

# Issue Analysis Form

**Date:** January 26, 2021

**Item:** Rezoning RZ-20-06 Lampe Management Company Inc.

**Lead Department:** Community Development

**Contact Person:** Horace Wade, Planner II



## Description and Current Status

The applicant is requesting to rezone a 6.48 acre portion of a parcels from R-1, Limited Residential to B-1, General Business, with proffered conditions located at the northwest quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(OA)00-003-0 and 330(OA)00-006-0.

Staff and the Planning Commission recommend approval to the Board of Supervisors as the request is consistent with the Comprehensive Plan and the applicant has addressed traffic, aesthetics, function, and impacts of the proposed development.

## Government Path

- |   |   |   |
|---|---|---|
| <b>Does this require IDA action?</b>                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No                                   |
| <b>Does this require BZA action?</b>                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                        |
| <b>Does this require Planning Commission action?</b>  | <input checked="" type="checkbox"/> Yes | December 17, 2020<br>Recommended for<br>Approval by 6-0 vote. |
| <b>Does this require Board of Supervisors action?</b> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                                   |
| <b>Does this require a Public Hearing?</b>            | <input checked="" type="checkbox"/> Yes | January 26, 2021  |
| <b>If so, before what date?</b>                       | n/a                                     |   |

## Fiscal Impact Statement

The proposed Rezoning request will allow for Prince George County to continue to add additional tax revenue as a business locates on this parcel

## County Impact

The applicant has proffered several conditions that will minimize impacts due to the development, which will include reduction of permitted uses in B-1 and a proposed schematic layout in compliance with VDOT traffic management.

## Notes

## BOARD OF SUPERVISORS -- STAFF REPORT

### REZONING REQUEST

**REZONING CASE RZ-20-06:** Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center or commercial uses.

**CASE NUMBER:** RZ-20-06

**REQUEST:** Rezone from R-1 to B-1

**APPLICANT:** Lampe Management Company, Inc.

**OWNER:** B & K Farms LLC

**LOCATION:** Northwest Intersection of South Crater Road and Birdsong Road

**TAX MAP ID:** 330(0A)00-003-0 & 330(0A)00-006-0

**EXISTING ZONING:** R-1 & B-1

**EXISTING USE:** Vacant

**SURROUNDING ZONING:**

<b>NORTH</b>	B-1 & R-1
<b>SOUTH:</b>	B-1 & R-1
<b>EAST:</b>	B-1 & R-A
<b>WEST:</b>	R-1

**UTILITIES:** Private

**REAL ESTATE TAXES:** No delinquent taxes are owed to the County as of December 3, 2020

**MEETING INFORMATION:**

<b>Planning Commission:</b>	Thursday, December 17, 2020 at 6:30 p.m. <b>Recommended Approval 6-0</b>
<b>Board of Supervisors:</b>	Tuesday, January 26, 2021 at 7:30 p.m.

**RECOMMENDATION:** Staff recommends approval

#### ATTACHMENTS:

1. Rezoning 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 RZ-20-06**

**LAMPE MANAGEMENT COMPANY, INC.**

**PUBLIC HEARING: JANUARY 26, 2020**

**Request:**

The applicant is requesting to rezone 6.48 acres that are currently zoned R-1, Limited Residential to B-1, General Business with conditions.

**Applicant Request Details:**

The requested rezoning for B-1, General Business is sought for a commercial development called Ample Storage. The rezoning of this parcel is to allow for development of commercial uses. The applicant is seeking B-1, General Business zoning and a companion case Special Exception SE-20-02 for warehousing with indoor storage to accommodate the proposed uses.

The property included in the rezoning request consists of a 0.78-acre parcel and part of an adjacent parcel located in the Rives District of Prince George County, Virginia, at the northwest quadrant of Birdsong Road and South Crater Road as shown on the conceptual plan dated November 3, 2020. The Tax Map Parcels are 330(0A)00-006-0 and part of 330(0A)00-003-0. The current zoning of the property is R-1, Limited Residential and B-1, General Business and is partially wooded with several existing structures. The request is to rezone the remainder of Tax Map Parcel 330(0A)00-006-0 (0.08 acres) and part of tax map parcel 330(0A)00-003-0 (6.40 acres) to B-1.

The applicant submitted a textual statement signed November 3, 2020. The applicant proposes to exclude certain permitted uses and those requiring special exceptions. In addition to excluding several permitted or future special exception uses, the applicant also proffers Site Development and Design requirements as follows:

**Site Development Requirements**

1. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and purchase of off-site nutrient credits.
2. All storm water easements and basins shall be maintained by the property owner.
3. All utilities to serve this development will be provided underground to include, but not limited to: power, telephone, gas and cable television.

**Site Design Requirements**

1. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

2. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
3. All ground mounted mechanical and electrical equipment must be screened by fences, walls or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
4. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.

#### Right-of-Way Dedication

1. A right-of-way dedication of fifteen (15) along Birdsong Road within the area of the proposed B-1 property shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.

#### Comprehensive Plan

##### Future Land Use

The Planning Commission and Board of Supervisors should use the future land use map as a general guide for determining the desired location of development.

The Comprehensive Plan identifies this area as appropriate for village center uses and/or commercial use. Village Center designates those areas in the Prince George Planning Area that are suitable for a mixture of residential and small-scale commercial uses to meet the needs of community residents. Commercial designates those areas where commercial developments have occurred and where future urban and suburban commercial developments are encouraged. Public water and wastewater facilities are generally available or planned for these areas.

Staff finds the proposal of B-1, General Business rezoning compatible with the future land use designation for village center uses or commercial uses.

##### Transportation

The Transportation Plan requires applicants with development projects seeking rezoning or special exceptions that generate over 250 trips per day to submit a traffic impact study to evaluate any expected needs relative to transportation. This transportation requirement was coordinated with the Virginia Department of Transportation (VDOT).

The applicant has submitted trip generation data that indicates the total trip generation of 200 vehicle trips per day based on the intended use of a 132,750 square foot for a mini-warehouse facility. VDOT has assisted the County in reviewing the submitted access and trip generation data, and VDOT is in agreement with the trip generation of

the proposed use. At this time, no traffic impact analysis or transportation improvements are required.

#### Prince George Planning Area (PGPA)

New Development within the PGPA is required to be connected to utility services, which ensures that new development does not run the risk of septic or well failure, and bears the financial cost of extending services to the development site to the developer.

### **Staff Comments**

#### **Planning & Zoning Division**

1. The surrounding Tax Map parcels at the intersection of South Crater Road [US 301] and Birdsong Road are zoned B-1, General Business with compatible uses expected.
2. While the applicant has proffered various site design requirements, several other requirements, such as perimeter and interior landscaping, dumpster enclosures, parking spaces and lighting are specified within the Prince George County Zoning Ordinance, and will be required for development of the site.
3. Setback requirements for the B-1 zoning will require 25-foot setbacks from South Crater Road and Birdsong Road.
4. The current Right-of-Way width along Birdsong Road is approximately forty (40) feet wide. Due to SR 629 Birdsong Road being classified as a major collector, the minimum width of seventy (70) feet is required. A fifteen (15) foot right-of-way dedication where there is B-1 Zoning (referenced on the conceptual plan) is appropriate to achieve the County's transportation goals.
5. There is currently a mobile home community on this parcel located along Birdsong Road. This area of the property is not subject to the rezoning case.
6. The applicant has mentioned a desire to boundary line adjust the two parcels to match the submitted conceptual plan, dated November 3, 2020, to have an overall acreage of 11.63 acres for a B-1 project.

*Contact: Horace Wade III, Planner*

#### **Utilities Department:**

1. As indicated in the narrative provided with the rezoning application, the development will be required to connect to the existing gravity sewer located along South Crater Road.
2. Public Water is currently not available to this parcel. Should this application meet the definition of "development" per County Ordinance 82-31 (Development means any industrial or commercial use which will have a water consumption or a wastewater flow equal to or greater than 15 equivalent dwelling units...), the

developer will be required to extend public water to the premise per County Ordinance 82-75.

*Contact: Frank Haltom, Director of Engineering and Utilities*

**Building Inspections:**

Our office has reviewed rezoning listed above. This property is known as Tax Map 330(0A)00-006-0 and 330(0A)00-003-0. These Plans will be 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. I have no additional comments regarding this project at this time.

*Contact: Dean Simmons, Building Official*

**Transportation (VDOT):**

1. Based upon the information presented in the application, the proposed use will require the construction of VDOT commercial entrances to access the site. VDOT's preliminary review of the provided trip generation data indicates the data is appropriate for the proposed use.
2. US 301 S. Crater Road has a functional classification of minor arterial with a posted speed limit of 45 MPH, SR 629 Birdsong Road has a functional classification of major collector with a 45 MPH speed limit. As both roads are classified as a collector road or higher, VDOT's Access Management (AM) regulations apply to the proposed commercial entrance.
3. VDOT has reviewed the entrance location on the provided conceptual plan in accordance with VDOT's AM regulations. The proposed entrance on US 301 S. Crater does meet VDOT's required minimum spacing between full access entrances or intersections of 470'. 485' is provided per the concept plan.

*Contact: Paul Hinson, Area Land Use Engineer, VDOT*

**Environmental:**

1. If area of disturbance is one (1) acre or above, a Construction General Permit from DEQ as well as a local Land Disturbance will be required.
2. Other comments will be reserved for site plan submittal.

*Contact: Angela Blount, Environmental Program Coordinator*

**Health Department (VDH):**

Since this is a commercial business, an AOSE (Authorized Onsite Soil Evaluator) or PE (Professional Engineer) will need to be contacted for well and sewage disposal design.

*Contact: Alice Weathers, Environmental Health Specialist, Sr.*

**Real Estate Assessor:**

A portion of 330(0A)00-003-0 is currently in Land Use and those portions effected under these Applications may be subject to roll back taxes.

*Contact: Rod Compton, Real Estate Assessor*

**Fire and EMS, Police:**

Received a response of "no comments."

**Public Notice:**

Twelve (12) adjacent property owners were notified by mailing on 12/4/2020. A legal ad was run for the request on 12/3/2020 and 12/9/2020.

Twelve (12) adjacent property owners were notified by mailing on 1/15/2021. A legal ad was run for the request on 1/7/2021 and 1/14/2021.

**Planning Commission**

On December 17, 2020, the Planning Commission recommended approval to the Board of Supervisors 6-0 after the public hearing. There were three (3) property owners that provided input in the public hearing. The concerns for the project were the total acreage of the parcels, drainage and the amount of buffering required, view at Birdsong and South Crater, Village Center Land Use designation, and setback requirements from wetlands. The applicant's representative and staff provided responses at the Planning Commission's request.

**Recommendation:**

Planning Commission and Staff recommend approval of this B-1, General Business conditional rezoning request subject to the proffers dated November 3, 2020 for the development of the property. The Comprehensive Plan supports the commercial use of the property.



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-20-06

DATE SUBMITTED:

NOV 04 2020

APPLICANT FILL-IN ALL BLANKS

BY: \_\_\_\_\_

REQUEST:

Rezone R-1 property to B-1

REQUEST PROPERTY ADDRESS / LOCATION:

PART of 2308 Birdsong Road, South Prince George VA

REQUEST TAX MAP(S):  
(LIST ALL)

330 (0A)00-006-0

330 (0A)00-003-0, PART of

AFFECTED  
ACREAGE:

0.08 AC

6.40 AC

ENTIRE PARCEL  
(Y/N):

N

N

CURRENT  
ZONING:

R-1

R-1

PROPOSED  
ZONING:

B-1

B-1

REQUIRED ATTACHMENTS (CHECK ATTACHED):

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

ADDITIONAL ATTACHMENTS:

TYPICAL BLDG ELEVATIONS

LEGAL OWNER  
NAME(S):

B & K Farms, LLC % Ruth Kendrick

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

2059 S. Crater Rd, South Prince George, VA 23805

E-MAIL:

Kendrick.Farm@comcast.net

PHONE:

(804) 721-5616

APPLICANT CONTACT  
NAME(S) (IF DIFFERENT THAN OWNER):

LAMPE Management Company, Inc. % Terry Wethington (Contract Purchaser)

RELATION TO OWNER:

Contract Purchaser of Property

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

P.O. Box 608 Smithfield, NC 27577

E-MAIL:

terryw@lampe-management.com

PHONE:

252-670-2664



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:

RUTH B. KENDRICK, CO-OWNER

NAME:

\_\_\_\_\_

SIGNED:

Ruth B. Kendrick, co-owner

SIGNED:

\_\_\_\_\_

DATE: 11/3/20

DATE: \_\_\_\_\_

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 3 day of November, 2020

Shannon L. Stanley  
Notary Public

My Commission expires: 11-30, 202020



AFFIDAVIT

**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: \_\_\_\_\_

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

**FEE PAID:**

**PAYMENT TYPE:**

CHECK / CASH / CREDIT / DEBIT

**PAYMENT**

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

## STATEMENT OF PROFFER

Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, Lampe Management Company, Inc and B&K Farms, LLC, do hereby voluntarily proffer, as the applicant and owner of record of the property (the "Property") respectively, which is the subject of this rezoning 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 Ample Storage Facility on Tax Map Parcels 330(0A)00-006-0 and part of 330(0A)00-003-0:

1. The following permitted land uses shall be excluded from the property under Section 90-392:
  13. Funeral Homes
  20. Waterfront business activities
  24. General Advertising signs
  37. Cemeteries
  38. Circuses, carnivals or similar temporary activities
  39. Noncommercial fairgrounds
  45. Mobile home and recreational vehicle sales, service repair

The following land uses shall be excluded from the property under Section 90-393:

6. Outdoor theater, outdoor motion picture theater
  19. Commercial amusement park
  21. Turkey shoot theater
  25. Circuses, carnivals or similar temporary activities when organized or sponsored by commercial enterprise
  29. Tree stump landfills
  31. Outdoor flea markets
2. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and/or purchase of off-site nutrient credits.
  3. All storm water easements and basins shall be maintained by the property owner.
  4. All utilities to serve this development will be provided underground to include, but not limited to, power, telephone, gas and cable television.
  5. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.
  6. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
  7. All ground mounted mechanical and electrical equipment must be screened by fences, walls or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.

8. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.
9. A right of way dedication of fifteen (15) feet along Birdsong Road within the area of the proposed B-1 property shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.
10. The development of the subject property of this application shall be in strict accordance with the conditions set forth as proffers and as generally depicted on the schematic plan dated November 3, 2020 with respect to access and developable area. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

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

Ruth B. Kendrick, co-owner  
Owner- Signature

Date: 11/3/20

Ruth B. Kendrick, co-owner  
Type or print name

I Shannon Leigh Stanley - a Notary for the State of Virginia, Prince George County do verify that the foregoing instrument was signed before me this the 3 day of November, 2020.

Shannon Leigh Stanley

11-30-2022  
My Commission Expires



**Application by Lampe Management Company, Inc.  
Ample Storage  
Prince George County, Virginia  
November 3, 2020**

Lampe Management Company, Inc (the “**Applicant**”) submits this application for rezoning for a commercial development called Ample Storage (the “**Project**”). The reason for this rezoning is to allow for development of commercial uses. The Applicant is seeking B-1, General Business zoning and special exception for the Project to accommodate the proposed uses.

The proposed property included in the zoning request consists of a 0.78 acre parcel and part of an adjacent parcel located in the Rives District of Prince George County, Virginia, at the northwest quadrant of Birdsong Road and South Crater Road (the Property”) as shown on the conceptual plan dated 3 November, 2020. The property Tax Map Parcels are 330(0A)00-006-0 and part of 330(0A)00-003-0. The current zoning of the Property is R-1, Residential and B-1 General Business and is partially wooded with several existing structures.

The request is to rezone the remainder of tax map parcel 330(0A)00-006-0 (0.08 acres) and part of tax map parcel 330(0A)00-003-0 (6.40 acres) to B-1.

**Project Description**

The Project will consist of two phases of development. The first phase will include developing 71,500 square feet of indoor storage, managers office and vehicle parking. The layout of the site is such that the storage buildings form a compound with buildings backing up to the exterior property lines of the site. These buildings are used as the screening for the site as well as security.

The second phase of the development will consist of developing 61,250 square feet of indoor storage in two additional buildings.

**Storm Water Management**

Water quality and water quantity runoff from this developed site will be handled using Best Management Practices (BMP). These BMPs will provide compliance with County and State regulations and will include structural measures to control runoff from the site.

**Utilities**

New utility service for this project will consist of a bathroom and break area for the manager’s office and would anticipate less than 300 gpd of usage. We would expect sewer service to be provided by the existing sanitary sewer line along South Crater Road in front of the site. Since there are no public County water facilities in the vicinity of this parcel a private well will be require serving the office area or permission to connect to the existing City water line would be required.

**Access and Traffic**

Access to the property will be provided along South Crater Road approximately 485 feet from the intersection of South Crater Road and Birdsong Road. The entrance will have a sliding gate operated by an automated keyless entry system. This system allows for clients to access their storage units without the need of direct management assistance. The office for this facility will be located with the Building A at the South Crater Road entrance.

Land Use	ITE Code	Size	Daily Traffic	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
Mini-Warehouse	151	71,500 SF	108	4	3	7	6	6	12
Mini-Warehouse	151	61,250 SF	92	4	2	6	5	5	10
TOTAL			200	8	5	13	11	11	22

We would anticipate traffic generation from this site based on the full build out of the site to be 200 ADT for the South Crater Road entrance.

**Economic Contributions**

The total capital improvement for the Project is estimated to be approximately \$ 1.5 million with complete build out. In addition, we expect 15 jobs to be available during the construction period.

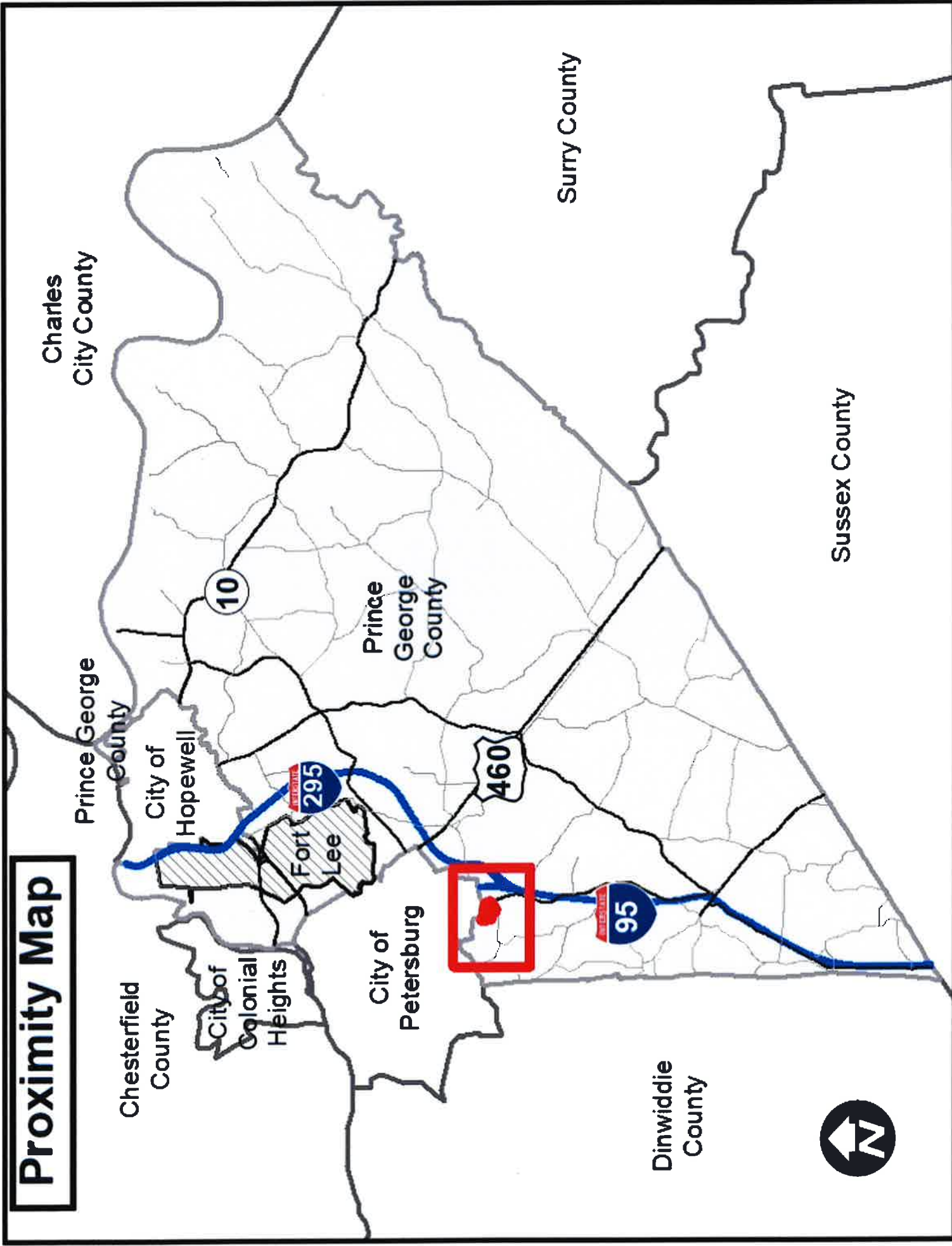
The development of this project will also contribute to the County's tax base through real estate and business taxes without increasing the cost for school infrastructure and other residentially related County services.

**Community Impacts**

The impacts from the project will be specifically designed to have as minimal an impact as possible on the surrounding community and environment. The applicant has committed to maintaining landscaping, lighting, storm water basins and other areas of the project.

Proffers have been submitted to provide for a well designed and constructed Project.

# Proximity Map



# Aerial Map

City of Petersburg

Richland Rd

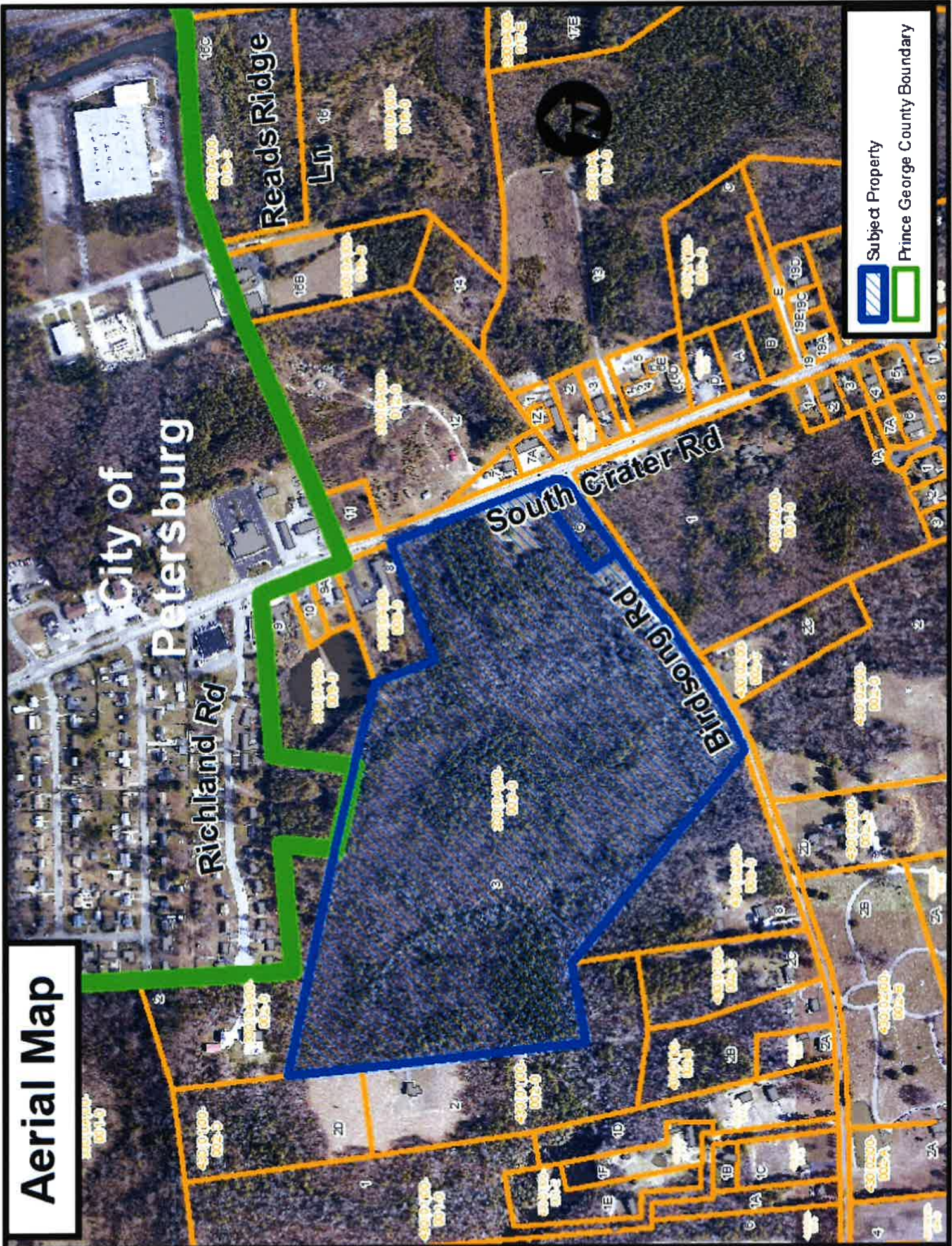
Reads Ridge Ln

South Grater Rd

Birdsong Rd

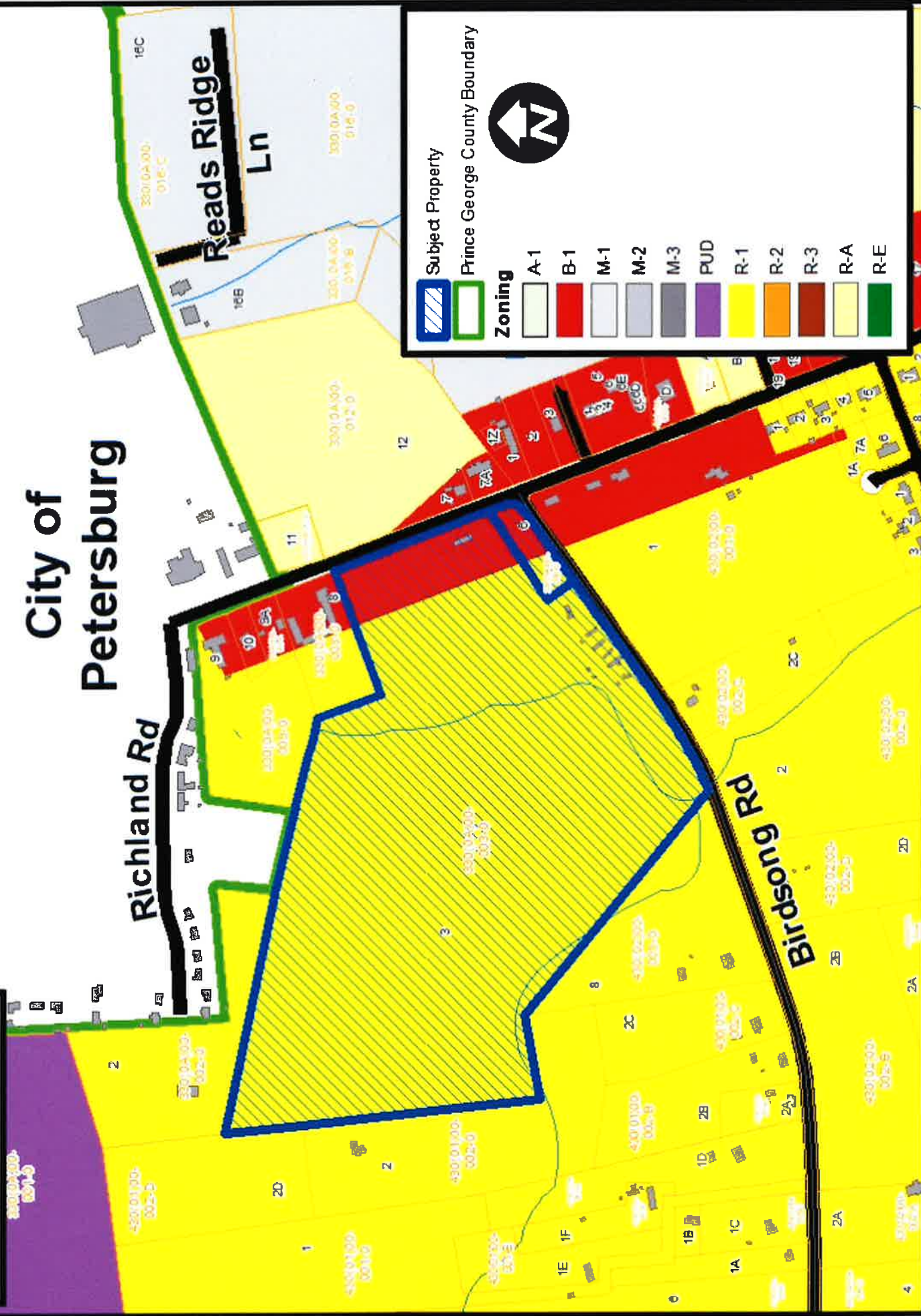
Legend:

- Subject Property (Blue outline)
- Prince George County Boundary (Green outline)



# Zoning Map

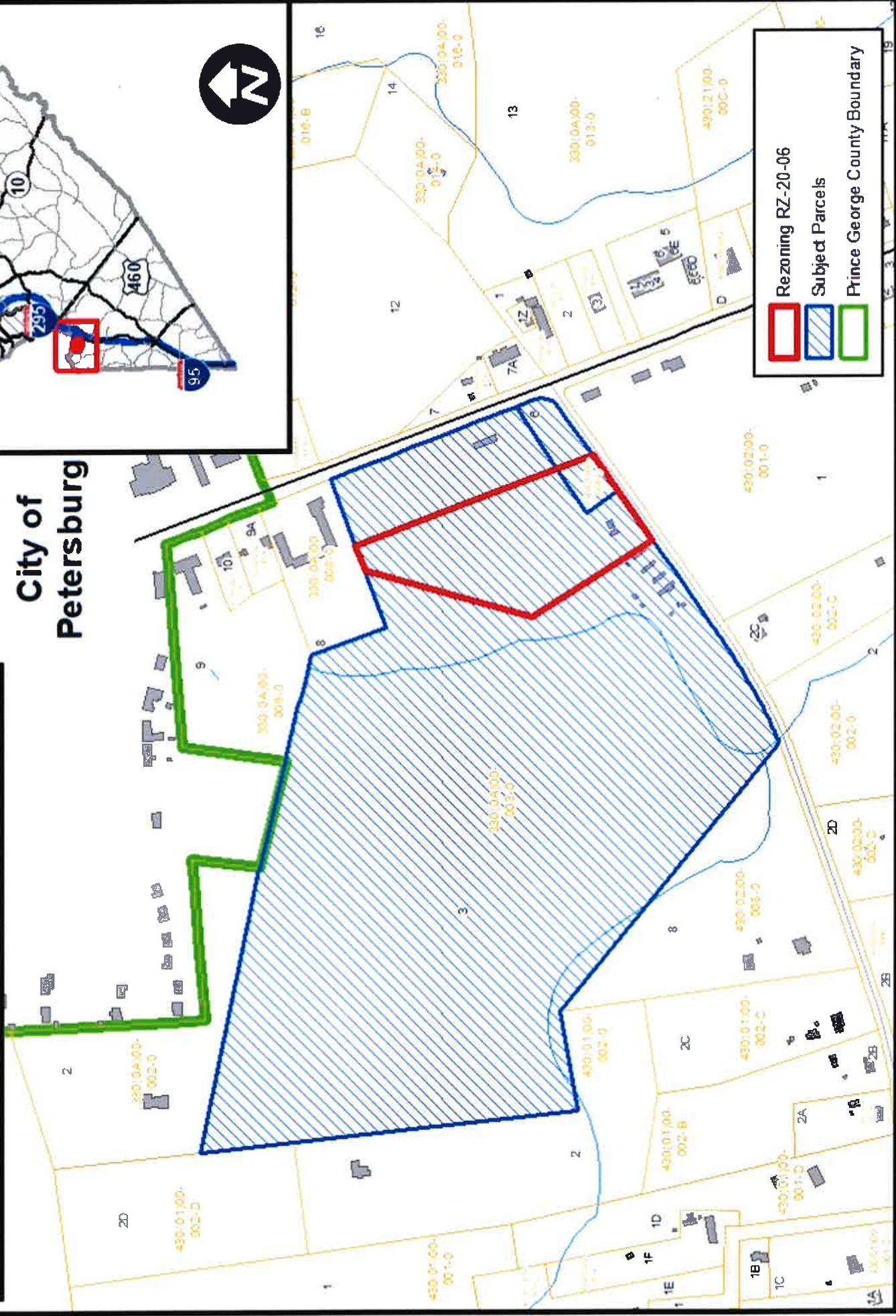
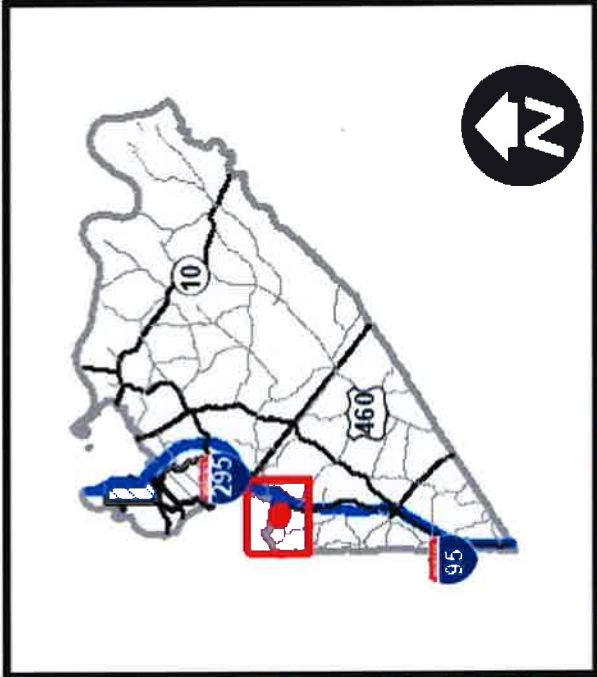
## City of Petersburg








# Public Hearing Case: RZ-20-06: Rezoning from R-1 to B-1

## City of Petersburg

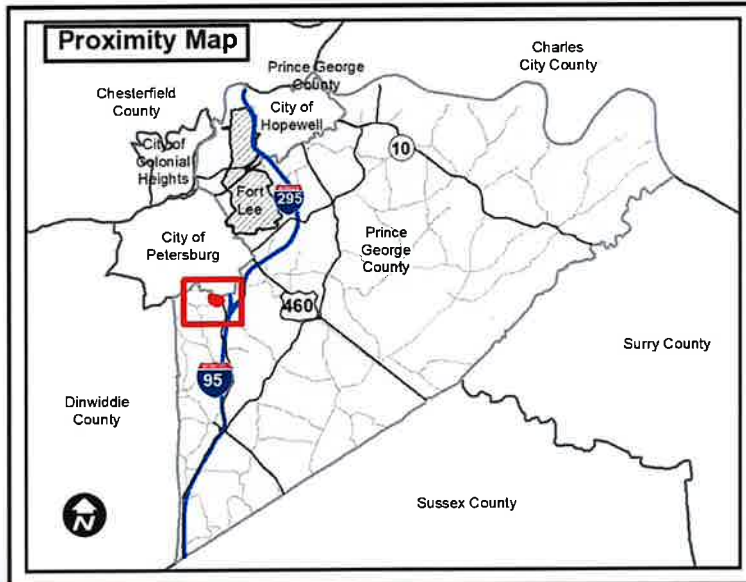


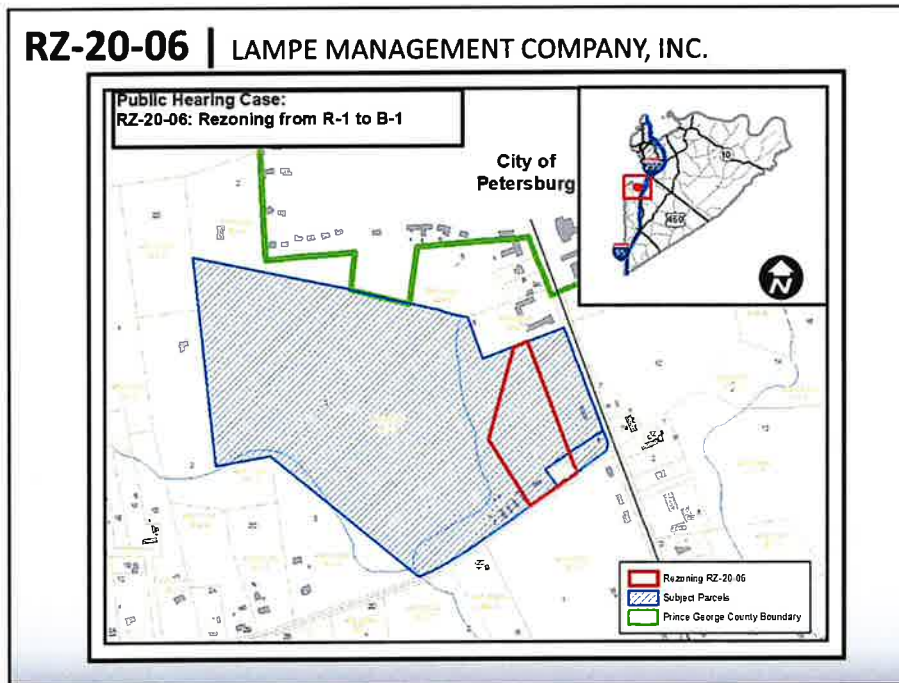
-  Rezoning RZ-20-06
-  Subject Parcels
-  Prince George County Boundary

# RZ-20-06 Lampe Management Company, Inc.

**Conditional Rezoning Request**  
6.48 acres from R-1 to B-1

## RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.





**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

### Request Summary

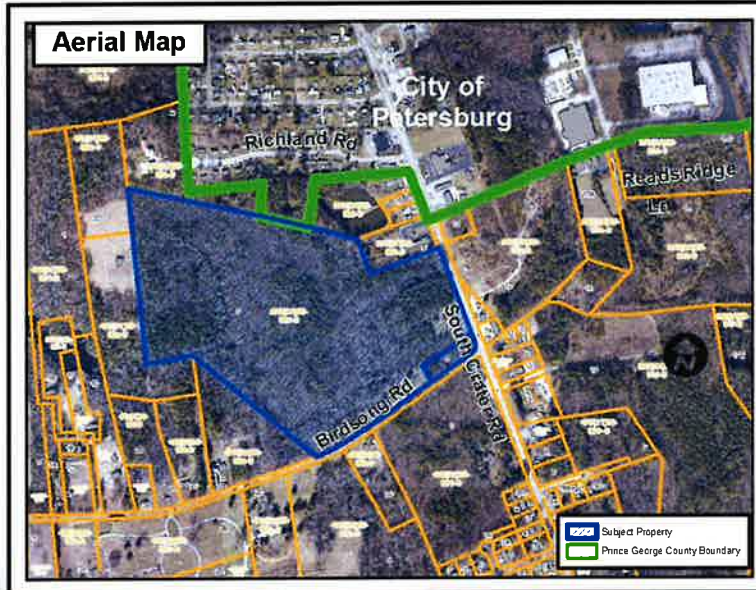
**Conditionally rezone 6.48 acres from R-1 to B-1**

- Remainder portion of Tax Map Parcel 330(OA)00-006-0 (0.08 acres)
- Portion of tax map parcel 330(OA)00-003-0 (6.40 acres)

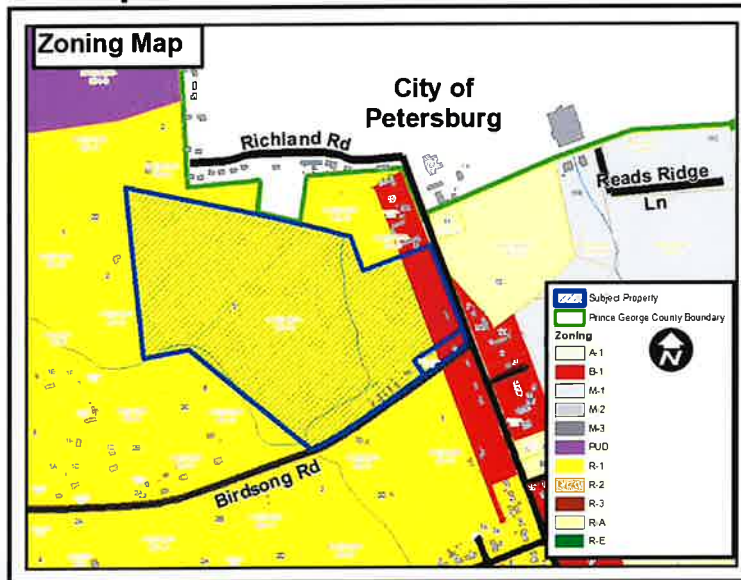
**Planned Use**

- The resulting 6.48 acres is planned to be combined with additional acreage (already zoned B-1) for a Warehousing and Indoor Storage project
- Special Exception SE-20-02 is under review for this project (“Ample Storage” – mini-storage facility)

**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

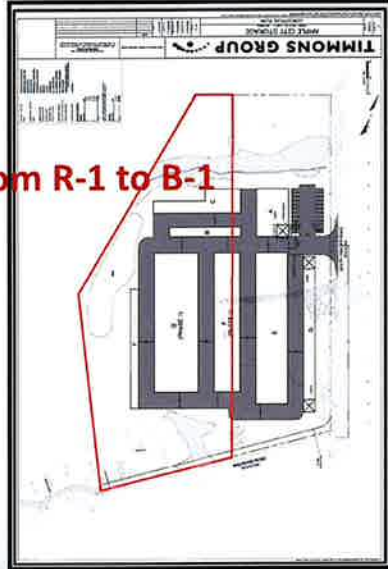


**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**



**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Rezone from R-1 to B-1**



**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Proffered Conditions**

- Underground utilities
- Screening for mechanical and electrical equipment
- Right of way dedication (15' wide) along Birdsong Road
- Development to occur as generally depicted on conceptual plan (regarding access and developable area)
- Permitted and Special Exception uses to be excluded on this property

**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Staff Review Comments**

**Planning & Zoning - Comprehensive Plan**

- Request appears to be compatible with Comprehensive Plan Future Land Use Map
- Traffic Impact Analysis not required (proposed uses are less than 250 trips/day).

**Results:**

- 132,750 sf mini-storage facility
- Located in Prince George Planning Area

**Planning & Zoning - General**

- Compatible with existing adjacent B-1 zoning
- Setbacks of 25' or more will be required for buildings
- Several mobile homes existing on a portion of property (to be removed per SE-20-02)

**Other Departments**

- Developer to extend Water/Wastewater infrastructure (determined at Site Plan)
- Environmental permitting required (determined at Site Plan)

**RZ-20-06 | LAMPE MANAGEMENT COMPANY, INC.**

**Recommendation**

- **Planning Commission recommended approval 6-0**
- **Staff recommends approval subject to proffered conditions**

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 26th day of January 2021:

---

Present:

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

Vote:

---

**REZONING CASE RZ-20-06:** Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(0A)00-003-0 and 330(0A)00-006-0. The Comprehensive Plan indicates the property is suitable for village center or commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-20-06 is granted as an amendment to the official zoning map with the following conditions:

Pursuant to Section 15.2-2296 of the Code of Virginia (1950 as amended) and Article XVII of the Prince George County Zoning Ordinance, Lampe Management Company Inc. and B&K Farms, LLC, do hereby voluntarily proffer, as the applicant and owner of record of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

1. The following permitted land uses shall be excluded from the property under Section 90-392:
  13. Funeral Homes
  20. Waterfront business activities
  24. General Advertising Signs
  37. Cemeteries
  38. Circuses, carnivals or similar temporary activities
  39. Noncommercial fairgrounds
  45. Mobile home and recreational vehicle sales, service repair

The following land uses shall be excluded from the property under Section 90-393:

6. Outdoor theater, outdoor motion picture theater
  19. Commercial amusement park
  21. Turkey shoot theater
  25. Circuses, carnivals or similar temporary activities when organized or sponsored by commercial enterprise
  29. Tree stump landfills
  31. Outdoor flea markets
- 
2. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and purchase of off-site nutrient credits.
  3. All storm water easements and basins shall be maintained by the property owner.
  4. All utilities to serve this development will be provided underground to include, but not limited to, power, telephone, gas and cable television.
  5. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.
  6. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
  7. All ground mounted mechanical and electrical equipment must be screened by fences or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
  8. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.
  9. A right of way dedication of fifteen (15) feet along Birdsong Road within the area of the proposed B-1 shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.
  10. The development of the subject property of this application shall be in strict accordance with the conditions set forth as proffers and as generally depicted on the schematic plan dated November 3, 2020 with respect to access and developable area. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

---

Adopted on January 26, 2021 and becoming effective immediately.



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 26th day of January 2021:

---

Present:

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

Vote:

---

**REZONING CASE RZ-20-06:** Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(OA)00-003-0 and 330(OA)00-006-0. The Comprehensive Plan indicates the property is suitable for village center or commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-20-06 is granted as an amendment to the official zoning map with the following conditions:

Pursuant to Section 15.2-2296 of the Code of Virginia (1950 as amended) and Article XVII of the Prince George County Zoning Ordinance, Lampe Management Company Inc. and B&K Farms, LLC, do hereby voluntarily proffer, as the applicant and owner of record of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

1. The following permitted land uses shall be excluded from the property under Section 90-392:
  13. Funeral Homes
  20. Waterfront business activities
  24. General Advertising Signs
  37. Cemeteries
  38. Circuses, carnivals or similar temporary activities
  39. Noncommercial fairgrounds
  45. Mobile home and recreational vehicle sales, service repair

The following land uses shall be excluded from the property under Section 90-393:

6. Outdoor theater, outdoor motion picture theater
  19. Commercial amusement park
  21. Turkey shoot theater
  25. Circuses, carnivals or similar temporary activities when organized or sponsored by commercial enterprise
  29. Tree stump landfills
  31. Outdoor flea markets
2. Storm water quantity and quality shall be provided for this site through development of on-site best management practices and purchase of off-site nutrient credits.
  3. All storm water easements and basins shall be maintained by the property owner.
  4. All utilities to serve this development will be provided underground to include, but not limited to, power, telephone, gas and cable television.
  5. Compatibility must be achieved through the use of similar building massing, materials, scale, colors and other architectural features.
  6. All roof-mounted mechanical equipment must be screened by a parapet wall or other material as may be approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
  7. All ground mounted mechanical and electrical equipment must be screened by fences or vegetation and approved by the Director of Community Development and Code Compliance, or designee, as part of the site plan process.
  8. All junction and accessory boxes must be integrated in the architectural treatment of the building or view minimized by landscaping.
  9. A right of way dedication of fifteen (15) feet along Birdsong Road within the area of the proposed B-1 shall be dedicated to the County of Prince George prior to the final certificate of occupancy being granted.
  10. The development of the subject property of this application shall be in strict accordance with the conditions set forth as proffers and as generally depicted on the schematic plan dated November 3, 2020 with respect to access and developable area. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

---

Adopted on January 26, 2021 and becoming effective immediately.

AFFP  
NOTICE OF PUBLIC HEARING COUN

**Affidavit of Publication**

STATE OF THE COMMONWEALTH OF VIRGINIA }  
SS

Alice Coleman, being duly sworn, says:

That she is Legals Representative of the The Progress-Index, a daily newspaper of general circulation, printed and published in Petersburg, Petersburg City/ County, the Commonwealth of Virginia; that the publication, a copy of which is attached hereto, was published in the said


January 07, 2021, January 14, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
\_\_\_\_\_  
Legals Representative

Subscribed to and sworn to me this 14th day of January 2021.

  
\_\_\_\_\_  
Diane Gwaltney Ange, Accounts Receivable, Petersburg City/ County, the Commonwealth of Virginia  
My commission expires: October 31, 2022

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 a public hearing on Tuesday, January 26, 2021 beginning at 7:30 p.m. concerning the following requests:

REZONING CASE RZ-20-06: Request of Lampe Management Company, Inc. to conditionally rezone 6.48 acres from R-1, Limited Residential to B-1, General Business. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(OA)00-003-0 and 330(OA)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.

SPECIAL EXCEPTION SE-20-02: Request of Lampe Management Company, Inc. pursuant to Prince George County Zoning Ordinance Section 90-393(15) to permit warehousing with indoor storage on 11.63 acres within a B-1, General Business District, for the purpose of operating a mini-storage facility. The property is located at the northwestern quadrant of the intersection of South Crater Road and Birdsong Road and is identified as portions of Tax Maps 330(OA)00-003-0 and 330(OA)00-006-0. The Comprehensive Plan indicates the property is suitable for village center uses.

The public hearing 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. All interested persons are invited to participate in the public hearing in person or electronically by Zoom.

Public comments can be submitted prior to 5:00 p.m. January 26, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov/>.

Percy C. Ashcraft  
County Administrator

00054488 00511196

JEAN HARGRAVE  
BOARD OF SUPERVISORS  
6602 COURTS DRIVE  
PRINCE GEORGE, VA 23875