

Issue Analysis Form

Date: September 28, 2021

Item: Rezoning Amendment RZ-21-02 – Amend conditions of case ZM-95-001

Lead Department: Community Development

Contact Person: Tim Graves, Planner I



Description and Current Status

The applicant, Mark Mueller of Mueller Builders LLC, is requesting on behalf of the property owner, C&C Packaging Systems LLC, c/o Landen Strapping Corp, to amend the conditions of zoning case ZM-95-001 in order to change the permitted use of the subject property to a contractor's equipment storage and office, including the fabrication of metal roofing materials, and to allow outside storage.

Staff and the Planning Commission recommend Approval of this request, subject to recommended conditions contained in the draft ordinance.

Staff has attached a draft ordinance for consideration and is requesting a motion to Approve the ordinance.

Sample Motion:

"I move that the Board approve Rezoning Amendment request RZ-21-02 on a property known as Tax Map 240(13)00-002-0, subject to the specified conditions."

Government Path

Does this require IDA action?

☐ Yes ☒ No

Does this require BZA action?

☐ Yes ☒ No

Does this require Planning Commission action?

☒ Yes

Does this require Board of Supervisors action?

☒ Yes

Does this require a Public Hearing?

☒ Yes ☐ No

If so, before what date?

N/A

Recommended
Approval by 7 to 0 vote
on August 26, 2021
Public Hearing on
September 28, 2021

Fiscal Impact Statement

If the request is approved, a business, Mueller Builders LLC, would be able to locate in the county and generate additional tax revenue.

County Impact

The business (applicant) provides general contracting services, specializing in roofing.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; Approved Zoning Map Ordinance ZM-95-001; APO letter, map, list, newspaper ad; Powerpoint Presentation

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 ____ day of ____, 2021:

Present:

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

Vote:

REZONING CASE AMENDMENT RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to “Contractors’ equipment storage yard or plant or rental of equipment commonly used by contractors”, pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Amendment Application identified as RZ-21-02 is granted as an amendment to the official zoning map with the following conditions:

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, for themselves and their successors or assigns, proffer that the Property known as Tax Map 240(13)00-002-0 will be developed according to the following conditions voluntarily agreed to by the Applicant, which shall replace the conditions of ZM-95-001 that applied to the Property prior to adoption of this ordinance.

1. All business operations shall be conducted inside the building.
2. The use of the property shall be limited to 90-492(5): “Contractors’ equipment storage yard or plant or rental of equipment commonly used by contractors”, including a contractor’s office and the fabrication of metal roofing materials.
3. Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.

4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Tax Map Numbers 24-(13)-1, 2 and 3.

Adopted on _____, 2021 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing September 28, 2021

RZ-21-02 – Amend conditions of case ZM-95-001

Applicant: Mueller Builders LLC

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicant would like to change the permitted use of the property and allow outside storage/operations. In order to accomplish these objectives, they are requesting an amendment of the approved conditions of zoning case ZM-95-001.

II. Property

Address: 5050 Prince George Drive

Tax Map: 240(13)00-002-0

Site Size: 3.74 acres

Legal Owner: C&C Packaging Systems LLC, c/o Landen Strapping Corp.

RE Taxes Paid?: Yes for 2021

Zoning District: M-2

Current Use: Industrial

Comp Plan Land Use: Industrial / Residential / Commercial

Planning Area: Prince George Planning Area

Previous Zoning Cases: ZM-95-001

Figure 1: Aerial view of request area



III. Meeting Information

Planning Commission Public Hearing: August 26, 2021 – **Recommended Approval 7 to 0**

Board of Supervisors Public Hearing: September 28, 2021

IV. Background

- In 1990, ZM-90-006 rezoned the property from A-1 General Agricultural to M-2 General Industrial, with conditions limiting operations to inside the building and limiting the use of the property to repair and sale of parts for overhead joists.
- In 1995, ZM-95-001 changed the conditions to allow the operations conducted by Landen Strapping Corp., i.e. “repair and sale of strapping machines, parts, and supplies”. The full conditions are attached to this staff report.
- In 2021, Landen Strapping Corp., which has relocated away from the property, is seeking to sell the building to a general contractor, however the purchaser would not be able to begin operations because the zoning conditions limit the use of the property to only one specific use and do not permit exterior storage/operations.

V. Applicant Proposal

The applicant and potential purchaser, Mueller Builders LLC, is requesting to modify the zoning conditions on the property to allow its planned use of the property (a general contractor office and the fabrication of metal roofing materials), and to allow limited outside storage/operations. The applicant provided a letter which is included with the application materials in this report.

VI. Exhibits

Exhibit 1 – Sketch showing location of existing fencing for outdoor storage area

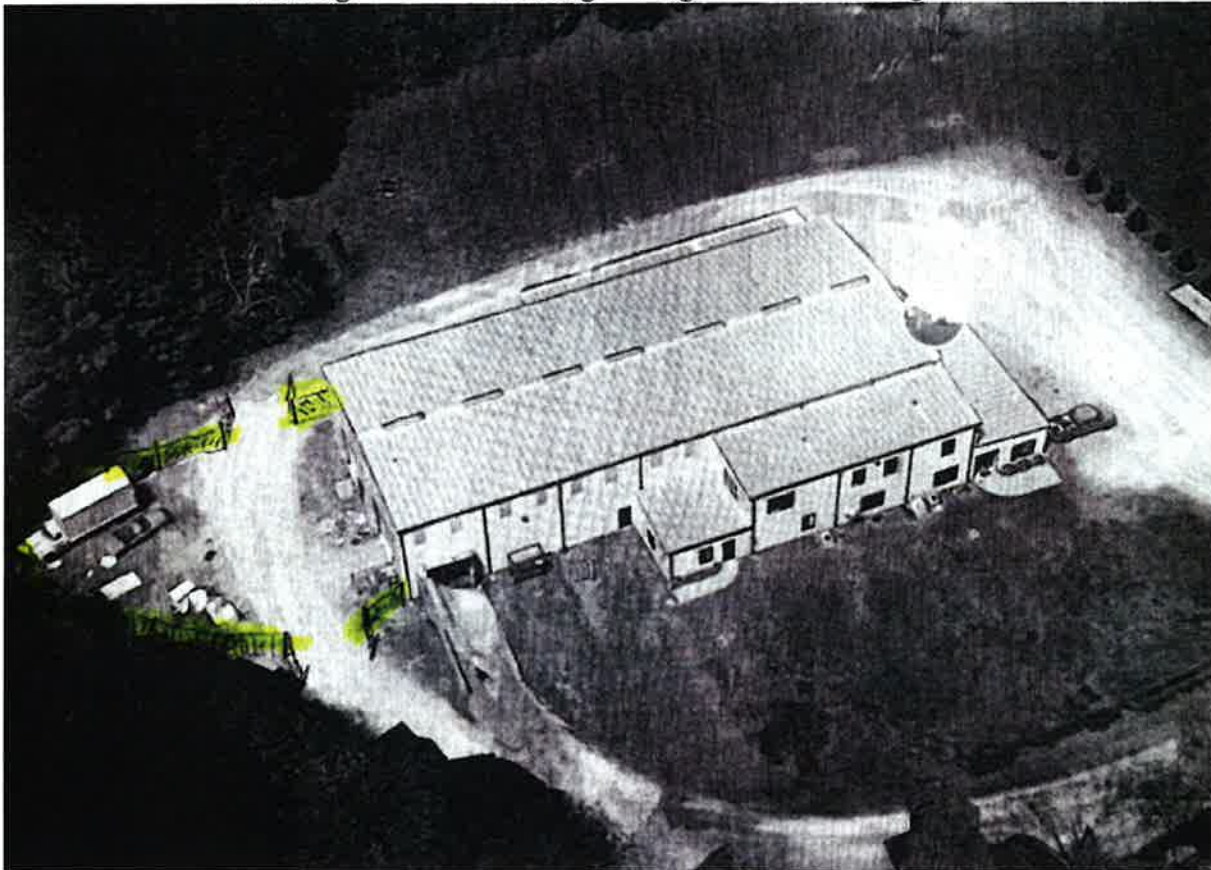


Exhibit 2 – View of front/side of building upon entering the property



Exhibit 2 – View at rear of property showing the existing fencing to be screened



Exhibit 4 – Zoning Map



VII. Planning and Zoning Review Comments

1. The uses described by the applicants in the letter attached with the application and in prior conversations would fall under the following use which is permitted by right within the M-2 zoning district:
“Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.”
2. This request is not expected to result in any significant increase of traffic over the existing permitted M-2 use from ZM-95-001.
3. If this request is approved, it would permit outside storage on the property which must be screened prior to use.
4. The applicant has proposed screening and fencing for outside storage. Staff has recommended a modified condition for screening based on the applicant's request and based on the ordinance provisions of Section 90-494 - Requirements for permitted uses in the M-2 zoning district, and certain sections of Article XVIII pertaining to buffering and screening standards.
5. Current land uses on adjacent properties:
 - a. North: Vacant
 - b. South: Single-family residential and Industrial
 - c. East: Vacant
 - d. West: Vacant
6. Other zoning approvals required:
 - a. A site plan is required prior to any combination of building addition or land disturbance exceeding 2,500 square feet. The applicant has stated that a small expansion of the office area is planned in the interior of the building.
 - b. Professional business zoning approval is required prior to beginning operations.
7. The original zoning case (ZM-90-006) affected adjacent Tax Map parcels 240(13)00-001-0 and 240(13)00-003-0 in addition to the request property Tax Map 240(13)00-003-0. The conditions were

worded accordingly for multiple tax parcels. Staff has prepared recommended conditions that accommodate the applicant's stated objectives, are compatible with the County Code, and are specific to the request property Tax Map 240(13)00-002-0.

8. If this request is approved, it would not change the zoning district of the property, only the one permitted use. Any future operations which differ from this use would need to return to the Board for consideration.
9. The comprehensive plan Future Land Use Map indicates this property is suitable for Industrial uses, while the surrounding properties are suitable for Industrial, Commercial and Residential Uses.
10. In consideration of the low intensity the proposed industrial use, and in consideration of the mix of different future planned land uses in this area, the request presented by the applicant is appropriate for this property and can be considered compatible with the comprehensive plan.

VIII. Supplemental Staff Review Comments

Building Inspections Division - Dean Simmons, Building Official

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.

Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer

VDOT has reviewed the proposed proffer amendments associated with the submitted zoning application. The proposed proffer amendments do not appear to effect the site access or VDOT requirements for site access. VDOT has no objection to the proposed zoning action.

Police Department / Sheriff's Department - Chris Douglas

When the metal roofing fabrication activities begin, please ensure there are no violations of the County Noise Ordinance.

P&Z STAFF NOTE: The proposed operations involve bending and cutting of metal sheets and are expected to produce less noise than the previous operation that was located in the building.

The departments below reviewed this request and had no comments.

Economic Development – Stacey English, Economic Development Specialist

Utilities Department - Frank Haltom, Director of Engineering and Utilities

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

Fire & EMS Department – Shawn Jones

Environmental Division - Angela Blount, Environmental Program Coordinator

Commissioner of Revenue – Linda Howard, Deputy License Inspector

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran a legal ad ran for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

X. Staff Recommendation

Approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's requested use appears to be compatible with current and future surrounding land uses.

2. No negative feedback has been received from adjacent property owners and community.
3. Staff has recommended the below conditions to accompany this Special Exception which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Planning Commission Recommendation

Approval by a vote of 7 to 0, subject to the recommended conditions in the section below.

There were no public comments during the public hearing.

XII. Recommended Conditions

The below conditions show Staff's recommended changes to the conditions of the ZM-95-001 based on the applicant's proposed amendments. The resulting draft conditions are included in the draft ordinance.

1. All business operations shall be conducted inside the building.
2. ~~Operation to be repair and sale of strapping machines, parts, and supplies.~~ The use of the property shall be limited to 90-492(5): "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", including a contractor's office and the fabrication of metal roofing materials.
3. ~~No exterior storage.~~ Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.
4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. ~~Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use.~~
[This condition removed because ZM-95-001 applies to other tax parcels but the present request RZ-21-02 does not apply to those parcels. This condition remains effective for the remaining lots under ZM-95-001.]
5. ~~6.~~ Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Tax Map Numbers 24-(13)-1, 2 and 3.



REZONING 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-21-02

DATE SUBMITTED:

JUL 09 2021

APPLICANT FILL-IN ALL BLANKS

BY:

REQUEST: To Amend the 1995 zoning conditions approved on 2-28-1995 as
zm-95-001 by the Prince George Board of Supervisors by changing conditions 2 and 3,

REQUEST PROPERTY ADDRESS / LOCATION:

5050 Prince George Drive

(attached
Applicant statement)

REQUEST TAX MAP(S): (List all)

240 (13) 00-002-0

AFFECTED
ACREAGE:

3.74

ENTIRE PARCEL?:
(Y / N)

yes

CURRENT
ZONING:

M-2

PROPOSED
ZONING:

M-2

REQUIRED ATTACHMENTS: (Check if Attached; * = Required)

☒ APPLICANT STATEMENT* (Specify goals, details, etc.)

☐ SURVEY OR LEGAL DESCRIPTION OF REZONING
REQUEST AREA (If different than recorded lot)

☐ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ ADDITIONAL ATTACHMENTS:

☐ CONCEPTUAL SITE PLAN*

(Show any planned improvements; Use GIS or Engineer Drawing)

☐ COMMUNITY MEETING SUMMARY

NAME(S):

C & C Packaging Systems LLC

c/o Landon Strapping Corp

MAILING ADDRESS (Incl. City, State, Zip)

P.O. Box 129

E-MAIL:

PHONE:

804 400-3168

NAME(S) (If different than owner):

Mark Mueller

RELATION TO OWNER:

Purchaser of Property

MAILING ADDRESS: (Incl. City, State, Zip)

4001 West Hundred Road, Chester, VA 23831

E-MAIL:

Mark@muellderbuildersllc.com

PHONE:

804 586-3654

OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT

FEE DUE:

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

FEE PAID:

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

RECEIVED BY:

Owner

APPLICANT AFFIDAVIT

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:

Carl Carden, Jr.

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

August 17, 2021

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

17th

day of

August

2021

Notary Public

My Commission expires:

April 30, 2025



APPLICANT STATEMENT

Mueller Builders LLC is a 20-year-old company with over \$9,000,000 in annual sales and activity. Additionally, we employ 16-20 full time employees. We are a Class A General Contractor. We are currently located in Chesterfield County Virginia, and we are looking at the subject property located at 5050 Prince George Drive in Prince George County. The property is currently Zoned as Manufacturing for the prior tenant Landen Strapping which moved their operations to Hopewell. We wish to use it as the location for all existing operations and eventually for the fabrication of metal roofing for Mueller Builders LLC. We have a purchase agreement in place with the current owner of the property but need to assure that our proposed use will be acceptable to the county. The existing zoning was approved on 2-28-1995 as ZM-95-001. The approved zoning fits our operation well with the minor exception of two modifications to existing proffered conditions. These are as follow:

2. Operation to include the eventual Fabrication of Metal Roofing materials.

3. No Exterior storage of materials beyond the existing fence enclosure which will be screened and maintained before we begin use of that area. Exterior storage noted above does not include company vehicles or utility trailers or motorized equipment which will be allowed.

We would love to be able to upfit this property in September and October and move our Operation to Prince George in the last quarter of 2021. We look forward to becoming corporate citizens of Prince George County.

INVOICE (INV-00000113)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Mark Mueller
Mueller Builders
4001 West Hundred Road
Chester, VA 23831



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000113	07/09/2021	07/09/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-21-0001	PGC Rezonings	\$1,050.00
5050 Prince George Dr Prince George, VA 23875		SUB TOTAL \$1,050.00

REMITTANCE INFORMATION

Prince George County, VA
2160 Satellite Blvd NW
Suite 300
Duluth, GA 30097

TOTAL **\$1,050.00**

Board of Supervisors
County of Prince George
Prince George, Virginia

Zoning Map Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Board of Supervisors Meeting Room at Prince George Courthouse on the 28th day of February, 1995:

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

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

WHEREAS Landen Strapping Corporation, applicant, did on January 31, 1995, make application identified as PC 95-01, to the Board of Supervisors of the County of Prince George, Virginia to modify the zoning conditions contained in ZM-90-6 in which conditions were proffered during the rezoning of Assessor's Parcel No. 24-(A)-3B, now identified as Assessor's Parcels Nos. 24-(13)-1, 2, and 3; Bland District; and

WHEREAS Landen Strapping Corporation is requesting that item No. 2 be changed to read as follows: "2. Operation to be repair and sale of strapping machines, parts, and supplies"; and

WHEREAS this parcel is zoned M-2, General Industrial and is located at 5050 Prince George Drive; and

WHEREAS the notice and hearing requirements of Section 15.1-431 of 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

request for which application is made by Landen Strapping Corporation;

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

WHEREAS the Prince George County Planning Commission held a joint public hearing with the Board of Supervisors on February 28, 1995, and after careful review, has recommended that the Board of Supervisors approve this request; and

WHEREAS the Board of Supervisors has considered carefully the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Prince George this 28th day of February, 1995, that the conditions contained in ZM-90-6 be changed to read as follows:

1. All business operations shall be conducted inside the building.
2. Operation to be repair and sale of strapping machines, parts, and supplies.
3. No exterior storage.
4. Planting buffers to be provided on both sides of the property in the vicinity of the building and parking areas.
5. Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use.
6. Plant screening using Leyland cypress, Virginia pine, cedar or other suitable trees will be done along the south property line adjoining Assessor's Parcels Nos. 24-(13)-1, 2, and 3.

A Copy Teste:


John G. Kines, Jr.
County Administrator



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

September 15, 2021

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, September 28, 2021 beginning at 7:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

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.

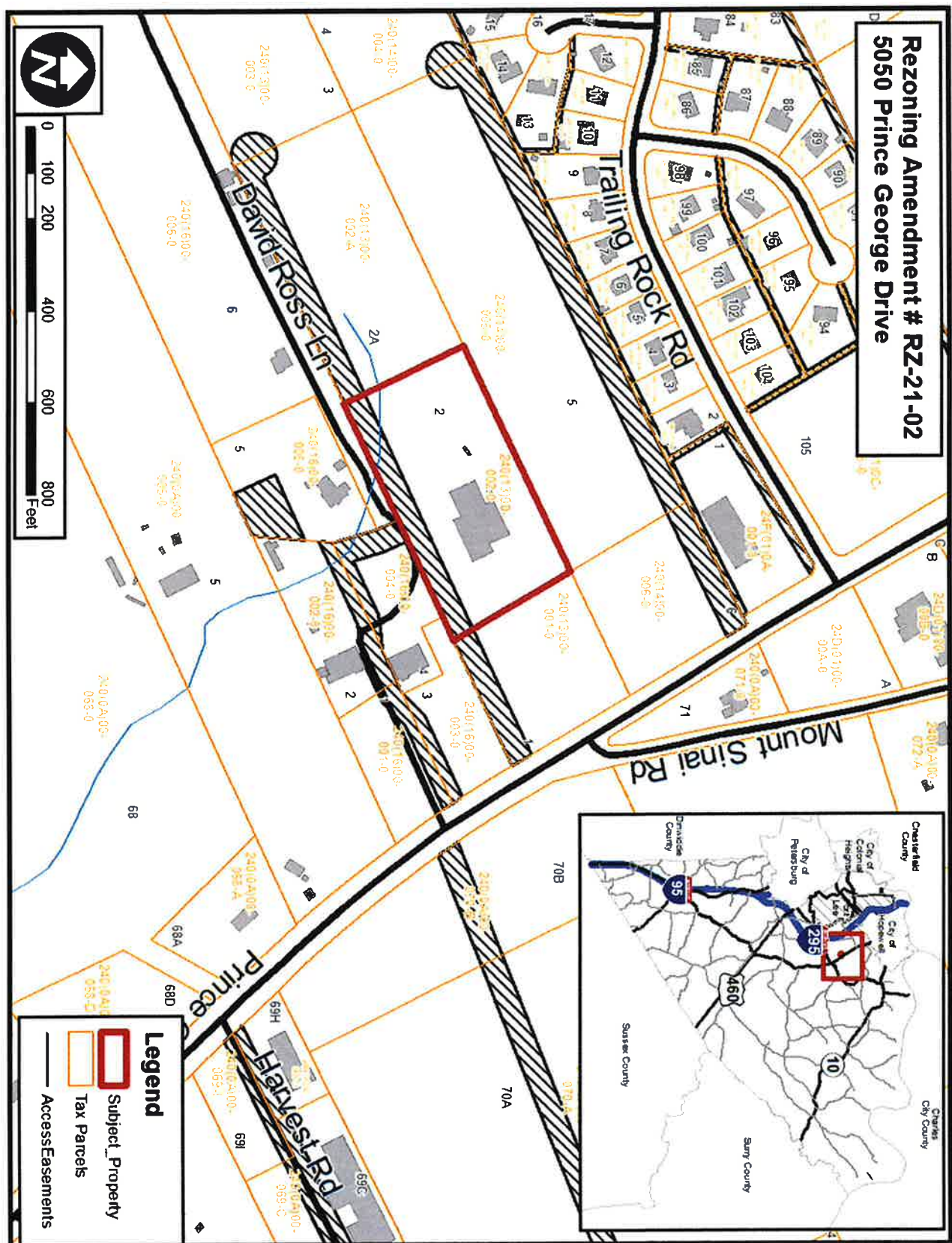
The meeting is accessible by Zoom or other means electronically. Public comments can be submitted prior to 5:00 p.m., September 28, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov>.

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

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner



BATTLE LISA E & EATON KENNETH L
118 PINECLIFFE DR
COLONIAL HEIGHTS, VA 23834

BFRAC LLC
2648 W 50TH ST
CHICAGO, IL 60632

WEST HOPEWELL PRESBYTERIAN CH
TRS
2602 WISE ST
HOPEWELL, VA 23860

MALONE KAREN R
5102 PRINCE GEORGE DR
PRINCE GEORGE, VA 23875

C & C PACKAGING SYSTEMS LLC C/O
LANDEN STRAPPING CORP
PO BOX 129
HOPEWELL, VA 23860

SKYCASS MARKETING LLC
2200 RIVER RD
PRINCE GEORGE, VA 23875

Tammy Rose
5100 Prince George Drive
Prince George, VA 23875

Progress-Index, The

Publication Name:
Progress-Index, The

Publication URL:
www.progress-index.com

Publication City and State:
Petersburg, VA

Publication County:
Dinwiddie

Notice Popular Keyword Category:

Notice Keywords:
public hearing

Notice Authentication Number:
202109171400318797923
852121910

Notice URL:

[Back](#)

Notice Publish Date:
Thursday, September 16, 2021

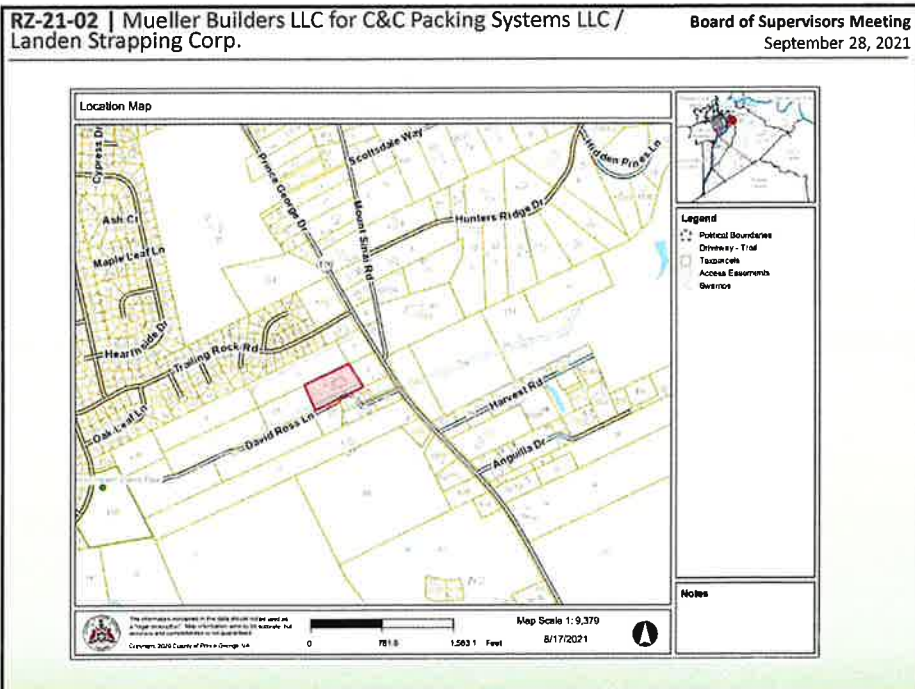
Notice Content

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 September 28, 2021 beginning at 7:30 p.m. concerning the following request: REZONING CASE AMENDMENT RZ-21-02: Request of C&C Packaging Systems LLC pursuant to Â§ 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to â Contractor's equipment storage yard or plant or rental of equipment commonly used by contractorsâ , pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0. The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to Â§15.2-2204, Â§15.2-2225, Â§15.2-2232, and Â§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., Mondayâ Friday. All interested persons are invited to participate in the public hearing in person or electronically by Zoom. The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. September 28, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov>. Percy C. Ashcraft County Administrator

[Back](#)

REZONING RZ-21-02:

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Background

1990

- Subject property (incl. adjacent lots) rezoned from A-1 to M-2 (ZM-90-006)

1995

- Zoning conditions changed, including change of use (ZM-95-001)

2021

- Owner wants to sell to a new user for a different land use

Request Summary

Applicants' Goals:

- Operate a general contractor office
- Fabrication of metal roofing materials
- Outside storage of materials and equipment

Applicants' Request:

- Amend zoning conditions to permit the desired activities (primarily affects conditions #2 and #3)

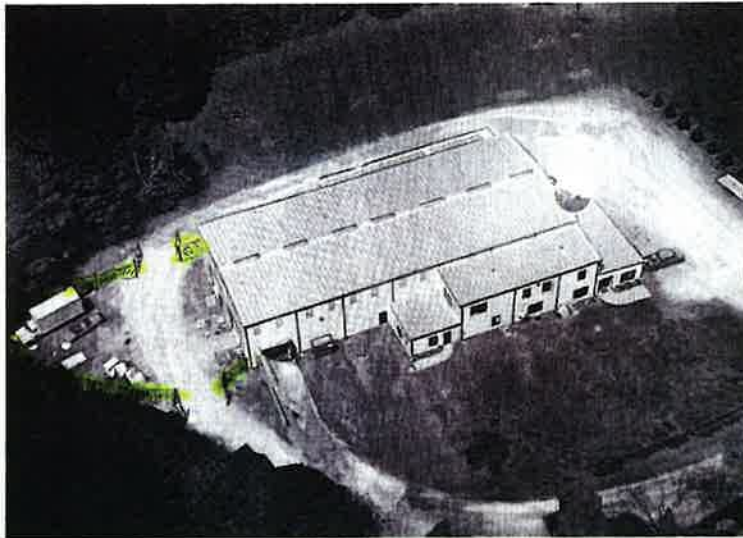
Planning & Zoning Staff Review Comments

- Appropriate permitted use =
"Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors."
- No change of zoning district, only change of use. Future owners or occupants may need to return to the PC and BOS
- Outside storage should be behind fences or otherwise suitably screened
- Compatible with the comprehensive plan and the surrounding area based on this specific proposed use, with conditions

Other Staff Review Comments

VDOT

- Proposed amendments do not appear to affect site access or VDOT requirements for site access



Recommended Conditions

Changed Conditions Only:

2. ~~Operation to be repair and sale of strapping machines, parts, and supplies.~~ The use of the property shall be limited to 90-492(5): "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", including a contractor's office and the fabrication of metal roofing materials.

3. ~~No exterior storage.~~ Outside storage of materials and equipment such as non-enclosed utility trailers or motorized equipment shall be screened within an area enclosed on all sides by visually opaque fencing or other durable construction material at least six feet in height, or otherwise in accordance with the development standards of the Zoning Ordinance.

5. ~~Any development on Lots 1 and 3 will be submitted to the County Board of Supervisors prior to use.~~ [Removed because this request (RZ-21-02) does not apply to Lots 1 and 3 which are separate tax parcels/lots.]

(Full list of conditions in the Staff Report / Draft Ordinance)

Staff Recommendation

Approval, subject to the recommended conditions

Basis:

- The requested use appears to be compatible with the current and future planned surrounding uses
- Modified conditions recommended
- No negative feedback from community

Planning Commission

Recommended Approval 7-0 on August 26, 2021
(Subject to recommended conditions)

Public Comments:
None

Questions?



PUBLIC NOTICE
COUNTY OF PRINCE
GEORGE

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The Prince George County Board of Supervisors will hold a public hearing on Tuesday September 28, 2021 beginning at 7:30 p.m. concerning the following request:

REZONING CASE AMENDMENT RZ-21-02: Request of C&C Packaging Systems LLC pursuant to § 90-788, Change of Approved Conditions, to amend proffered conditions 2 and 3 of Zoning Case ZM-95-001 relative to the permitted uses and outside storage on the M-2, General Industrial zoned parcel, by changing the permitted use to "Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors", pursuant to section 90-492(5), to permit a general contractor office and the fabrication of metal roofing materials, and to allow exterior storage. The subject property is located at 5050 Prince George Drive and is identified as Tax Map 240(13)00-002-0.

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.

The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. September 28, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorge-countyva.gov>.

Percy C. Ashcraft
County Administrator