

Issue Analysis Form



Date: February 9, 2021

Item: Special Exception SE-20-02 Lampe Management Company Inc.

Lead Department: Community Development

Contact Person: Horace Wade, Planner II

Description and Current Status

The applicant is requesting a special exception for 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 northwest 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. This request is a companion case to RZ-20-06

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

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
December 17, 2020
Recommended for
Approval by 6-0 vote.

Does this require Board of Supervisors action?

Yes No

Does this require a Public Hearing?

Yes February 9, 2021

If so, before what date?

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.

Notes

BOARD OF SUPERVISORS -- STAFF REPORT

SPECIAL EXCEPTION REQUEST

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.

CASE NUMBER: SE-20-02

REQUEST: Special Exception for Warehousing with indoor storage

APPLICANT: Lampe Management Company, Inc.

OWNER: B & K Farms LLC

LOCATION: Northwest Intersection of South Crater Road and Birdsong Road

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

EXISTING ZONING: R-1 & B-1

EXISTING USE: Vacant

SURROUNDING ZONING:

NORTH	B-1 & R-1
SOUTH:	B-1 & R-1
EAST:	B-1 & R-A
WEST:	R-1

UTILITIES: Private

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

MEETING INFORMATION:

Planning Commission:	Thursday, December 17, 2020 at 6:30 p.m. Recommended Approval 6-0
Board of Supervisors:	Tuesday, February 9, 2021 at 7:30 p.m.

RECOMMENDATION: Staff recommends approval

ATTACHMENTS:

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

**BOARD OF SUPERVISORS -- STAFF REPORT
SPECIAL EXCEPTION CASE SE-20-02**

LAMPE MANAGEMENT COMPANY, INC.

PUBLIC HEARING: FEBRUARY 9, 2021

Request:

The applicant is requesting warehousing with indoor storage (mini-storage) in a B-1, General Business District.

Case Summary:

The project will consist of two phases of development. The first phase will include developing 71,500 square feet of indoor storage, manager's 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. The overall development of the site will be 132,750 square feet of indoor storage.

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 warehousing with indoor storage 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 that 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. Setback requirements for the B-1 zoning will require 25 ft setbacks from South Crater Road and Birdsong Road.
3. There is currently a mobile home community along Birdsong Road. The applicant proposes to remove all existing mobile homes from the property prior to final occupancy for the mini-storage development. Applicant should assist current residents with relocation.
4. Applicant submitted elevation drawings dated March 11, 2019 that should be incorporated into conditions for approval.

Contact: Horace Wade III, Planner II

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 the special exception request. 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 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 2/1/2021. A legal ad was run for the request on 1/28/2021 and 2/4/2021.

Planning Commission

On December 17, 2020, the Planning Commission recommended approval to the Board of Supervisors 6-0 after the public hearing. There one (1) property owner that provided input. The request was to see the façade of the building that would locate on the site. Staff provided a depiction of the elevation for the public to see.

Recommendation:

Planning Commission and Staff recommend approval of the warehouse with indoor storage subject to the following conditions as proffered by the applicant in their Proffered statement signed November 3, 2020.

1. The development of the property shall substantially conform to the conceptual plan entitled "Ample City Storage", prepared by Derrick Johnson, P.E., dated November 3, 2020 and the elevation plan entitled "Ample Storage" prepared by RND Architects, PA dated March 11, 2019.
2. Siding materials shall be hardiplank, brick, stone, stucco or finished metal panels or material having the appearance of such material. Alternative materials may be permitted if approved by the Department of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
3. Vehicles, RVs, camper trailers and boats shall be permitted provided they are screened from public rights of way or any occupied dwelling and no stored item can exceed the height of the compound fence, screening or buildings to include boat masts, and satellite dishes/ antennas.
4. Any freestanding signage to be of monument type and approved by staff during the Site Plan Review process.

5. Portable signs, including flashing arrow signs, shall not be permitted on the premises.
6. The gated entry into the storage area shall have a hydraulic controlled gate operated by automated keyless entry system.
7. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
8. All existing mobile homes will be removed from Tax Map 330(0A)00-003-0 prior to issuance of a final occupancy permit for the mini-storage development.
9. This special exception may be revoked by the County of Prince George Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.



SPECIAL EXCEPTION 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 #:

SE-20-02

DATE SUBMITTED:

NOV 04 2020

BY:

APPLICANT FILL-IN ALL BLANKS

REQUEST:

ALLOW For Development of Mini storage Facility

REQUEST PROPERTY ADDRESS / LOCATION:

Part of 2308 Birdsong Road, South Prince George, VA 23805

REQUEST TAX MAP(S): (LIST ALL)

330(OA)00-006-0

320(OA)00-003-0, Part of

AFFECTED ACREAGE:

0.78 AC

10.85 AC

ENTIRE PARCEL (Y / N):

Y

N

REQUIRED ATTACHMENTS (CHECK ATTACHED):

PROJECT DETAILS

PROPOSED CONDITIONS

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

RELATION TO OWNER:

Contract Purchaser

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: 11/2/20

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- 2022



AFFIDAVIT

OFFICE USE ONLY (COMPLETED AT TIME OF APPLICATION)

REQUEST LAND USE(S) 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: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:

**STATEMENT OF PROFFER
SPECIAL EXCEPTION**

Pursuant to Article XVIII 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 special exception 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 development of the property shall substantially conform to the conceptual plan entitled, "Ample Storage Facility", prepared by Derrick Johnson, P.E., dated November 3, 2020.
2. Siding materials shall be hardiplank, brick, stone, stucco or finished metal panels or material having the appearance of such material. Alternative materials may be permitted if approved by the Planning Department; however vinyl siding shall not be permitted.
3. Vehicles, RVs, camper trailers and boats shall be permitted provided they are screened from public rights of way or any occupied residential dwelling and no stored item can exceed the height of the compound fence or buildings to include boat masts, satellite dishes/antennas.
4. Any freestanding signage to be of monument type and approved by staff during the Site Plan Review process.
5. Portable signs, to include flashing arrow signs, shall not be permitted on the premises.
6. The gated entry into the storage area shall have a hydraulic controlled gate operated by automated keyless entry system.
7. The applicant shall be responsible for ensuring appropriate litter control measures are implemented.
8. All existing mobile homes will be removed from the property prior to issuance of a final occupancy permit for the mini storage development.
9. This permit may be revoked by the County of Prince George Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or local regulations.

I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

Paul B. Kendrick, CO-owner
Owner of Record – Signature

Date: 11/3/20

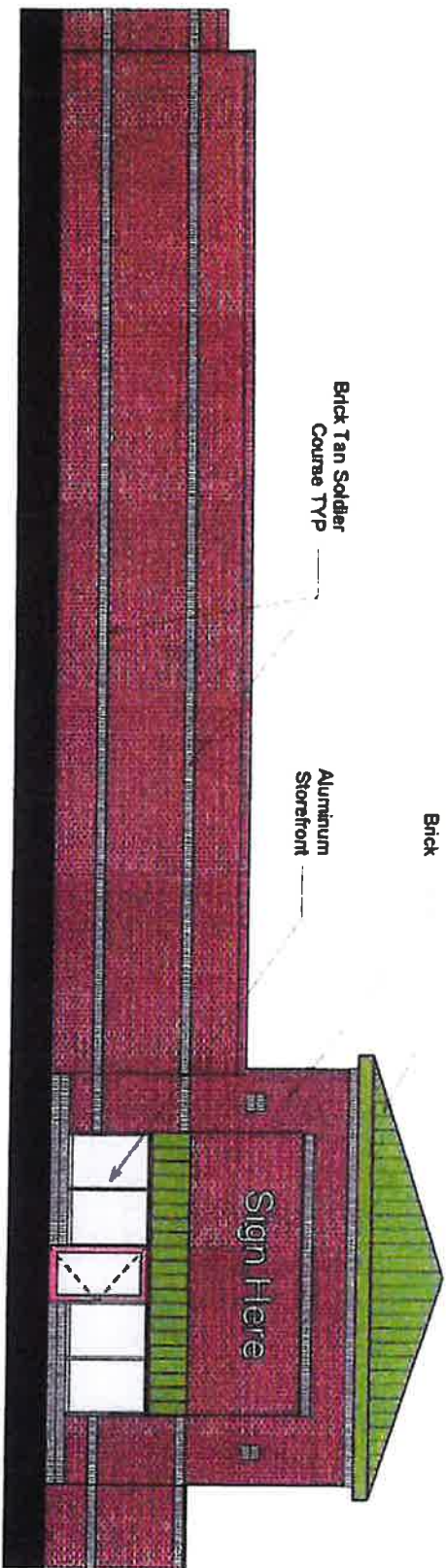
B&K Farms, LLC _____

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





Metal

Brick

Brick Tan Soldier
Course TYP

Aluminum
Storefront

Sign Here

Ample Storage

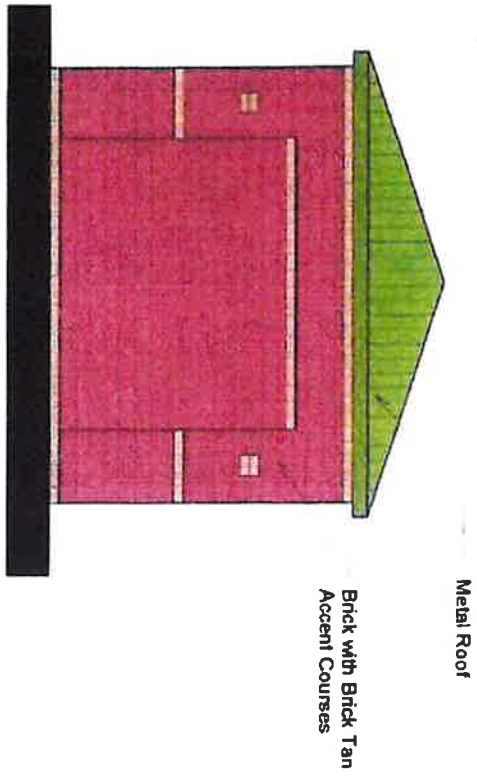
A3 Building B Elevations
Scale: 1/8" = 1'-0"
Project No. 1818

DATE PLOTTED: 2/11/19

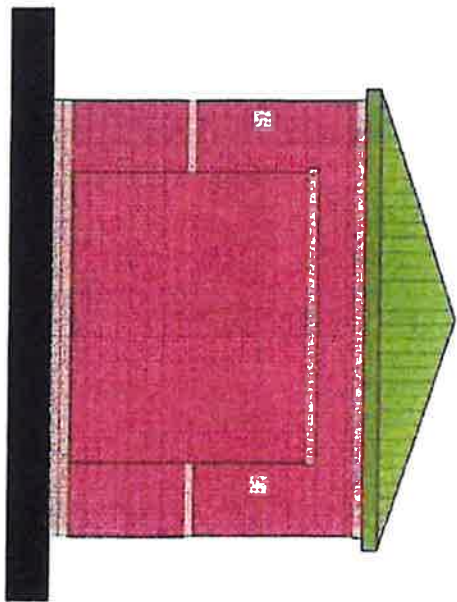
Date 2/11/19

RND Architects, PA
3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266
www.RNDpa.com

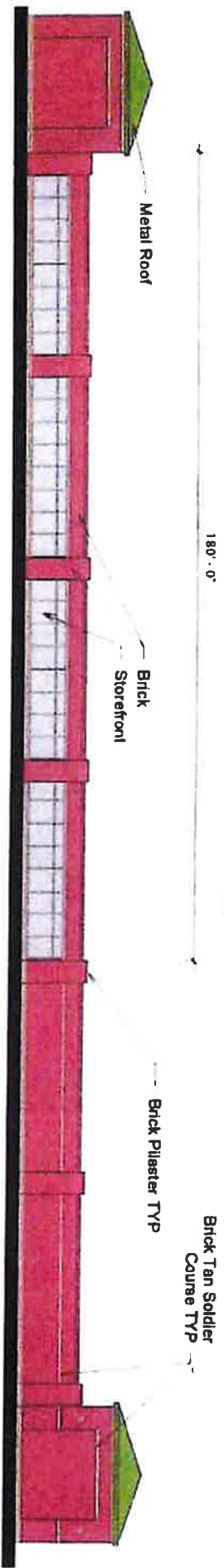




2 Building A Site Entrance Side Elevation
 A2 1/8" = 1'-0"



3 Building A Side Elevation
 A2 1/8" = 1'-0"



1 Building A Elevation
 A2 3/64" = 1'-0"

Ample Storage
 A2 Building A Elevations
 Scale: As indicated
 Project No 1818

Date 3/11/19

RND Architects, PA
 3608 University Drive, Suite 204
 Durham, NC 27707
 T 919.490.1266
 www.RNDpa.com



SALES RECEIPT

Prince George County	Sold To	LAMPE MANAGEMENT COMPANY
The Department of Community		PO BOX 608
Development & Code Compliance		SMITHFIELD, NC 27577
Phone (804) 722-8659		Phone 2526702664
Fax (804) 722-0702		

Transaction #	Payment Method	Account	Sale Date
29004	Manual Entry Company Check	0013....2030	11/4/2020 4:36:17 PM

Trace #	Approval Code
1400310000033784306556	4328

Application #	Qty	Item	
AP-33875	1.00	Special Exception	\$700.00
Total			700.00

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

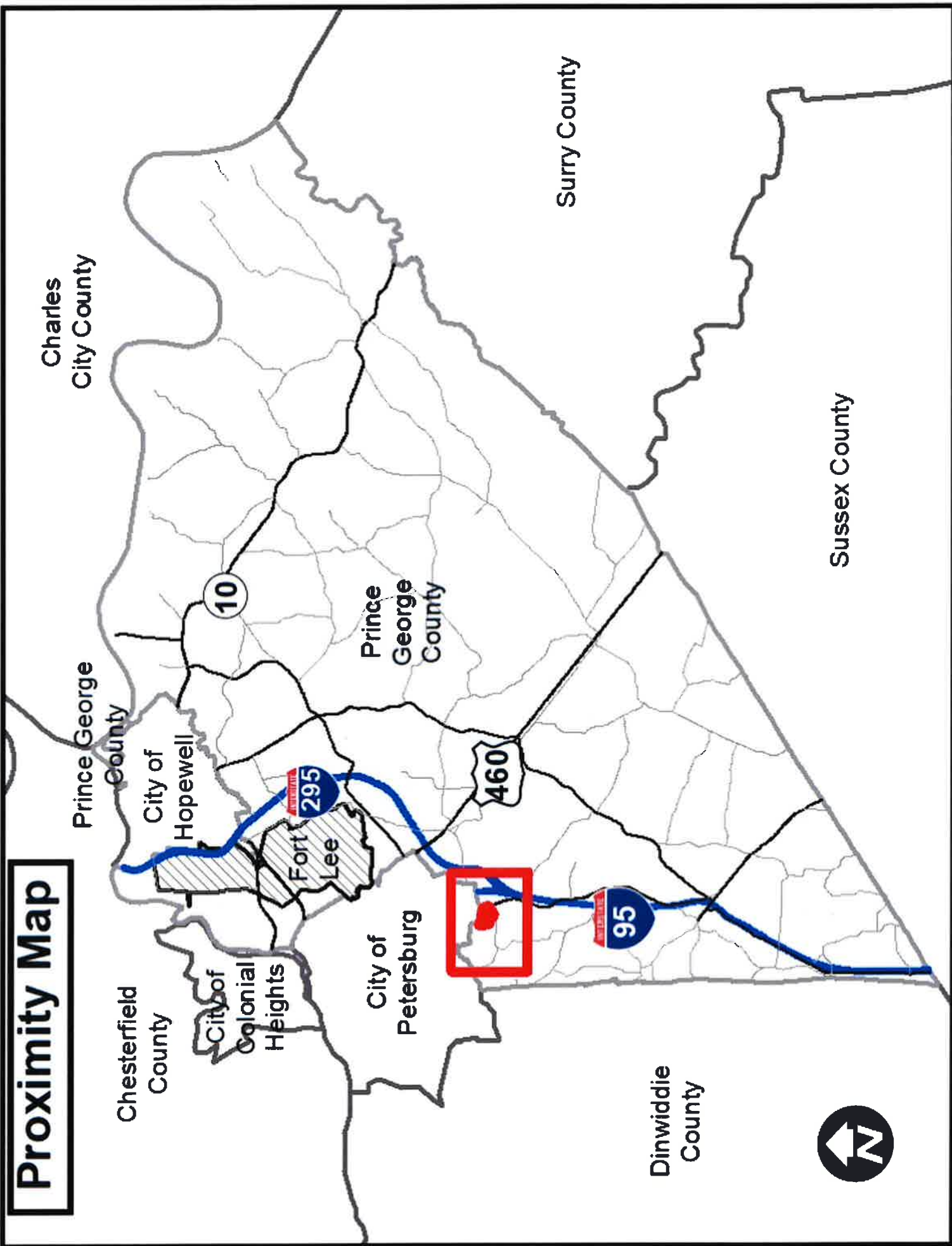
Prince George County Fees

Project: Ample Storage
Date: 11/2/2020

<u>Services Requested</u>	<u>Fee/Charge</u>	<u>Quantity</u>	<u>Total</u>
Subdivision Ordinance	\$ 18.00		\$ -
Zoning Ordinance	\$ 26.00		\$ -
Comprehensive Plan	\$ 35.00		\$ -
Deferral Requested by Applicant	\$ 625.00		\$ -
Zoning Compliance Letter	\$ 44.00		\$ -
Zoning Ordinance Change	\$ 700.00		\$ -
Cluster Developments	\$350+\$35/ac.		\$ -
Special Exception	\$ 700.00	1	\$ 700.00
Home Occupation/Special Exception	\$ 350.00		\$ -
Conditional Use Permit	\$ 875.00		\$ -
Variance/Appeal Application	\$ 350.00		\$ -
Land Disturbance/E & S Control	\$175+\$17.50/disturbed acre	ac	\$ -
Site Plan Review	\$350+\$35/ac.	ac	\$ -
Site Plan Re-review	\$ 250.00 per review		\$ -
Subdivision Review:			
2 to 5 Lots	\$ 275.00		\$ -
6+ Lots	\$350+\$35/lot	lots	\$ -
Re-zonings:	\$ 1,050.00 +addl./ac as follows		
To R-A, R-E	\$ 88.00 per acre	ac	\$ -
To A-1, A-2	No addl./ac. Charge		\$ -
To MHR, R-2, R-3, R-1	\$ 140.00 per acre	ac	\$ -
To B-1, B-2, B-3, PB, NB, PUD	\$ 140.00 per acre	ac	\$ -
To I-1, I-2	\$ 140.00 per acre	ac	\$ -
Total Due:			\$ 700.00

* Make check payable to Treasurer of Prince George County

Proximity Map



Aerial Map

City of Petersburg

Richland Rd

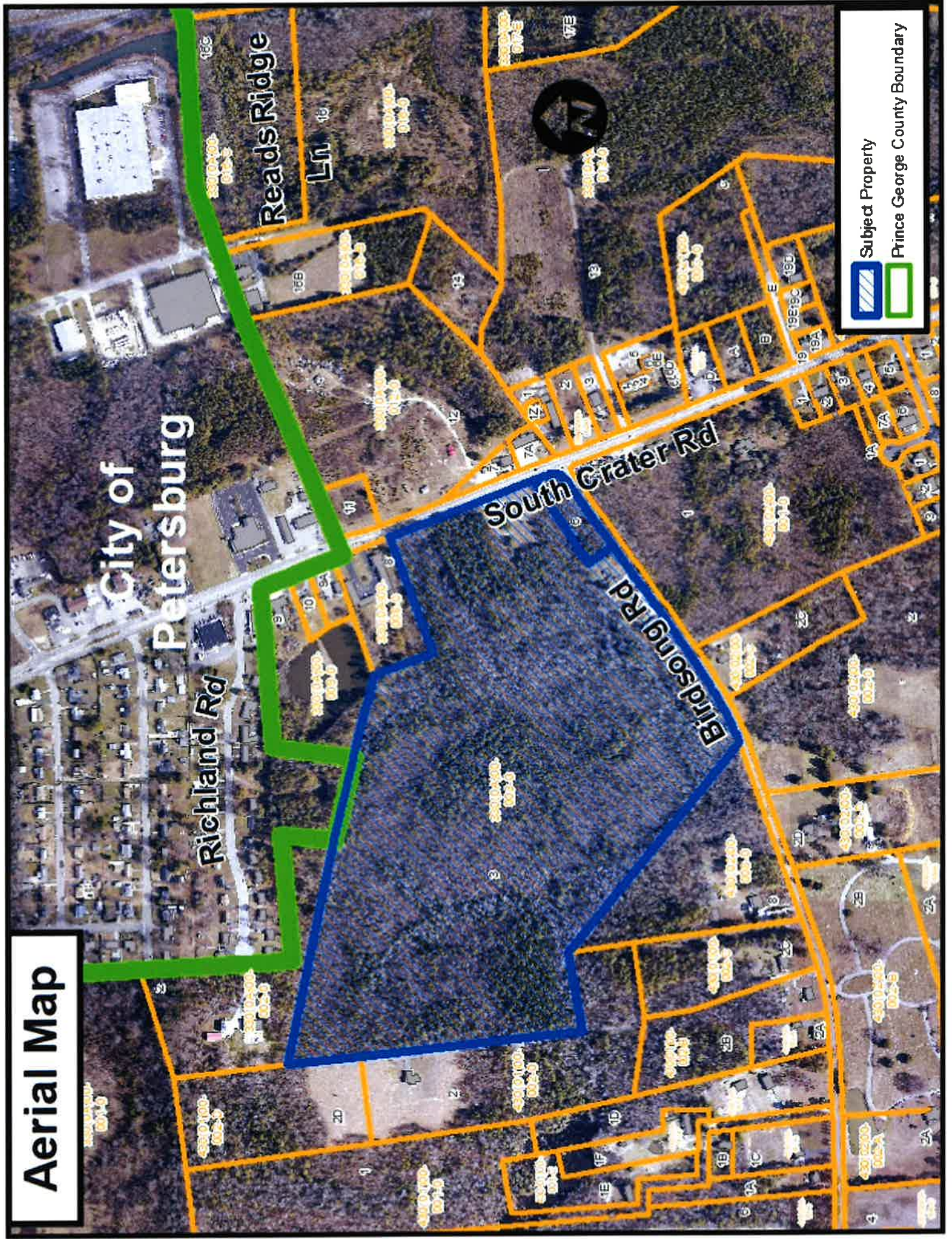
Reads Ridge Ln

South Grater Rd

Birdsong Rd

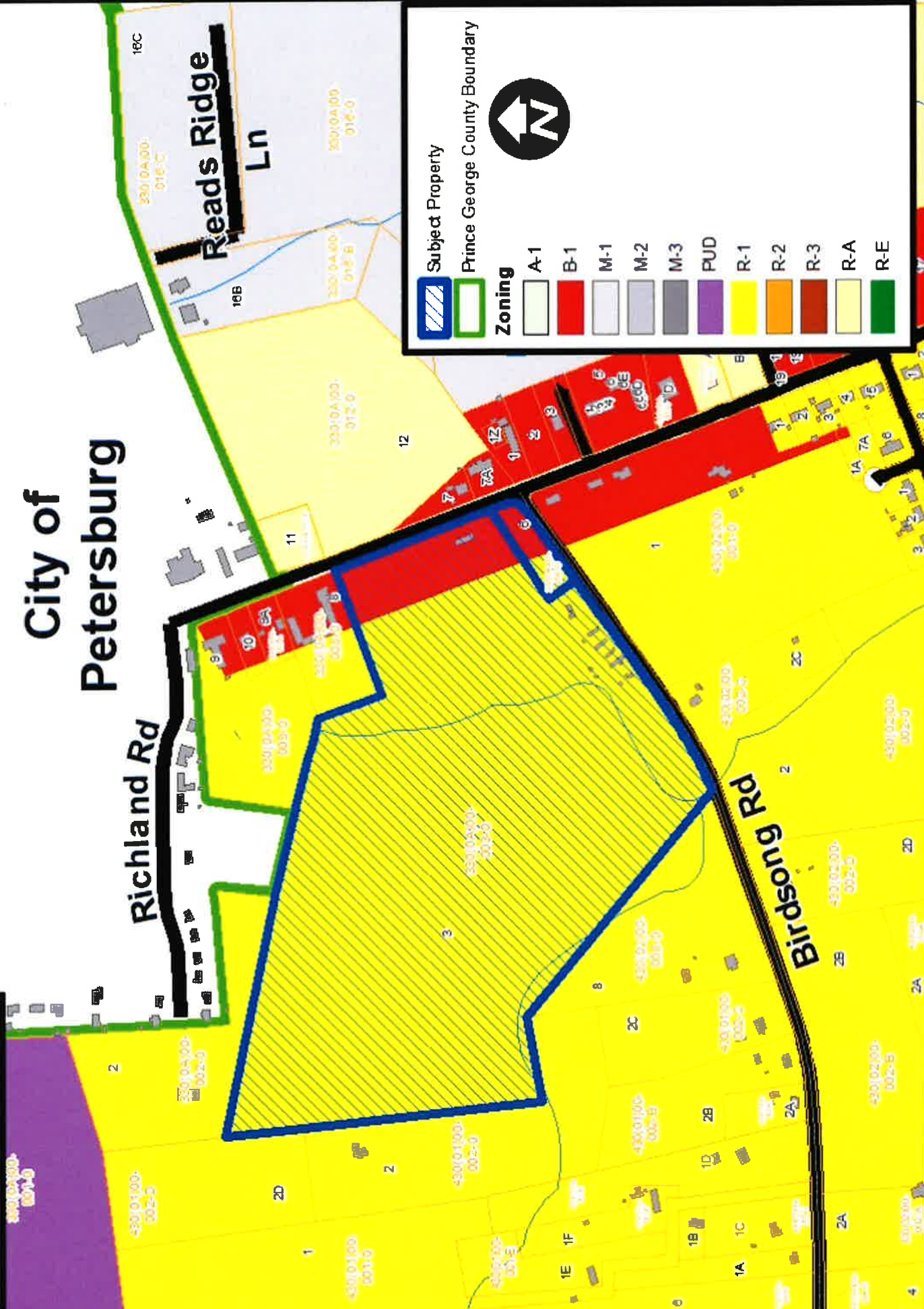
Legend:

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



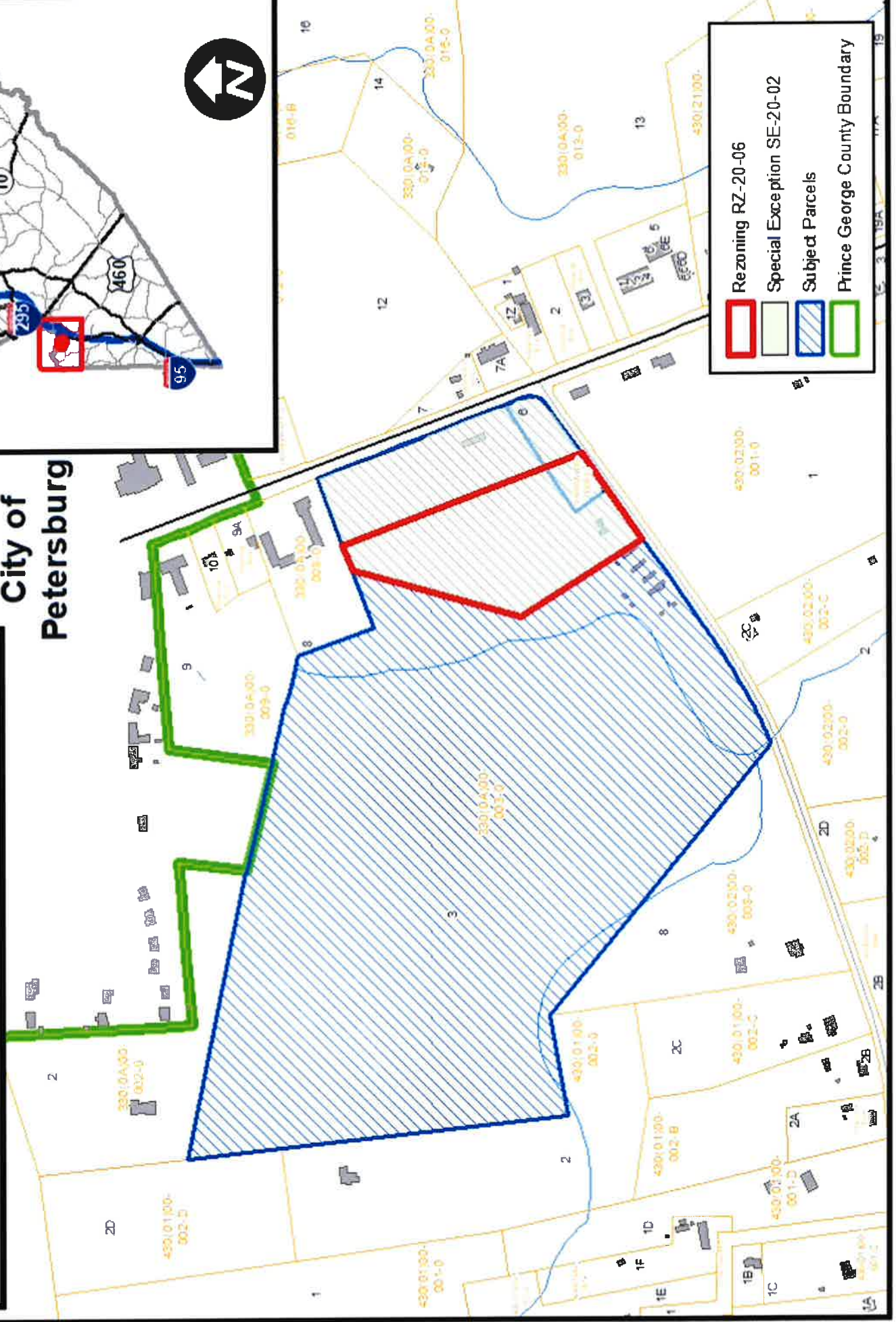
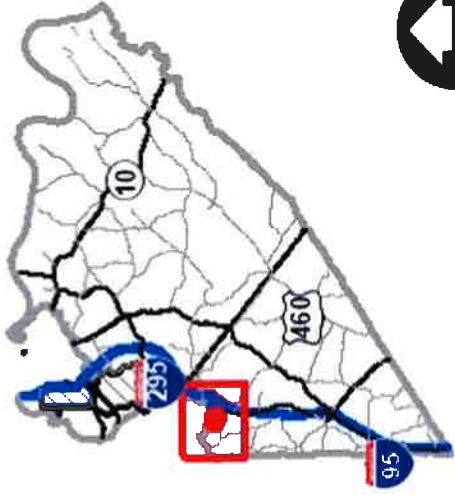
Zoning Map

City of Petersburg



**Public Hearing Case:
SE-20-02 Special Exception for warehousing
with indoor storage**

**City of
Petersburg**



- Rezoning RZ-20-06
- Special Exception SE-20-02
- Subject Parcels
- Prince George County Boundary

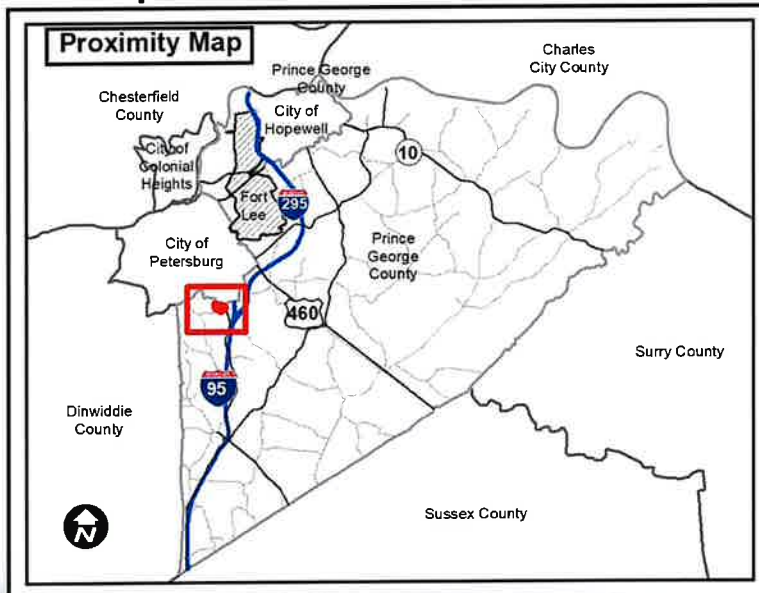
SE-20-02
**Lampe Management
Company, Inc.**

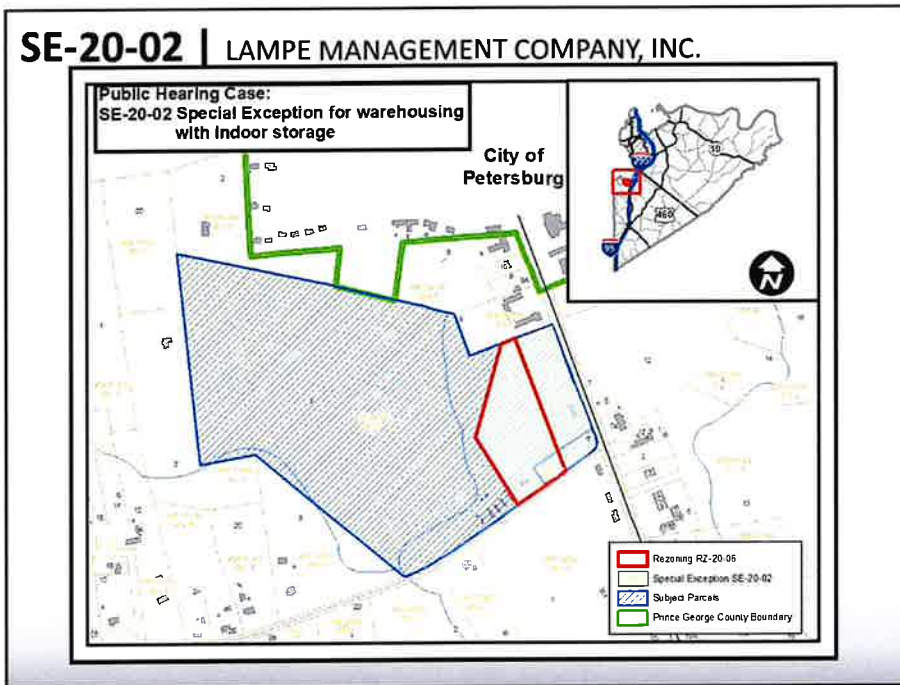
Special Exception Request
Warehouse with Indoor Storage
- Section 90-393(15)

**For a mini-storage facility on 11.63 acres in a
B-1 Zoning District**

(Pending Rezoning Request RZ-20-06)

SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.





SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.

Request Summary

Subject Property

- Pending Rezoning Request RZ-20-06
- Total 11.63 acres
 - Tax Map Parcel 330(OA)00-006-0
 - Portion of tax map parcel 330(OA)00-003

Requested Land Use

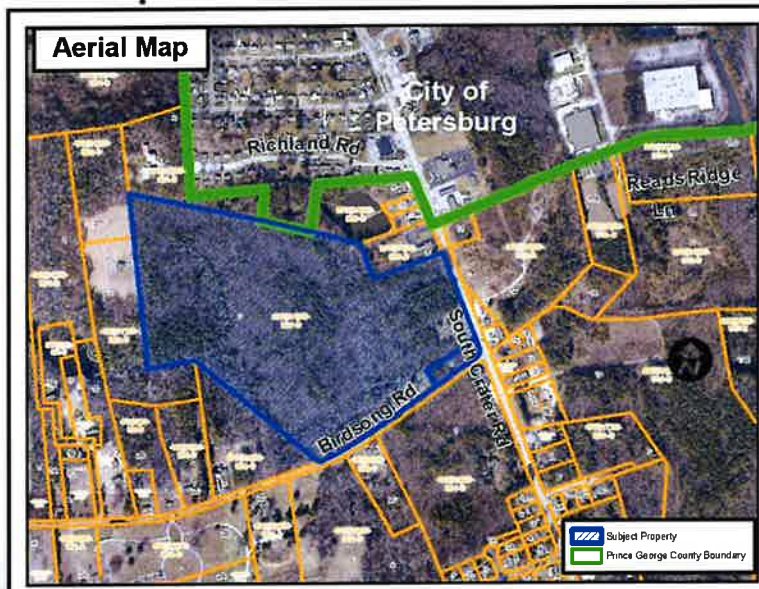
- Warehousing with Indoor Storage
- For a mini-storage facility
 - Two phases
 - Total of 132,750 SF of indoor storage space
 - Also to include a manager's office and vehicle parking

SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.

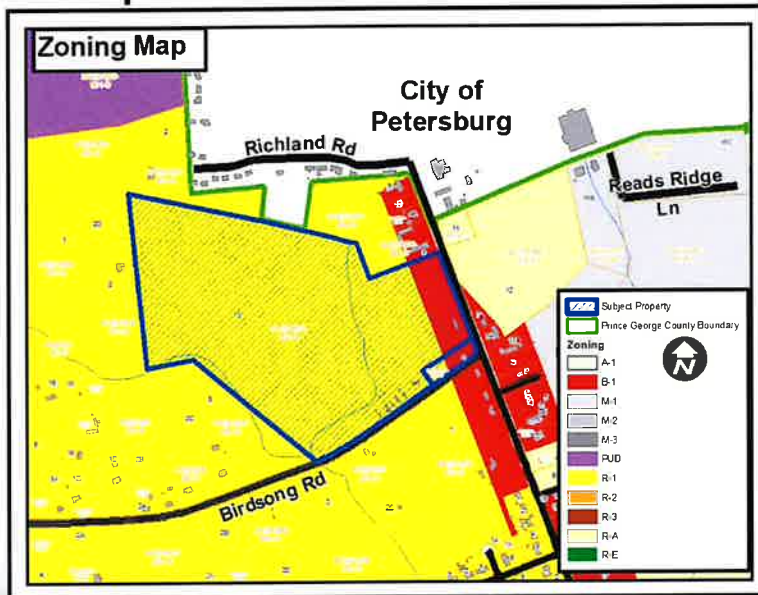
Proffered Conditions

- Substantially conform to Conceptual Plan
- Limitations on aesthetic materials
- Screening for any vehicles, RVs, campers, boats, etc.
- Gate with keyless entry to control access
- Existing mobile homes on property to be relocated

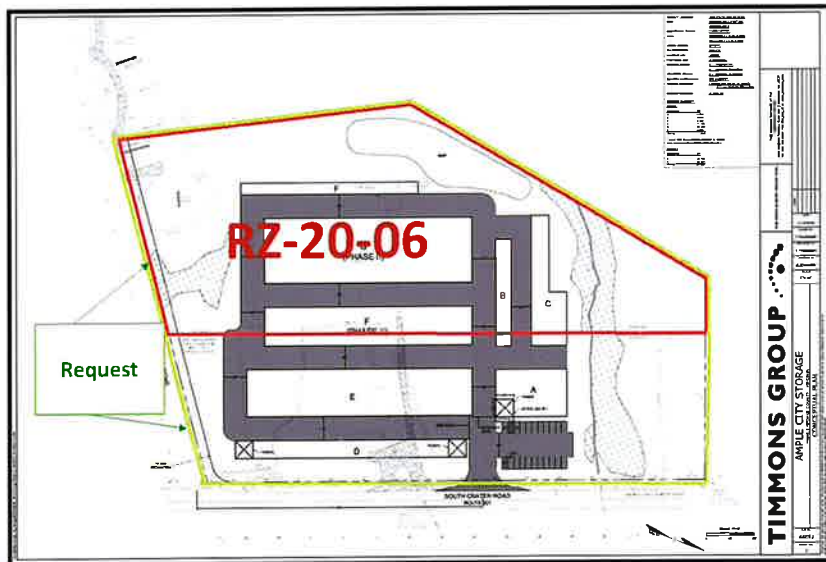
SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.



SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.



SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.



SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.

Staff Review Comments

Comprehensive Plan

- Compatible with Future Land Use: Village Center / Commercial Uses
- Traffic Impact Study not required

Planning & Zoning

- Elevation drawings should be incorporated into conditions for approval.

Utilities

- Required to connect to public sewer at construction
- May be required to connect to public water

VDOT

- The planned entrances meet requirements

SE-20-02 | LAMPE MANAGEMENT COMPANY, INC.

Recommendation

Approval, with the Recommended 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 9th day of February 2021:

Present:

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

Vote:

P-2

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(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 Special Exception Application identified as SE-20-01 is granted as an amendment to the official zoning map with the following conditions:

1. The development of the property shall substantially conform to the conceptual plan entitled "Ample City Storage", prepared by Derrick Johnson, P.E., dated November 3, 2020 and the elevation plan entitled "Ample Storage" prepared by RND Architects, PA dated March 11, 2019.
2. Siding materials shall be hardiplank, brick, stone, stucco or finished metal panels or material having the appearance of such material. Alternative materials may be permitted if approved by the Department of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
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9. This special exception may be revoked by the County of Prince George Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

Adopted on February 9, 2021 and becoming effective immediately.