

Issue Analysis Form



Date: March 9, 2021

Item: Resolution of Approval of Droit LLC to operate a wholesale business and storage warehouse at 6800 Scotland Way

Lead Department: Community Development

Contact Person: Horace Wade, Planner II

Description and Current Status

The property at 6800 Scotland Way is Zoned M-2, General Industrial. The property was rezoned on February 14, 1989 and the Zoning Case (ZM-89-2) requires "that any business to be located on this property must be approved by the Board of Supervisors." Droid LLC seeks to develop and operate on the property under the permitted use of "Wholesale businesses and storage warehouses" by building and operating a self-storage facility, which is a permitted business in the M-2 Zoning District.

Government Path

- | | | |
|--|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a Public Hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed business approval will allow for Prince George County to continue to add additional real estate tax revenue as a business locates on this parcel.

County Impact

The request provides a minimal impact on County resources.

Notes



PROPOSAL FOR BUSINESS APPROVAL

Prince George Board of Supervisors

Droit Self Storage

6800 Scotland Way
Prince George, VA 23875

815.342.3323
Brandon@droitco.com

Business Approval Proposal

Overview

6800 Scotland Way is currently zoned M-2. There is a trucking/transportation company that leases space and has a building on the property but only uses about a quarter of the property. Droit would like to build a self storage facility on the unused portion of the property. Self storage is a permitted use for the M-2 zoning. Per the M-2 zoning approval, any business located on the property must be approved by the Prince George Board of Supervisors. Droit requests the approval from the board.

There are many benefits to the communities that we partner with including:

- increased tax revenue by improving vacant land
- cleaner communities giving residents a safe location to store items securely, out of site
- first and only site in Virginia to implement our next generation of new and innovative technology
- draw visitors and customers to the area for increased retail funds
- attract renters that are security aware and really enjoy the peace of mind of being able to see their possessions live 24/7
- Energy efficient LED Lighting and we implement green technology like solar energy when possible

ABOUT DROIT SELF STORAGE

Droit, LLC is headquartered in Wisconsin and started as a technology development company and grew into a land development and construction company. We focus exclusively on the drive up, self storage industry. As the demand for self storage and for camera based security, Droit started with the idea to put security cameras and technology in each and every storage unit we build. Droit has the ability to actively monitor each facility live 24/7 to assist renters and eliminate any potential unwanted activities on site. We are a steadily growing company and have facilities covering six states and many partners. We work with amazing firms to develop beautiful facilities that look great in the communities that we operate in. We find that our clients typically are long term and consistent in their renting habits exhibiting their satisfaction in our properties design along with value that we provide.

Supporting Information



COUNTY OF PRINCE GEORGE
PLANNING AND COMMUNITY DEVELOPMENT

February 23, 1989

DIRECTOR OF PLANNING
ZONING ADMINISTRATOR
SUBDIVISION AGENT

Mr. Alfred A. Forbes and
Mrs. Katherine W. Forbes
4003 Pfoat Avenue
Prince George, Virginia 23875

Dear Mr. and Mrs. Forbes:

On February 14, 1989, the Prince George County Board of Supervisors approved your request for rezoning of Assessor's Parcel No. 23-(A)-47. Enclosed is a copy of the zoning map ordinance (ZM-89-2) granting this request.

If our office can be of additional service to you, please let us know.

Sincerely,

William G. Kuthy
Director of Planning

Enclosure

jh

ZM-89-2

Board of Supervisors
County of Prince George
Prince George, Virginia

Ordinance

An Ordinance adopted at a regular meeting of the Board of Supervisors, County of Prince George, held in the General District Courtroom at Prince George Courthouse on the 14th day of February, 1989:

<u>Present:</u>	<u>Vote:</u>
Harry G. King, Chairman	Yea
Henry D. Parker, Jr., Vice-Chairman	Yea
Samuel L. Bland	Nay
John H. Minor	Nay
Marion B. Williams	Yea

On motion of Mr. Parker, which carried over the objection of Mr. Bland and Mr. Minor, the following ordinance was adopted:

WHEREAS Alfred A. and Katherine W. Forbes, applicants, did on November 23, 1988 make application to the Board of Supervisors of the County of Prince George to rezone Assessor's Parcel No. 23-(A)-47, Bland District, consisting of 21.446 acres from A-1, General Agricultural, R-1, Limited Residential, and B-1, General Business, to M-2, General Industrial; and

WHEREAS the area requested for rezoning is located off Courthouse Road; and

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

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

Page 2

ZM-89-2

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

WHEREAS the applicant did, in writing, proffer conditions to this request on January 26, 1989; and

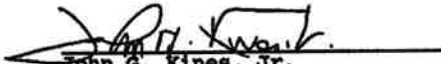
WHEREAS the Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the rezoning request provided appropriate conditions are adhered to;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Prince George this 14th day of February, 1989 that the Official Zoning Map of the County of Prince George be and is hereby amended as follows:

Rezone a 21.446 acre parcel identified as Assessor's Parcel No. 23-(A)-47 from A-1, General Agricultural, R-1, Limited Residential, and B-1, General Business, to M-2, General Industrial. This property is described in Deed Book 231, Page 857 recorded in the Clerk of the Circuit Court's Office of Prince George County.

BE IT FURTHER RESOLVED that any business to be located on this property must be approved by the Board of Supervisors.

A Copy Taste:


John G. Kines, Jr.
County Administrator

APPLICATION FOR REZONING

Alfred A. & Katherine W. Forbes Section 23-(A)-47

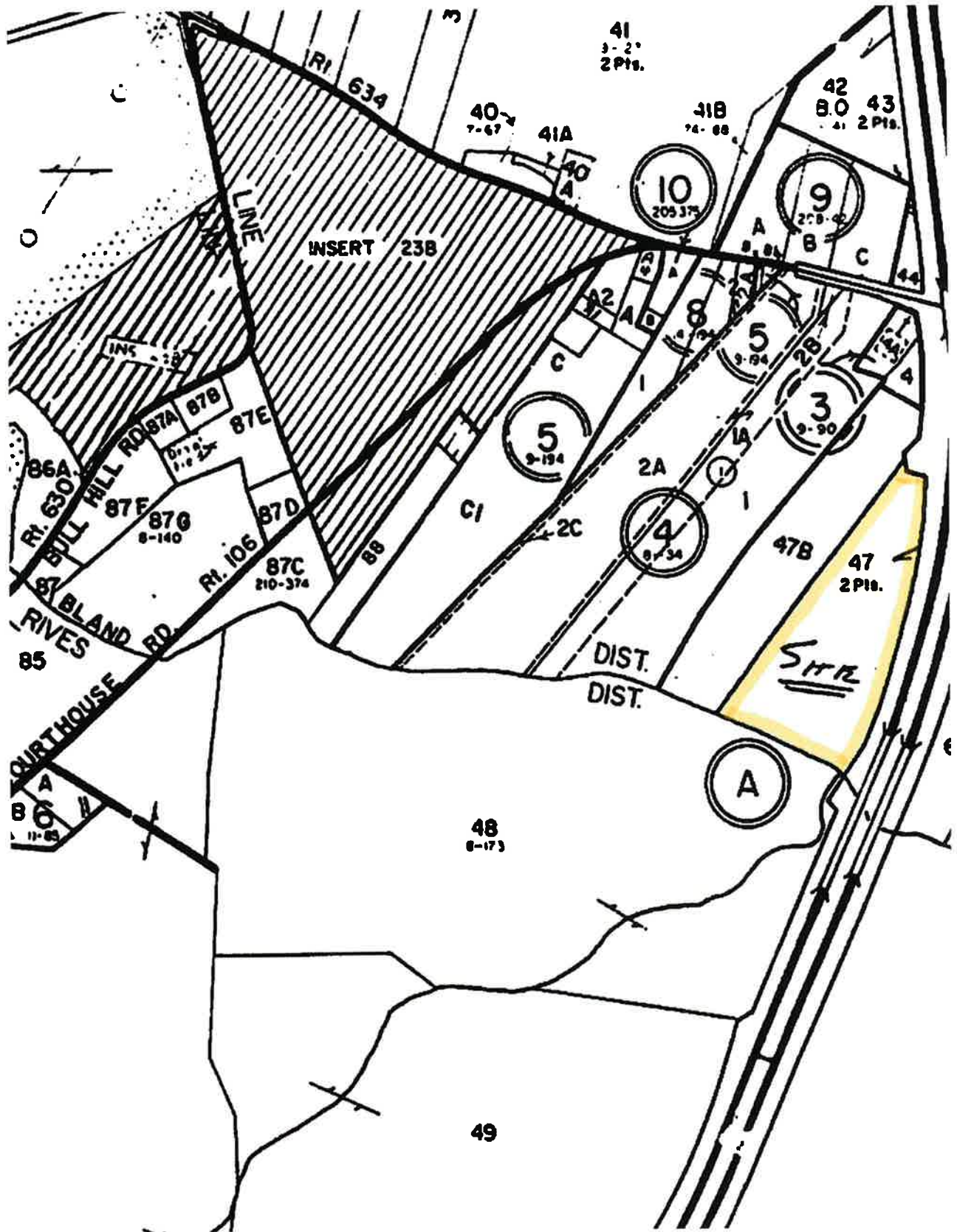
6. During the past 12 - 15 months, I have been approached by Mr. Harold Owen, Executive Director of the Industrial Development Authority, as to the development of this property for M-2 industrial use. Mr. Owen says he has been approached by several manufacturers regarding the zoning and availability of this property.

Mr. Owen presently has a metal stamping operation desiring to locate within the area. The operation would bring between \$40,000 to \$50,000 taxes annually to the county. Sewer is presently available to this area, and water is scheduled to be available by June, 1989. This area is very secluded and the metal stamping operation would be a nice addition to the county.

I do hereby refer to
 the County of Prince George
 that upon signing of the
 permit 23-A-47 to
 M-2 as requested - I
 will bring for approval
 to the Board of Supervisors
 any business ^{or manufacturing} registration
 to locate within the
 zoned area.

A. A. North
 J. A. Harris, Jr. Parks
 June 26, 1989

The specific zoning request
 entails in for a stamping
 operation which desires to
 locate in this area at this
 time.



Sec. 90-492. - M-2 Permitted uses.

In the **M-2 general industrial district**, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- (11) Public utilities.
- (12) Conservation areas.
- (13) Game preserves.
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- (17) Concrete products or central mixing and proportioning plants.
- (18) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (19) Vehicle impound facility.
- (20) **All M-1 permitted uses.**

Sec. 90-442. - M-1 Permitted uses.

In the **M-1 limited industrial district**, any structure to be erected or land to be used shall be for one or more of the following uses:

- (1) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
- (2) Laboratories, pharmaceutical and medical.
- (3) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- (4) Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.
- (5) Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- (6) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (7) Feed and feed stores.
- (8) Cabinets, furniture and upholstery shops.
- (9) Boat building.
- (10) Monumental stone works.
- (11) Veterinary or dog or cat hospitals and kennels.

(12) Airports with conditional use permit.

(13) Wholesale businesses and storage warehouses.

(14) Off-street parking as required by this chapter.

(15) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities including railroads and facilities and water and sewerage installations.

(16) Business signs.

(17) General advertising signs.

(18) Location signs.

(19) Agriculture. Notwithstanding any other provisions of this article, only accessory structures may be erected for the use of agriculture in an M-1 district; site plan review is not required on land used exclusively for agricultural pursuits.

(20) Building supply.

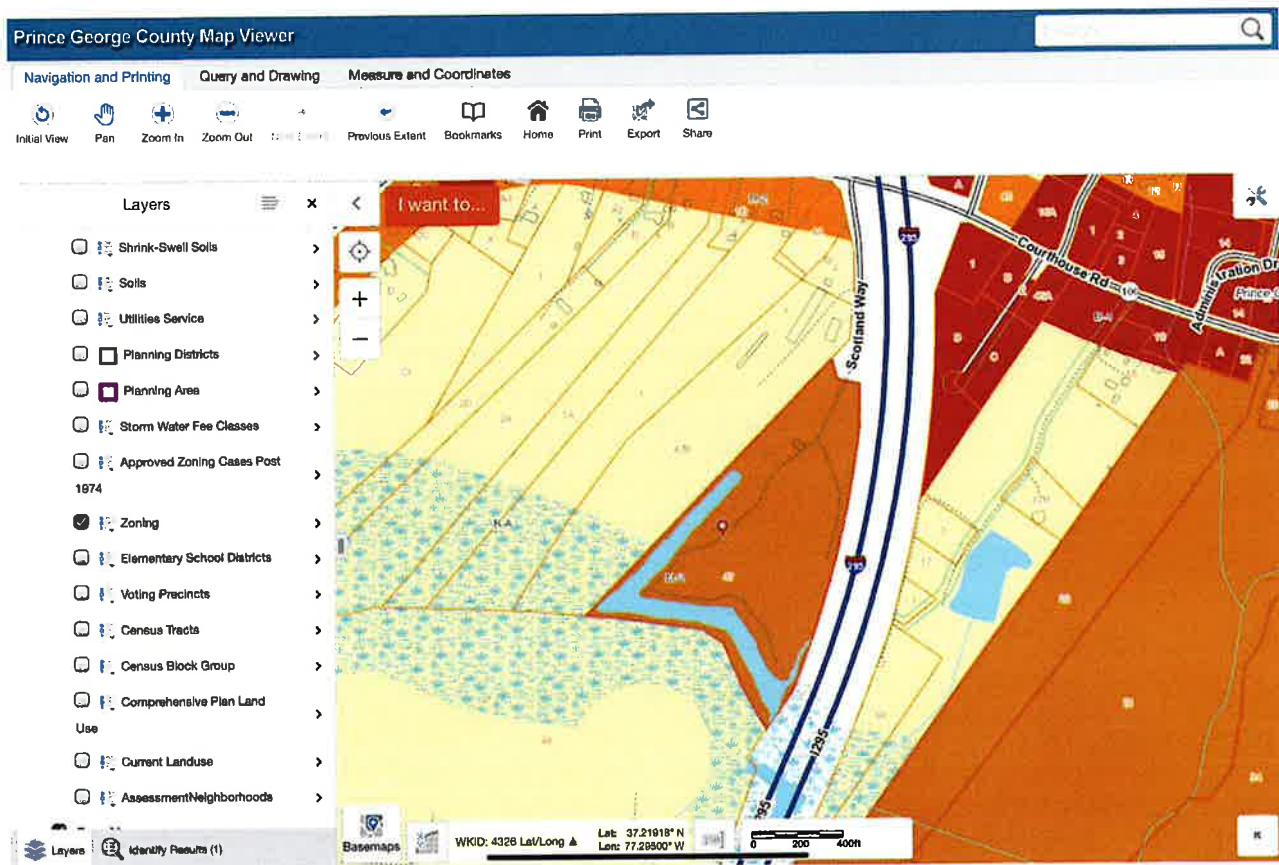
(21) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:

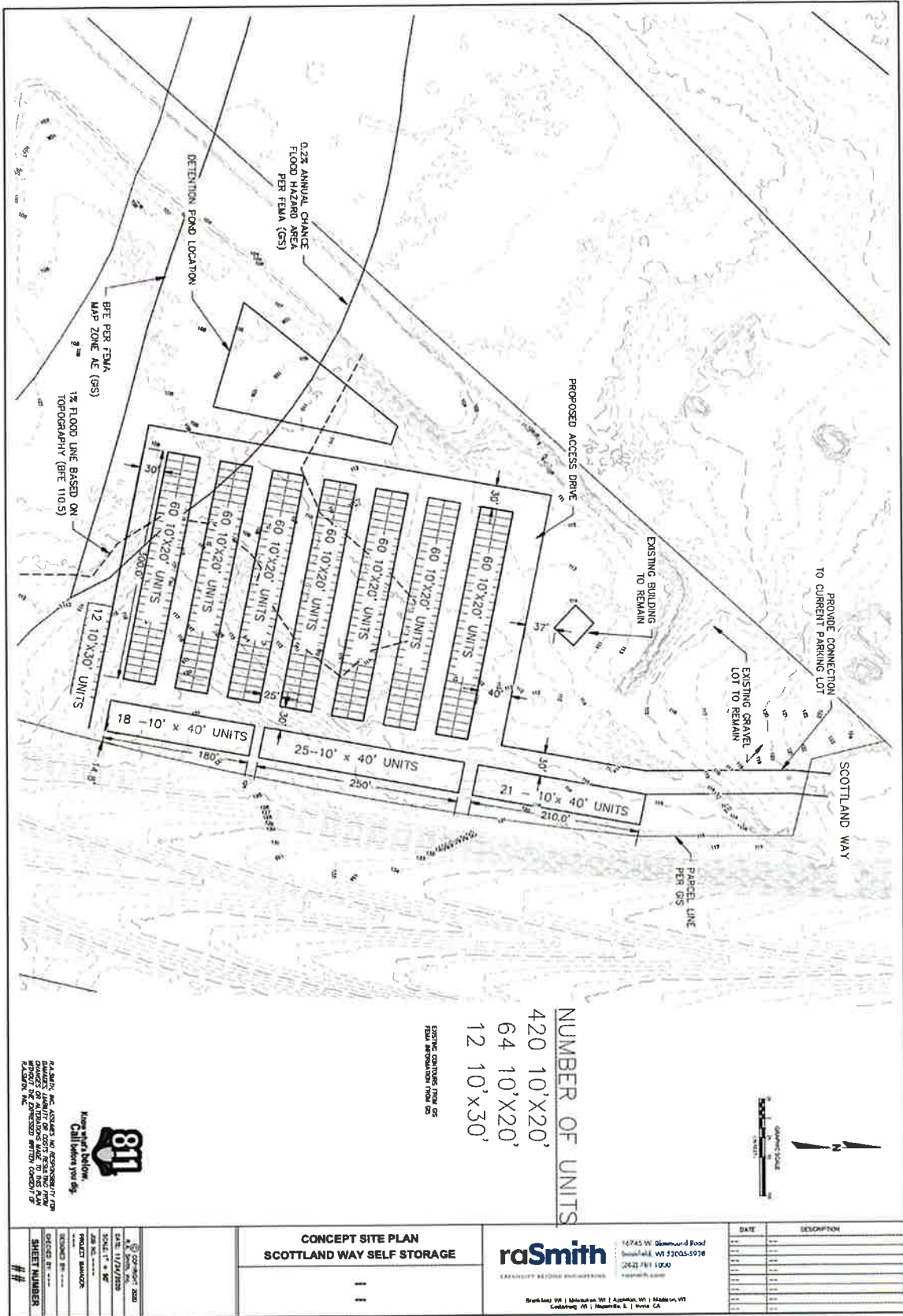
a. The dwelling shall be attached to or located above the business;

b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and

c. The residential unit shall not be used as a rental property.

(22) Mobile food units, subject to the provisions of section 90-1041.





811
 Know what's below.
 Call before you dig.
 RAASMAN, INC. ASSUMES NO RESPONSIBILITY FOR
 EXISTING UTILITIES OR CONDITIONS AND THE USER
 AGREES TO VERIFY ALL UTILITIES AND CONDITIONS
 BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION
 PROJECT. RAASMAN, INC. IS NOT RESPONSIBLE FOR
 ANY DAMAGES OR INJURIES RESULTING FROM THE
 USE OF THIS INFORMATION.

EXISTING CONDITIONS FROM OS
 PER APPROVAL FROM OS

NUMBER OF UNITS
420 10'x20'
64 10'x20'
12 10'x30'

**CONCEPT SITE PLAN
 SCOTLAND WAY SELF STORAGE**

raSmith
 16745 W. Oshkosh Road
 Oshkosh, WI 54901-5978
 (920) 231-7828
 ra@ra-smith.com
 Branches: WI | Illinois | WI | Appleton, WI | Madison, WI
 Cedarburg, WI | Menasha, WI | Iowa, IA

DATE	DESCRIPTION

PROJECT NO.	
DATE	11/12/2020
SHEET #	8 OF 8
PROJECT MANAGER	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET NUMBER	



Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 9th day of March, 2021:

Present:

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

Vote:

A-6

On motion of _____ seconded by _____, which carried a vote of _____, the following resolution was adopted:

RESOLUTION; APPROVAL OF DROIT, LLC TO OPERATE A WHOLESALE BUSINESS AND STORAGE WAREHOUSE AT 6800 SCOTTLAND WAY (TAX MAP 230(0A)00-047-0)

WHEREAS, the Board of Supervisors rezoned Tax Map 230(0A)00-047-0 to M-2, General Industrial with Ordinance ZM-89-2 on February 14, 1989;

WHEREAS, Droit, LLC seeks to develop the property at Tax Map 230(0A)00-047-0 to operate as a self-storage facility.

WHEREAS, Ordinance ZM-89-2 requires any business to be located on Tax Map 230(0A)00-047-0 to be approved by the Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Prince George County this 9th day of March, 2021 that the Board of Supervisors of Prince George County approves Droit, LLC to operate a self-storage facility at 6800 Scotland Way, also known as 230(0A)00-047-0.

A Copy Teste:

Percy C. Ashcraft
County Administrator