

Issue Analysis Form

Date: November 23, 2021

Item: Rezoning RZ-21-04 – Dwight Cunningham

Lead Department: Community Development

Contact Person: Tim Graves, Planner I



Description and Current Status

The request is to rezone 6.8 acres from M-1 to M-2 in order to permit an automotive repair garage initially, and additional speculative building development in the future.

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 request RZ-21-04 on Tax Map 340(19)00-001-0, 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

Recommended
Approval by 6-0 vote
on October 28, 2021
Public Hearing on
November 23, 2021

Does this require Board of Supervisors action?

Yes

Does this require a Public Hearing?

Yes No

If so, before what date?

N/A

Fiscal Impact Statement

Approval would allow the property to be developed by the owner for industrial uses, which would generate additional tax revenue.

County Impact

Approval would allow an automotive restoration business, New Visions Auto, to locate in the County, and the owner proposes to further develop the property for additional industrial users to co-locate in the future.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; 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 23rd day of November, 2021:

Present:

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

Vote:

REZONING RZ-21-04: Request of Dwight Nelson Cunningham to rezone 6.8 acres from M-1, Limited Industrial to M-2, General Industrial. The subject parcel is located on the west side of Chudoba Parkway where it begins to parallel Interstate 295 and is identified as Tax Map 340(19)00-001-0. The Comprehensive Plan indicates the property is suitable for industrial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Amendment Application identified as RZ-21-04 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 340(19)00-001-0 will be developed according to the following conditions voluntarily agreed to by the Applicant.

1. Retain or establish vegetated buffer yards at the southwest corner of the property and along Chudoba Parkway, in conformance with the conceptual plan included with the application, and in conformance with any additional applicable design standards in the Zoning Ordinance.
2. Development of the property is limited to permitted uses within structures, in general conformance with the conceptual plan submitted with the application. Exterior storage is prohibited unless completely screened from view of parking areas, adjoining properties and roads by fences or walls attached to buildings.
3. Entrance via F342 is restricted to emergency services and non-commercial vehicles.

Adopted on _____, 2021 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing November 23, 2021

RZ-21-04: Rezone from M-1 to M-2 (New Visions Industrial Park)

Applicant: Dwight N. Cunningham (Agent: Dean Hawkins)

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

I. Request

Rezone 6.8 acres from M-1 to M-2 in order to permit an automotive repair garage initially, and additional speculative building development in the future.

II. Property

Address: N/A - Intersection of Chudoba Parkway & Frontage Road
Tax Map: 340(19)00-001-0

Zoning District: M-1

Current Use: Vacant

Site Size: 6.8

Comp Plan Land Use: Industrial

Legal Owner: Dwight N. Cunningham

Planning Area: PG Planning Area

RE Taxes Paid?: Yes for 2021

Previous Zoning Cases: ZM-00-001 (inactive)

Figure 1: Aerial view of request area



Figure 2: Street View (Aug. '21)



III. Meeting Information

Planning Commission Public Hearing: October 28, 2021 (Recommended approval 6 to 0)

Board of Supervisors Public Hearing: November 23, 2021

IV. Background

The property was rezoned to M-2 in 2000 to permit contractor sales and assembly. The conditions provided that if the property was not used for the planned purpose, it would revert to an M-1 designation. The zoning later reverted to M-1 in accordance with the conditions.

V. Applicant Proposal

The applicant, Mr. Cunningham proposes to rezone 6.8 acres from M-1 to M-2 to enable his automotive restoration shop to relocate to Prince George County from its current location in Chesterfield County. The business specializes in customization and restoration of vintage automobiles, with all work conducted entirely within the planned buildings. After his business is established on the property, he intends to build additional speculative buildings for additional users to locate in the industrial park in the future.

The conceptual plan (Exhibit 1) shows a potential five buildings, each approximately 12,000 square feet in size, preserving existing vegetation along Chudoba Parkway and with landscaped parking areas in general conformance with applicable design standards. No areas have been identified for any exterior storage.

VI. Exhibits

Exhibit 1 – Conceptual Layout



Exhibit 2 – Zoning Map



VII. Planning and Zoning Review Comments

1. Applicable zoning cases: N/A – No active cases or conditions apply.
2. Zoning Ordinance Comments regarding the proposed land uses and buildings:
 - a. The applicant has identified Sec. 90-492(2) as the first permitted use to occur on the property in the first building. This use is enumerated as follows: “*Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.*” I agree that this is the appropriate designation for the activities described in the applicant statement.
 - b. The remaining buildings shown on the Site Plan are speculative. If this request is approved, any future occupants of buildings on the property could engage in any of the uses permitted by-right in the M-2 zoning district.
3. Subdivision Ordinance Comments: The application states that individual buildings may be sold. Buildings may be sold as condo parcels after filing the appropriate documentation, however the site layout may need to be revised in order to meet subdivision requirements for separate lots.
4. Site Plan comments: A Site Plan review will be required prior to construction of the first and any subsequent buildings. It is recommended to include all buildings on the proposed Site Plan, with phasing information. The Site Plan will be reviewed for conformance with all applicable development requirements and design standards.
5. Comments on potential community impacts:

- a. Surrounding zoning districts: Surrounding zoning districts on the south side of Interstate 295 are M-1 and I-2. This request appears to be compatible with the surrounding zoning.
 - b. Surrounding land uses: Surrounding land uses are industrial and vacant. This request appears to be compatible with the surrounding zoning.
 - c. Traffic impact: This development would increase traffic on Chudoba Parkway and connecting roads, consistent with the continued industrial park development in this area.
 - d. Visual impact: The proposed development would result in relatively small-scale industrial/flex buildings and would not be out of context with its industrial surroundings.
6. Comments on compatibility with the Comprehensive Plan:
- a. Future Land Use Map: The map designates this area as appropriate for industrial
 - b. Impact on County transportation system / TIA required?: VDOT has stated that a Chapter 527 TIA is not required.
 - c. Overall compatibility with the comprehensive plan: This request appears to be compatible.
7. Possible conditions:
- a. Retain or establish a vegetated buffer yard at the southwest corner of the property and along Chudoba Parkway, and elsewhere as needed to screen permitted uses from rights-of-way and any non-industrial zoning district, in conformance with the conceptual plan included with the application.
 - b. Prohibit exterior storage in conformance with the conceptual plan.
 - c. Restrict access to F342 as requested by VDOT.

VIII. Supplemental Staff Review Comments

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

1. VDOT has reviewed the submitted application to determine if a Chapter 527 Traffic Impact Analysis (TIA) is required. Based upon the information contained in the submitted application, the conceptual plan and current ADT numbers for adjacent roadways, a Chapter 527 TIA is not required.
2. No trip generation or turn lane warrant analysis were included with the zoning application. Right and left turn lanes will be required if warranted at the site connection to SR 730 or F342.
3. A commercial entrance meeting VDOT standards will be required for access to the site from state maintained roadways.
4. F342 is currently a gravel road and has few users on the roadway. VDOT is recommending that the applicant consider removing the proposed connection to F342. VDOT would support an entrance that would be access controlled for emergency services or that does not provide primary access to the site.

Economic Development – Stacey English, Economic Development Specialist

This property is in an Enterprise Zone and is eligible for applicable incentives, including a rezoning fee waiver. (PNZ Staff Note: The rezoning fee was waived because the investment is projected to be more than \$250,000).

The departments below reviewed this request and had no comments.

Building Inspections Division – Charles Harrison III, Interim Building Official

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Utilities Department - Frank Haltom, Director of Engineering and Utilities

Real Estate Assessor's Office - Carol Crawford, Real Estate Operations Coordinator

Fire & EMS Department – Shawn Jones

Environmental Division - Angela Blount, Environmental Program Coordinator

Police Department / Sheriff's Department - Chris Douglas

Commissioner of Revenue – Linda Howard, Deputy License Inspector

IX. Public Notice and Community Feedback

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

X. Planning Commission's Recommendation

On October 28, 2021, the Planning Commission held a public hearing and by a 6 to 0 vote, recommended approval of this request subject to the recommended conditions. There were no public comments during the public hearing.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
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's Recommended Conditions

1. Retain or establish vegetated buffer yards at the southwest corner of the property and along Chudoba Parkway, in conformance with the conceptual plan included with the application, and in conformance with any additional applicable design standards in the Zoning Ordinance.
2. Development of the property is limited to permitted uses within structures, in general conformance with the conceptual plan submitted with the application. Exterior storage is prohibited unless completely screened from view of parking areas, adjoining properties and roads by fences or walls attached to buildings.
3. Entrance via F342 is restricted to emergency services and non-commercial vehicles. (VDOT approved this recommended condition)



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 #:

R7-21-04

DATE SUBMITTED

AUG 20 2021

TWG

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS

REQUEST: REZONE FROM M-1 TO M-2

REQUEST PROPERTY ADDRESS / LOCATION: CHYDOBA PARKWAY & FRONTAGE ROAD (F 342)
(S.R. 730)

REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y / N)	CURRENT ZONING:	PROPOSED ZONING:
340 (19)00 -001 -0	6.80 AC	Y	M-1	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

LEGAL OWNER

NAME(S): DWIGHT NELSON CUNNINGHAM

MAILING ADDRESS (Incl. City, State, Zip): 9629 JEFFERSON DAVIS HWY.
NORTH CHESTERFIELD, VA 23237

E-MAIL: 1MAHIC@MSN.COM

PHONE: (804) 921-2975

APPLICANT CONTACT

NAME(S) (If different than owner): DEAN E. HAWKINS, L.A.

RELATION TO OWNER: LANDSCAPE ARCHITECT CONSULTANT

MAILING ADDRESS: (Incl. City, State, Zip): 5741 ELFINWOOD ROAD, CHESTER, VA 23831

E-MAIL: DEHAWK4@COMCAST.NET

PHONE: (804) 748-6519

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: N/A - Enterprise Zone	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: N/A	DATE RECEIVED: N/A	RECEIVED BY: TWG

Investment > \$250,000
Fee waived.

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:

Dwight N Cunningham

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

8/18/2021

DATE:

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

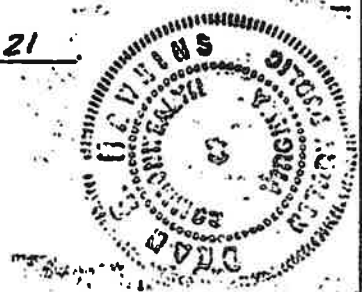
COUNTY OF: CHESTERFIELD

Subscribed and sworn before me this 18 day of AUGUST, 20 21

Don E. Hawkins

Notary Public COMM. # 262315

My Commission expires: 30 APRIL, 20 22





20 August 2021

Mr. Tim Graves, Planner I
Department of Planning & Community Development
County of Prince George
P.O. Box 68
Prince George, VA 23875

RE: New Visions Industrial Park

Dear Mr. Graves:

Thank you and the other members of the Prince George County Development Review Team for meeting with me and Nelson Cunningham last week to discuss the above referenced project. This project will be constructed, probably on phases, to initially house the relocation of Mr. Cunningham's existing business, New Visions Auto, from its current location in Chesterfield County.

His current business is focused on automotive restoration. Far from a normal automotive body shop, he specializes in the detailed and high end work of automotive services for the creation of personalized, customized and restoration of vintage automobiles. The results of his work are ordered and coveted by car collectors and car show enthusiasts. The work Mr. Cunningham provides will be conducted entirely within the planned building(s), with even the incoming vehicles awaiting treatment being stored inside to assure their security and protection from vandalism and the elements.

The site masterplan shows a possible five (5) buildings, each containing up to 12,000 SF in area. The occupancy of the buildings, other than that for New Visions Auto, will be speculative on an as needed basis. The additional buildings may be leased or sold. If they are ever sold, the development will be designed to share in the use of public utilities, drainage, parking and access through private on-site easements and agreements enuring to each owner on each individually created parcel. The development of the project should carry a value on average of about \$750,000 per building, with the initial outlay for the first building being higher than this amount due to initial site work serving the entire property. Costs for each subsequent building will be slightly lower due to them sharing initial expenses and facilities incurred for the first structure.

The five buildings on the site will have two points of access, a secondary one onto the existing VDOT Frontage Road (F-342) along Veterans Memorial Highway (I-295) and a primary access point onto Chudoba Parkway (State Route 730). These two new vehicular entrances to the proposed development will be designed, placed and constructed to VDOT standards with their number kept at a minimum to serve the five buildings. These points of access will ensure that emergency access for safety and a minimization of access conflict points will be provided for several potential parcels.

The current zoning of the property is Limited Industrial (M-1). The anticipated use of the site by New Visions Auto, per the Prince George County Zoning Ordinance, requires General Industrial (M-2) as enumerated in Sec 90-492.(2). More about the requested rezoning I know will be discussed in the forthcoming Staff Report and Public Hearings for the project.

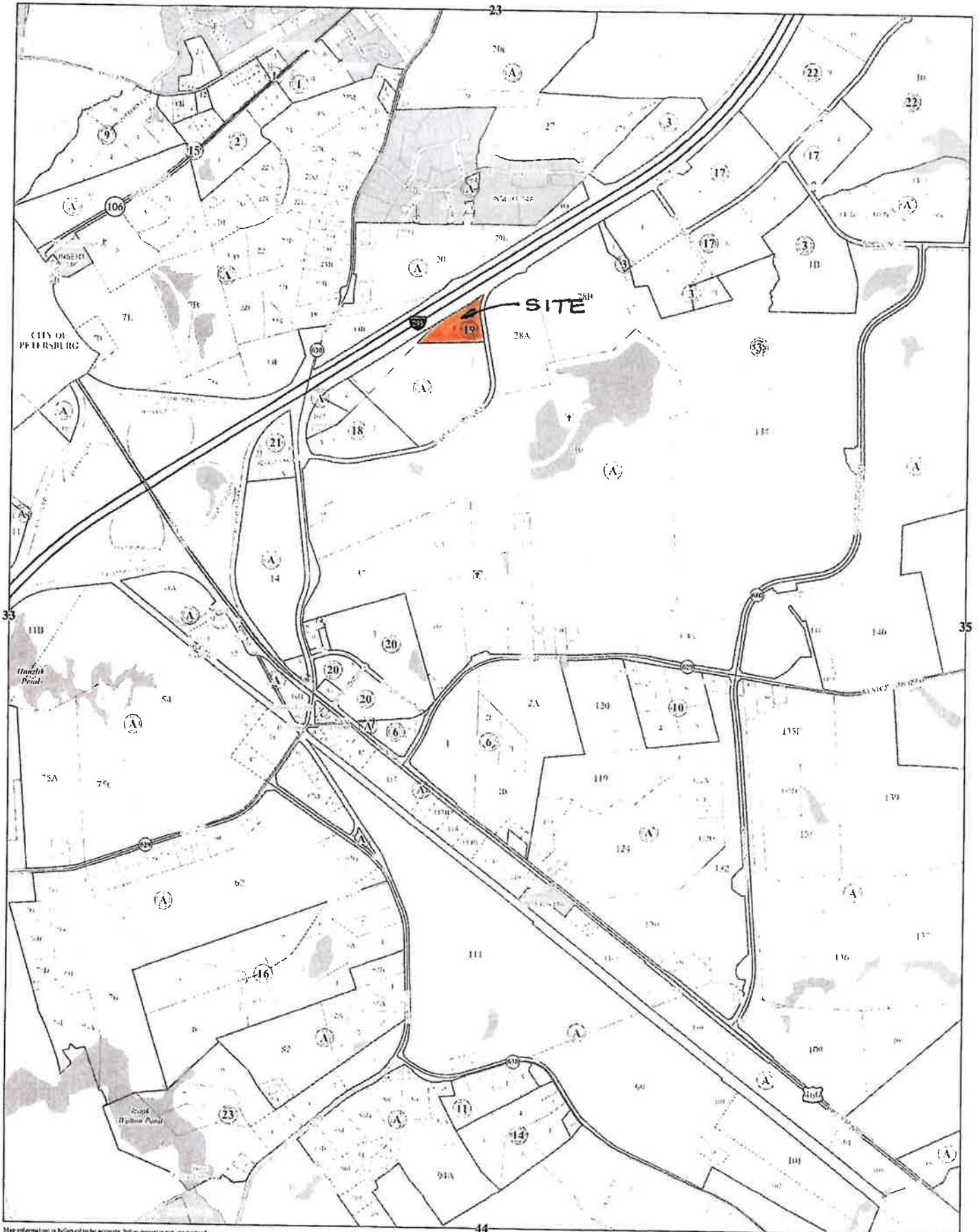
The site contains wetlands and a perennial stream. Some the wetlands will need to be impacted and the appropriate permits and approvals to do so will be obtained prior to your final approval of the site plan. There are also drainage considerations regarding the pre vs. post development drainage runoff volume with regards to the Virginia Runoff Reduction Method requirements. The impact of the development on the culvert under I-295 will be analyzed for the 50-Year Frequency Storm event. All of these items will be mitigated on site or by the purchase of offset credits as needed.

Again, thank you and the other staff for your meeting with us and your input. We feel that the submission of the site plans for this development will provide an economic boost to the county and provide a place for new or relocating businesses choosing Prince George County. Please provide me with any continued questions or comments as we move through the approval proces for rezoning and site plans for commstruction.

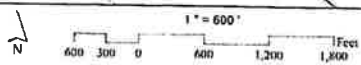
Yours truly,


Dean E. Hawkins, L.A.

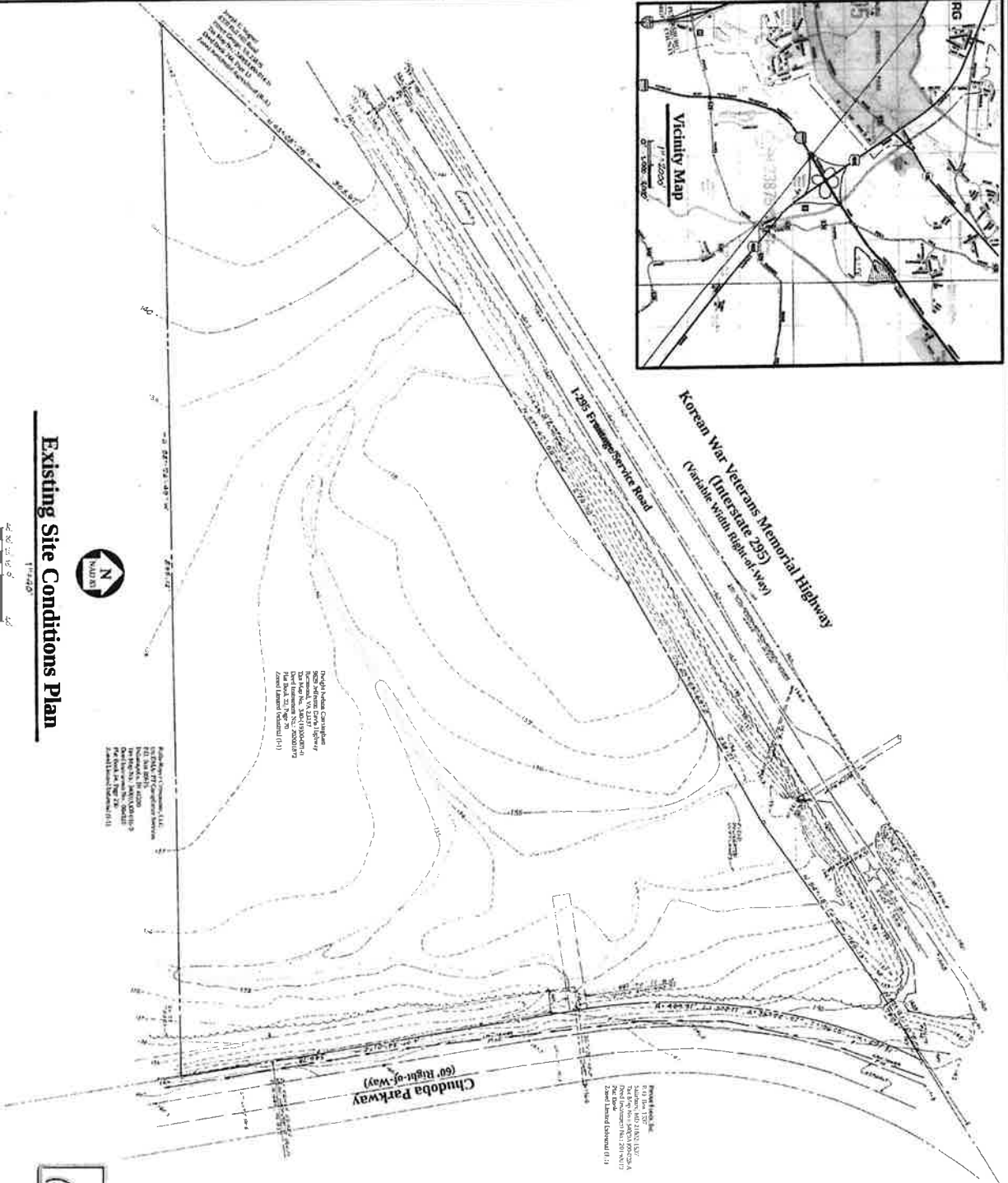
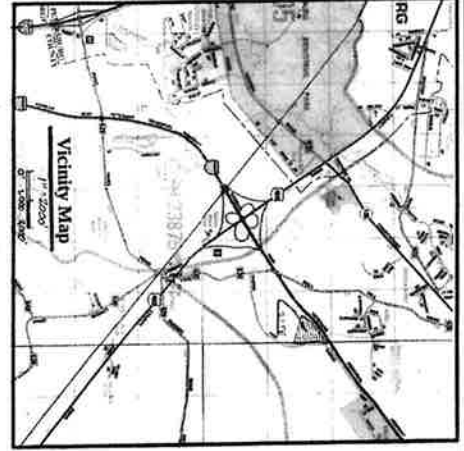
PRINCE GEORGE COUNTY



Map information is believed to be accurate, but warranty is not guaranteed. Any errors or omissions should be reported to the Prince George County Assessor's office. In no event will Prince George County be liable for any damages or other pecuniary loss that may arise from the use of this data.



SECTION 34
January 4, 2021



Existing Site Conditions Plan



Project: New Visions Industrial Park
 Date: 7/15/2021
 Scale: 1" = 40'
 Author: [Name]
 Check: [Name]

Professional Engineer
 License No. [Number]
 State of Virginia

Professional Seal
 License No. [Number]
 State of Virginia



Bruce Robertson Land Surveying P.C.
 1800-552-2000

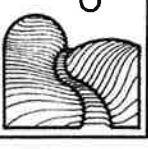


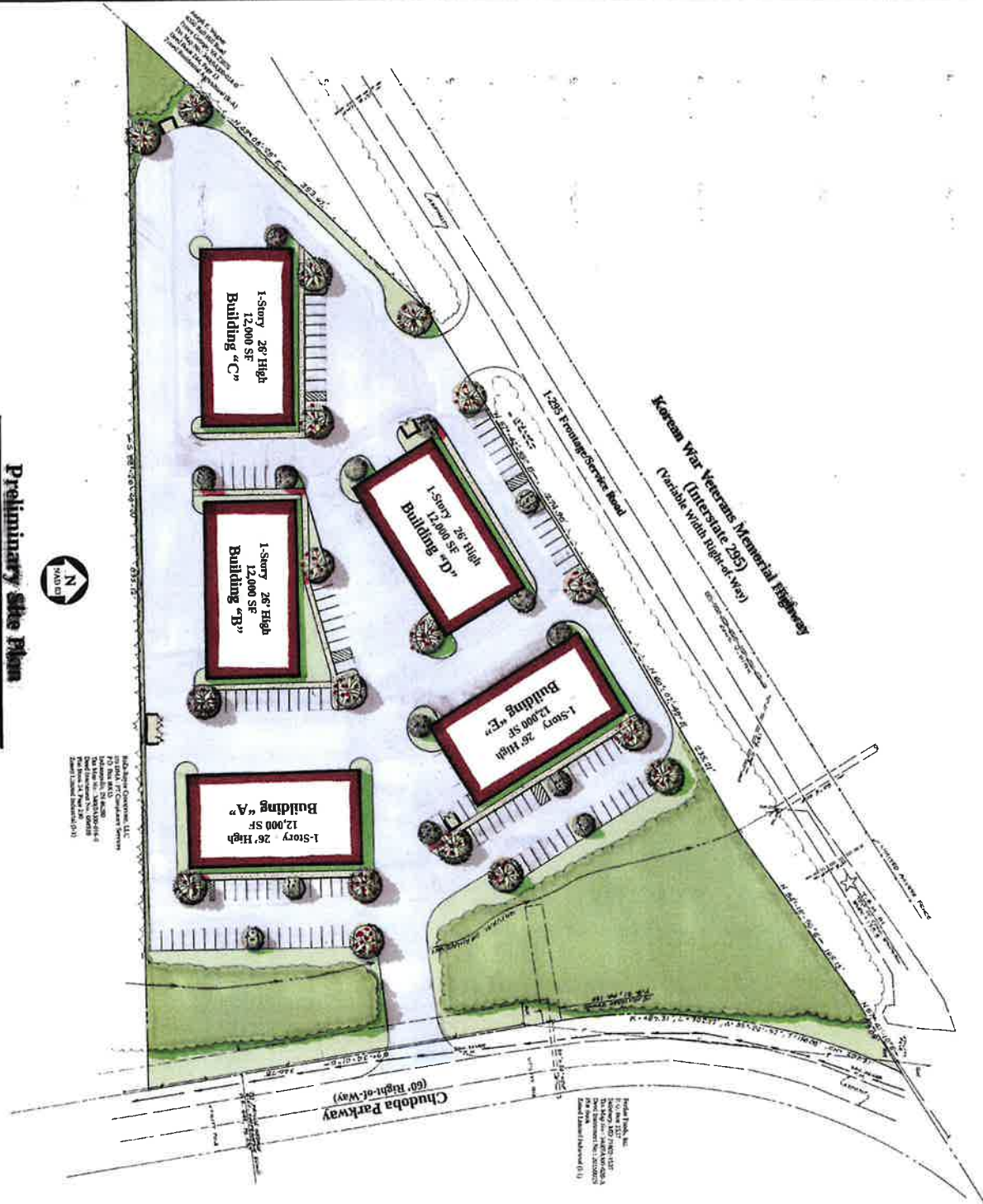
Sheet No.	1 of 1
Scale	1" = 40'
Project No.	2104-02
Date	15 JULY 2021

Site Title	Existing Site Conditions Plan
Project Name	New Visions Industrial Park Prince George County, Virginia



Dean E. Hawkins, ASLA
 Landscape Architects & Land Development Planners
 6241 Memorial Road, Chesapeake, VA 23351
 Telephone: (757) 748-6514
 Fax: (757) 748-6514
 Mobile: (757) 548-9029
 E-Mail: dehawkins@dehawkins.com
 Website: www.dehawkins.com





Preliminary Site Plan

1" = 40'



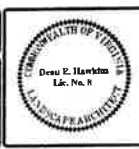
High Ridge Construction, LLC
 2000 High Ridge Road
 Prince George County, VA 22916
 Phone: (804) 738-1111
 Fax: (804) 738-1112
 Email: info@highridge.com
 Website: www.highridge.com

Dean E. Hawkins, ASLA
 1701 E. Howard Road
 Chesapeake, VA 23041
 Phone: (757) 268-4514
 Fax: (757) 268-4514
 E-Mail: deah@deanhawkins.com
 Website: www.deanhawkins.com

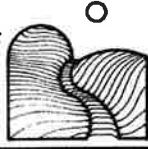


Sheet No.	4
Scale	1" = 40'
Project No.	2104-02
Drawn By	19 JULY 2021

Sheet Title	Preliminary Site Plan
Project Name	New Visions Industrial Park Prince George County, Virginia



Dean E. Hawkins, ASLA
 Landscape Architects & Land Development Planners
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 Telephone: (757) 268-4514
 Facsimile: (757) 268-4514
 E-Mail: deah@deanhawkins.com
 Website: www.deanhawkins.com





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

November 10, 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 **Thursday, November 23, 2021 beginning at 6:30 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-21-04: Request of Dwight Nelson Cunningham to rezone 6.8 acres from M-1, Limited Industrial to M-2, General Industrial. The subject parcel is located on the west side of Chudoba Parkway where it begins to parallel Interstate 295 and is identified as Tax Map 340(19)00-001-0. The Comprehensive Plan indicates the property is suitable for industrial uses.

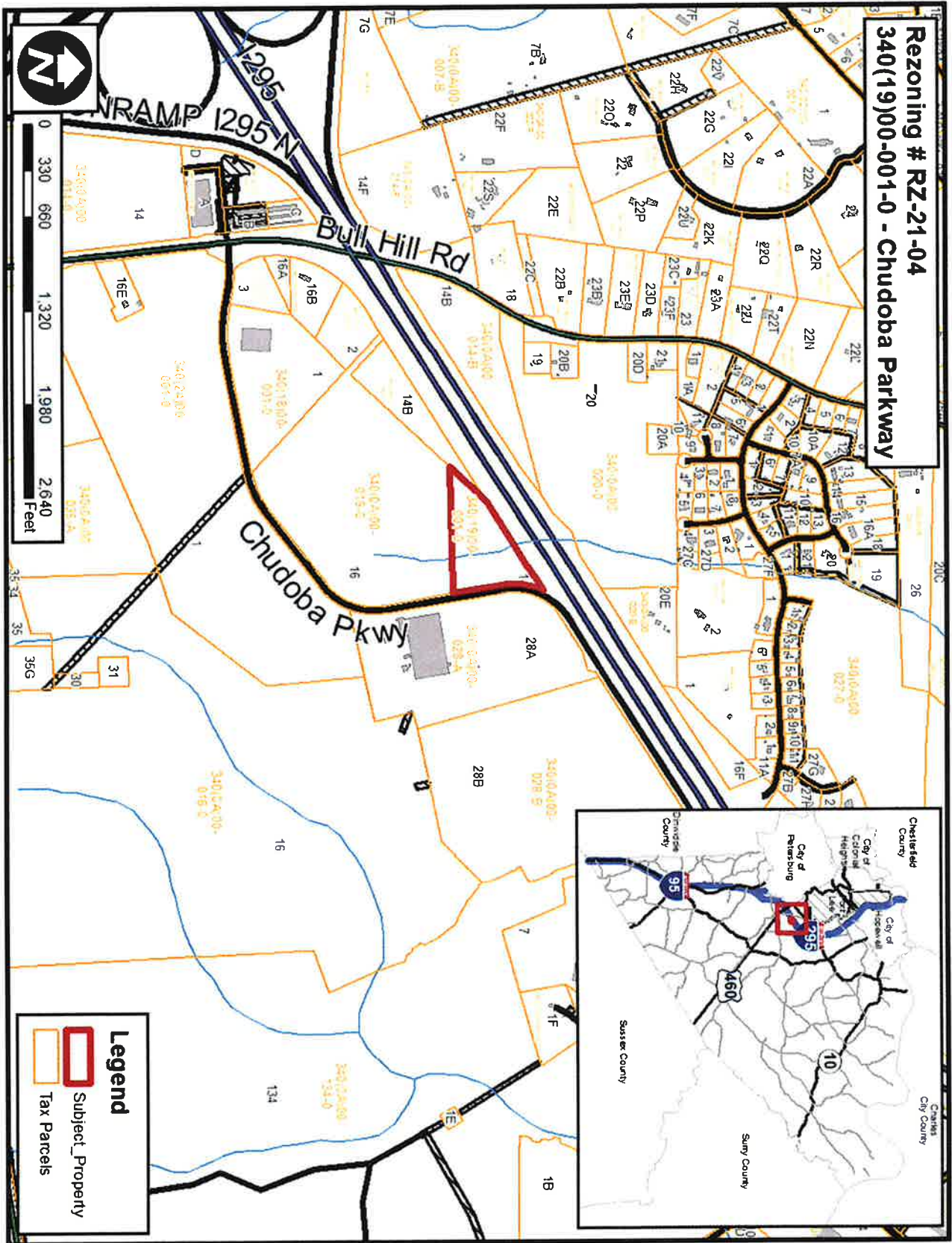
The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed 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 hearings in person or electronically by Zoom. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on November 23, 2021. Public Comment submittal forms and information on accessing this meeting electronically 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



WAGNER JOSEPH E
8350 BULL HILL RD
PRINCE GEORGE, VA 23875

ROLLS-ROYCE CROSSPOINTE LLC
PO BOX 80615
INDIANAPOLIS, IN 46280

MANK GARY J
5072 OLD MOUNTAIN RD NE
ROANOKE, VA 24019

MANK GARY J
8511 BULL HILL RD
PRINCE GEORGE, VA 23875

MARK BRIC INC
4740 CHUDOBA PKWY
PRINCE GEORGE, VA 23875

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS, VA 23834

PERDUE FOODS INC
PO BOX 1537
SALISBURY, MD 21802-1537

CUNNINGHAM DWIGHT NELSON
9629 JEFFERSON DAVIS HWY
RICHMOND, VA 23237

Progress-Index, The



Publication Name:
Progress-Index, The

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www.progress-index.com

Publication City and State:
Petersburg, VA

Publication County:
Dinwiddie

Notice Popular Keyword Category:

Notice Keywords:
public hearing

Notice Authentication Number:
202111121047102722568
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Notice URL:

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Notice Publish Date:

Thursday, November 11, 2021

Notice Content

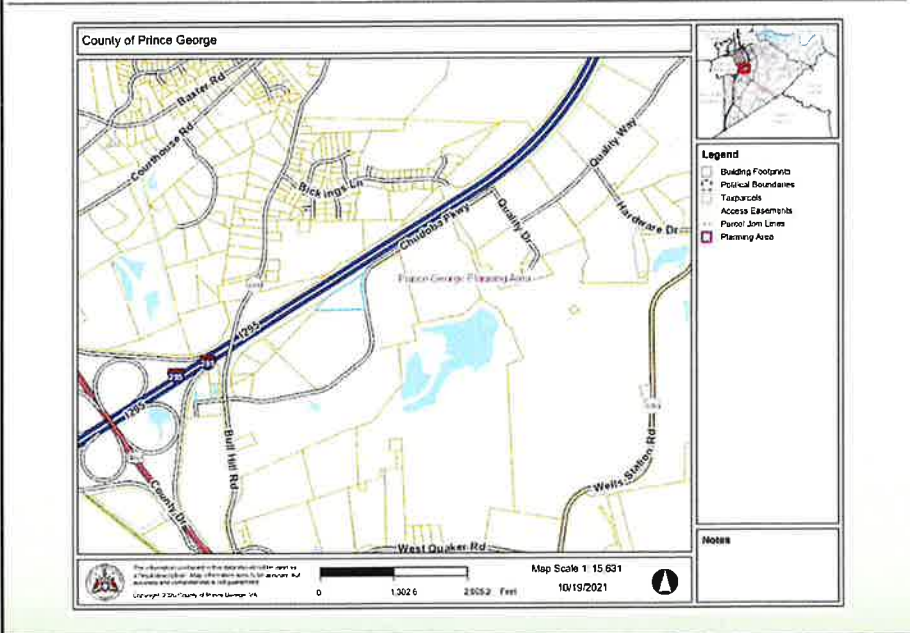
PUBLIC NOTICE COUNTY OF PRINCE GEORGE Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold public hearings on Tuesday, November 23, 2021 beginning at 7:30 p.m. concerning the following requests: SPECIAL EXCEPTION SE-21-06: Request of Jaime Pennington pursuant to Prince George County Zoning Ordinance Section 90-243(6) to permit a home occupation in an accessory building in a R-2, Limited Residential District, for the purpose of conducting a therapeutic massage business in an existing accessory building. The subject property is approximately 4.13 acres in size, located at 7106 Courthouse Road, and is identified as Tax Map 240(05)00-00B-0. The Comprehensive Plan indicates the property is suitable for Village Center uses. REZONING RZ-21-04: Request of Dwight Nelson Cunningham to rezone 6.8 acres from M-1, Limited Industrial to M-2, General Industrial. The subject parcel is located on the west side of Chudoba Parkway where it begins to parallel Interstate 295 and is identified as Tax Map 340(19)00-001-0. The Comprehensive Plan indicates the property is suitable for industrial uses. The public hearings 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 hearings in person or electronically by Zoom. A live video stream will be available via Swagit at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on November 23, 2021. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Percy C. Ashcraft County Administrator

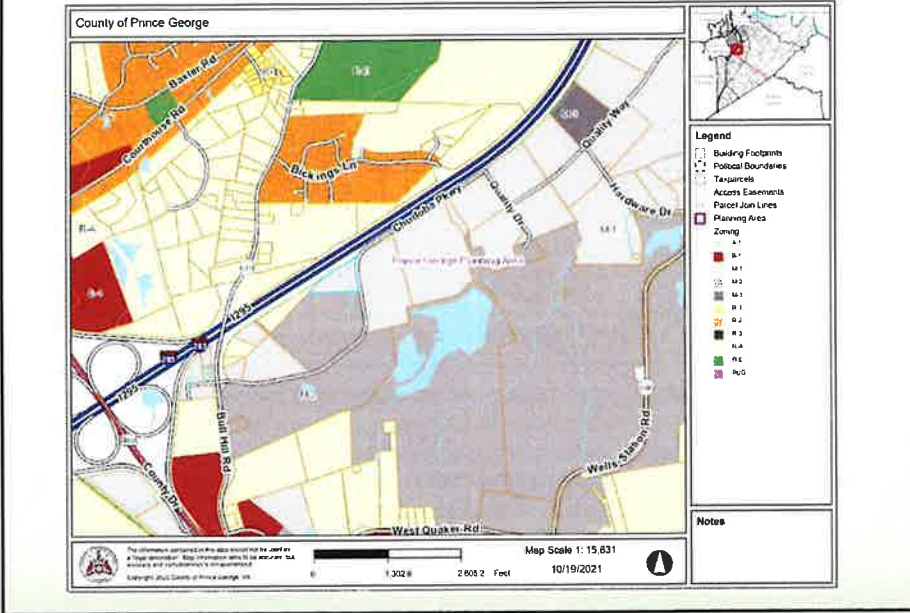
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REZONING RZ-21-04

Request of Dwight Nelson Cunningham to rezone 6.8 acres from M-1, Limited Industrial to M-2, General Industrial. The subject parcel is located on the west side of Chudoba Parkway where it begins to parallel Interstate 295 and is identified as Tax Map 340(19)00-001-0. The Comprehensive Plan indicates the property is suitable for industrial uses.

RZ-21-04 | Dwight N. Cunningham





Zoning History

The property was rezoned to M-2 in 2000 to permit contractor sales and assembly.

The conditions provided that if the property was not used for the planned purpose, it would revert to an M-1 designation.

The zoning later reverted to M-1 in accordance with the conditions.

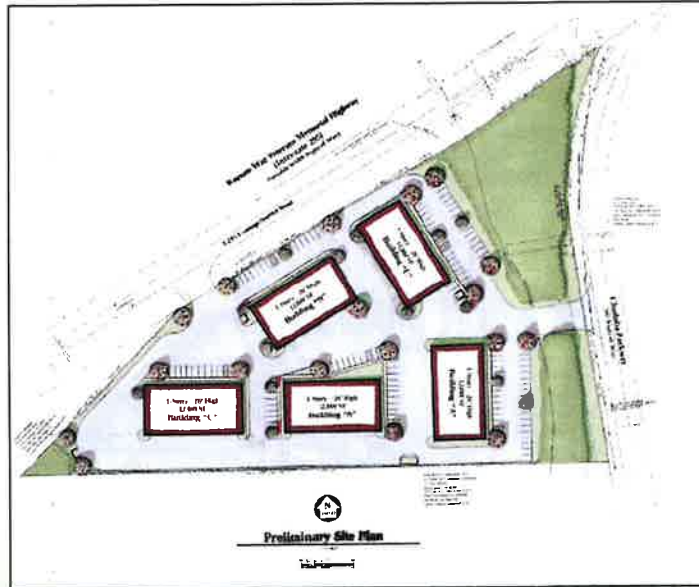
Request Summary

Applicants' Goals:

- Relocate automobile restoration business from Chesterfield County
- Future speculative building construction for industrial park uses

Applicants' Request:

- Rezone 6.8 acres from M-1 to M-2



Planning & Zoning Staff Review Comments

- Proposed land use:
 - Sec. 90-492(2): *“Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.”*
- Future uses as permitted under M-2 zoning district
- All development to be reviewed during Site Plan review process
- Appears compatible with surrounding zoning and uses (vacant, industrial park)
- Future Land Use Map: Industrial
- Traffic impact should be accommodated with existing infrastructure, or with improvements required by VDOT during Site Plan review
- Consider conditions for:
 - Vegetated buffer yards per conceptual plan
 - Prohibit exterior storage (unless completely screened) per conceptual plan
 - Restrict access to F342 (road on north/west side of property) per VDOT comments

Other Staff Review Comments

VDOT

- Chapter 527 Traffic Impact Analysis not required
- Right and left turn lanes will be required if warranted at the site connection to SR 730 or F342.
- VDOT is recommending that the applicant consider removing the proposed connection to F342. VDOT would support an entrance that would be access controlled for emergency services or that does not provide primary access to the site.

Economic Development

- Enterprise zone incentives apply. (NOTE: Rezoning fee was waived based on estimated capital investment > \$250k)

Recommended Conditions

Full recommended conditions:

1. Retain or establish vegetated buffer yards at the southwest corner of the property and along Chudoba Parkway, in conformance with the conceptual plan included with the application, and in conformance with any additional applicable design standards in the Zoning Ordinance.
2. Development of the property is limited to permitted uses within structures, in general conformance with the conceptual plan submitted with the application. Exterior storage is prohibited unless completely screened from view of parking areas, adjoining properties and roads by fences or walls attached to buildings.
3. Entrance via F342 is restricted to emergency services and non-commercial vehicles.

Planning Commission Recommendation

Recommended Approval 6-0 on October 28, 2021
(Subject to recommended conditions)

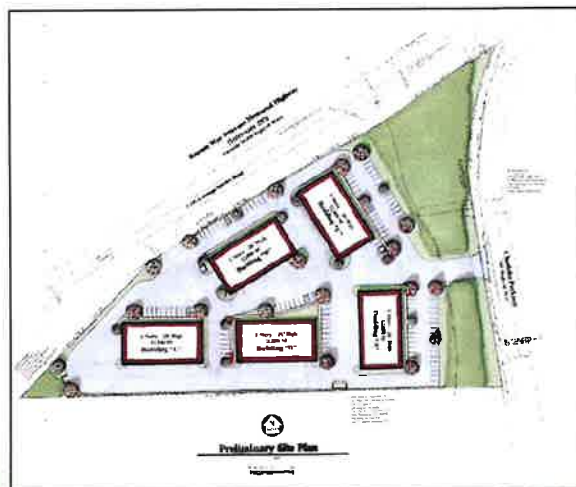
Public Comments: None

Basis:

- Compatible with current and future surrounding uses and zoning
- No negative feedback from community
- Conditions recommended by Staff were agreed to by the applicant

Questions?

See Staff Report for Sample Motions



**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 public hearings on Tuesday, November 23, 2021 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-21-06: Request of Jaime Pennington pursuant to Prince George County Zoning Ordinance Section 90-243(6) to permit a home occupation in an accessory building in a R-2, Limited Residential District, for the purpose of conducting a therapeutic massage business in an existing accessory building. The subject property is approximately 4.13 acres in size, located at 7106 Courthouse Road, and is identified as Tax Map 240(05)00-00B-0. The Comprehensive Plan indicates the property is suitable for Village Center uses.

REZONING RZ-21-04: Request of Dwight Nelson Cunningham to rezone 6.8 acres from M-1, Limited Industrial to M-2, General Industrial. The subject parcel is located on the west side of Chudoba Parkway where it begins to parallel Interstate 295 and is identified as Tax Map 340(19)00-001-0. The Comprehensive Plan indicates the property is suitable for industrial uses.

The public hearings 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 hearings in person or electronically by Zoom. A live video stream will be available via Swagit at https://www.princegeorge-countyva.gov/live_stream/. Public comments can be submitted prior to 5:00 p.m. on November 23, 2021. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorge-countyva.gov>.

Percy C. Ashcraft
County Administrator