

Issue Analysis Form



Date: February 22, 2022

Item: Ordinance for a one-time waiver of Code Sections 82-311 (A) and 82-591 to allow private water and wastewater facilities.

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(0A)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.

The approval of an ordinance after the public hearing is required for a one-time waiver to County Code Section 82-311(a) and 82-591.

Sample Motion: I move that the Board approve an Ordinance for 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(0A)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

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 22nd day of February, 2022:

Present:

Vote:

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

ORDINANCE FOR A ONE-TIME WAIVER OF CODE SECTION 82-311(A)
AND 82-591 OF "THE CODE OF THE COUNTY OF PRINCE GEORGE,
VIRGINIA" TO ALLOW THE USE OF PRIVATE WATER AND
WASTEWATER FACILITIES.

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That a one-time waiver of Code Sections 82-311(A) and 82-591 of the "Code of the County of Prince George, Virginia, 2005, as amended" to allow the use of private water and wastewater facilities to serve tax parcel 340(0A)00-028-B until the completion of the necessary public water and wastewater improvements to serve the property.
- (2) That this ordinance shall be effective immediately upon adoption.

Adopted on February 22, 2022 and becoming effective immediately.

**NOTICE OF PUBLIC
HEARING
COUNTY OF PRINCE
GEORGE**

Notice is hereby given to all interested persons that the Prince George Board of Supervisors will hold a public hearing on February 22, 2022 beginning at 7:30 p.m. in the Board of Supervisors Meeting Room, Third Floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, (located at the intersection of Laurel Springs Road and Courts Drive in the County Government Complex) pursuant to § 15.2-1427, Code of Virginia (1950), as amended, to consider:

One-time waiver of Code Sections 82-311 and 82-591 "The Code of the County of Prince George, Virginia," 2005, as amended to allow private well and sewer service on property located off of Chudoba Parkway know as Tax Map # 340(0A)00-028-B.

A copy of the waiver is available for review in the County Administrator's Office (Tel. 722-8600), Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, Monday through Friday from 8:30 a.m. until 5:00 p.m. All interested persons shall be given an opportunity to be heard.

Jeffrey D. Stoke
Interim County Administrator