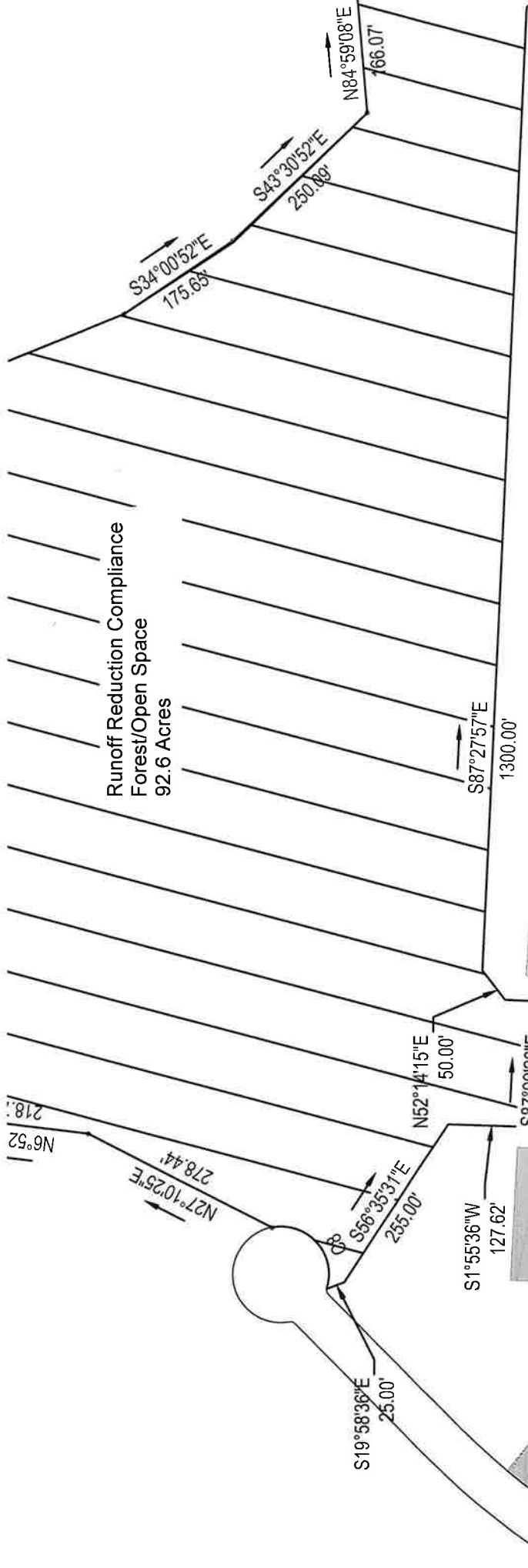
Type or print name

I Amanda Fritts a Notary for the State of Tennessee,
Anderson County do verify that the foregoing instrument was signed before me this the
15 day of September, 2020.

Amanda Fritts

6-23-2024
My commission expires

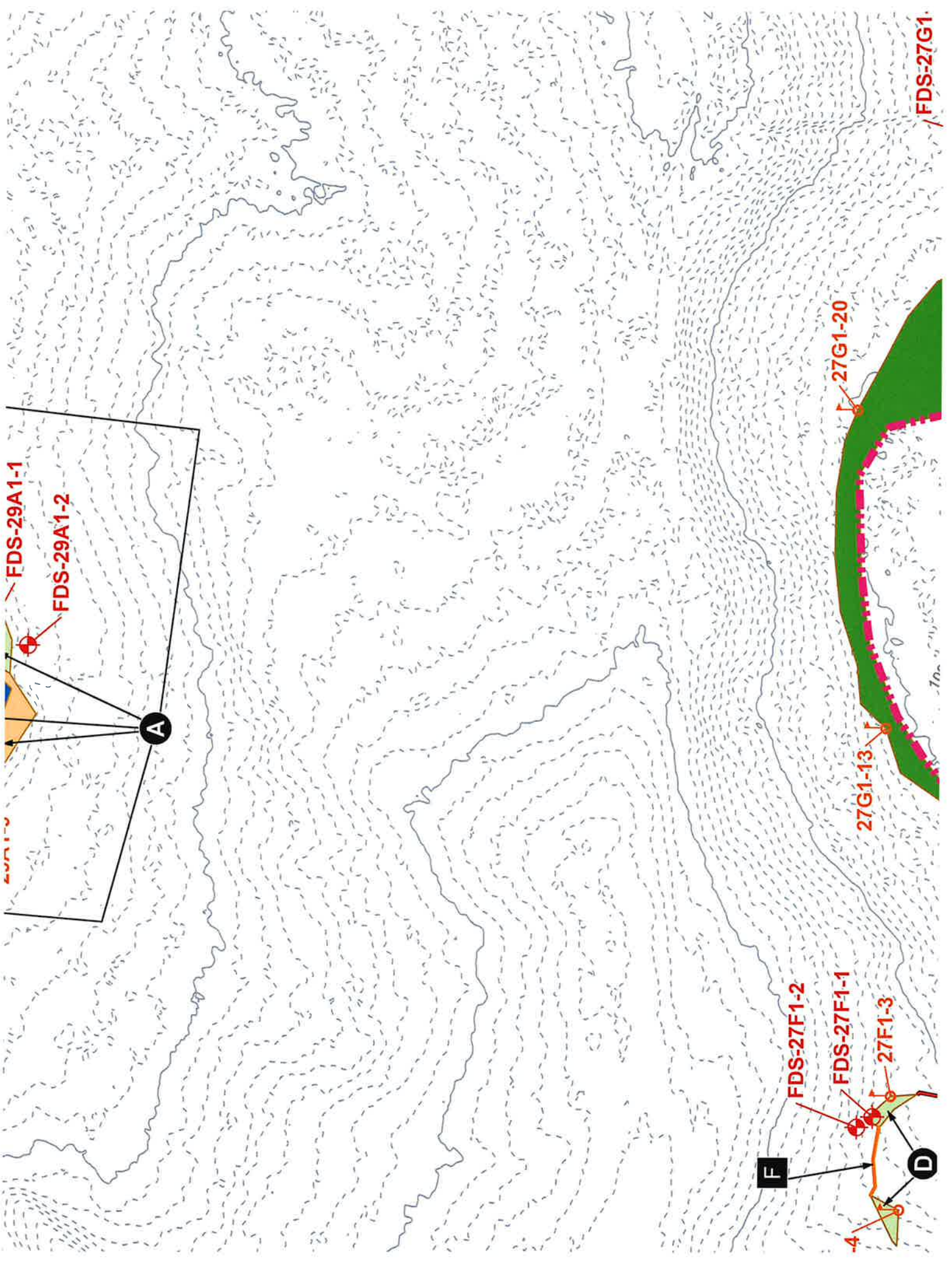




Hollingsworth GP.
T.M. 340(22)-00-010-0
Inst. #20031175
P.B. 23, PG. 196
Lot 10

Future Paving

Future Building
Expansion



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 27th day of October, 2020:

Present:

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

Vote:

P-2

ZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to §90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Zoning Case Amendment Application identified as RZ-20-05 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 340(22)00-013-0 (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.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.

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7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Adopted on October 27, 2020 and becoming effective immediately.