

Issue Analysis Form



Date: January 25, 2022

Item: Authority to Advertise Pubic Hearing Waiving Code Sections 82-311 and 82-591 to allow private well and sewer service.

Lead Department(s): Engineering & Utilities

Contact Person(s): Frank Haltom, Director

Description and Current Status

Landmark Industrial intends to develop a 355,000 SF industrial warehouse on tax parcel 340(OA)00-028-B along Chudoba Parkway.

Prince George currently has insufficient water and wastewater capacity to serve this project. In order to secure financing for the project, among other requirements, Landmark Industrial must identify a reliable source of potable water and domestic wastewater treatment. The County is taking steps to provide additional water and wastewater capacity to the Southpoint Business Park area. However, it will take 24 to 36 months to complete the necessary improvements to serve this part of the county.

Until the public water and wastewater improvements are complete, the applicant requests a waiver of the ordinance to allow them to install private water and wastewater facilities to serve the property.

An Ordinance is required for a one-time waiver to County Code Section 82-311(a) and 82-591.

A resolution authorizing a public hearing to consider the waiver is attached for consideration; a motion approving the resolution is requested.

Sample Motion: I move that the Board approve the resolution authorizing the advertisement of a public hearing to consider a one-time waiver of Code Sections 82-311(a) and 82-591 to allow the use of private water and wastewater facilities to serve tax parcel 340(OA)00-028-B until the completion of the necessary public water and wastewater improvements to serve the property.

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does This require Planning Commission Action? Yes No

Does this require Board of Supervisors action? Yes No

Does this require a public hearing? Yes No

If so, before what date?

Fiscal Impact Statement

None. The utility connection fees will be paid at the time of connection to the public utilities.

County Impact

Waiver will allow the County to receive the benefits of the business operations in lieu of delaying the business due to inadequate water and wastewater capacities.

Notes

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 25th day of January, 2022:

Present:

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

Vote:

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

RESOLUTION: AUTHORITY TO ADVERTISE A PUBLIC HEARING FOR A ONE-TIME WAIVER OF SECTIONS 82-311(A) AND 82-591 OF THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA.

WHEREAS, County Code Sections 82-311(a) and 82-591 prohibits the use of private water and wastewater facilities where public water and wastewater facilities are available; and

WHEREAS, Prince George currently has insufficient water and wastewater capacity to serve this project; and

WHEREAS, The applicant requests a waiver of the ordinance to allow them to install private water and wastewater facilities to serve the property until the public water and wastewater improvements are complete.

NOW, THEREFORE BE IT RESOLVED: That the Board of Supervisors of the County of Prince George this 25th day of January, 2022, does hereby authorize the advertisement of a public hearing to consider a one-time waiver of Sections 82-311(A) and 82-591 of the Code of the County of Prince George.

CERTIFICATION OF ADOPTION OF RESOLUTION

The undersigned Clerk of the Board of Supervisors of the Prince George County, Virginia hereby certifies that the Resolution set forth above was adopted during an open meeting on January 25, 2022, by the Board of Supervisors with the following votes:

Yes:

No:

Abstentions:

Absent:

Signed this day of January 25, 2022

Teresa Knott, Clerk

Prince George County Board of Supervisors



December 14, 2021

Mr. Frank Haltom, PE
Director of Engineering and Utilities
Prince George County

RE: Waiver Request-Water and Wastewater-Chudoba Parkway-Tax Map ID 340(0A)00-28-B

Dear Mr. Haltom:

Landmark Industrial intends to develop a 355,000 SF class A industrial warehouse on Chudoba Parkway, located one-half mile south of the Southpoint Business Park, in Prince George County, VA. The total investment will exceed \$35,000,000 and create an estimated 150 new jobs.

To secure financing for the project, among other requirements, we need to identify a reliable source of potable water and domestic wastewater treatment, preferably from Prince George County ("Prince George"). It is our understanding that Prince George currently has insufficient water and wastewater capacity to serve our project, and is evaluating short term, and long-term, options to provide additional capacity to the Southpoint Business Park area. Furthermore, it will take 24-months to design and construct the necessary water and sewer infrastructure improvements to increase capacity to serve this part of Prince George County.

We estimate that it will take 18-months to design and construct our industrial building, and if Prince George completes the water and wastewater infrastructure projects in 24- months, our building will be inoperable for 6-months, or longer given the funding, permitting and construction uncertainties that are inherently part of any public works project. To mitigate this timing risk, and provide certainty to our lenders and investors, we have identified the following options to provide water and wastewater for our project until such time as we can tie into the public water and wastewater facilities.

Water:

1. Install a well to withdraw groundwater, and treat as required for potable use
2. Purchase potable water from another municipal supplier, and store on tanks onsite

Wastewater:

1. Store wastewater onsite in tanks and transport to a local WWTP with available capacity
2. Install a septic system

Landmark Industrial respectfully requests the Board to approve a waiver, to the applicable sections of the existing ordinance, to allow for private/alternative water and wastewater options to serve its commercial development. We are prepared to absorb the additional cost associated with the construction and operation of the interim water and wastewater solutions, to move this project forward, until Prince George increases its water and wastewater capacity.

Please contact the undersigned at 704.965.9268 should you have any questions.

With warm regards,

David D. Williams



Managing Partner
Landmark Industrial, LLC