

Issue Analysis Form



Date: February 22, 2022

Item: Rezoning RZ-21-03

Dino Lunsford (Lakewood Townhouses)

Lead Department: Community Development

Contact Person: Tim Graves, Planner

Description and Current Status

Rezone a 10.5-acre portion of a 15.483-acre property from R-2 and R-A to R-TH for a 51-unit townhouse development.

Staff and the Planning Commission recommend Approval of this request, subject to the proffered conditions.

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-21-03 of Dino Lunsford to rezone a 10.5-acre portion of a 15.483-acre property from R-2 and R-A to R-TH for a 51-unit townhouse development, on Tax Map 13A(01)00-026-A, and subject to the proffered 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 6-1 vote
on January 27, 2022
Public Hearing on
February 22, 2022

Fiscal Impact Statement

51 new separately taxable residential properties would generate additional real estate tax revenue for the County, once developed. Additionally, the applicants have proposed a cash proffer of \$3,443 per unit.

County Impact

51 townhouse units (attached single-family dwellings) would be added to the local housing market.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments including proffers; 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 22nd day of February, 2022:

Present:

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

Vote:

REZONING RZ-21-03: Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-21-03 is granted as an amendment to the official zoning map with the following conditions:

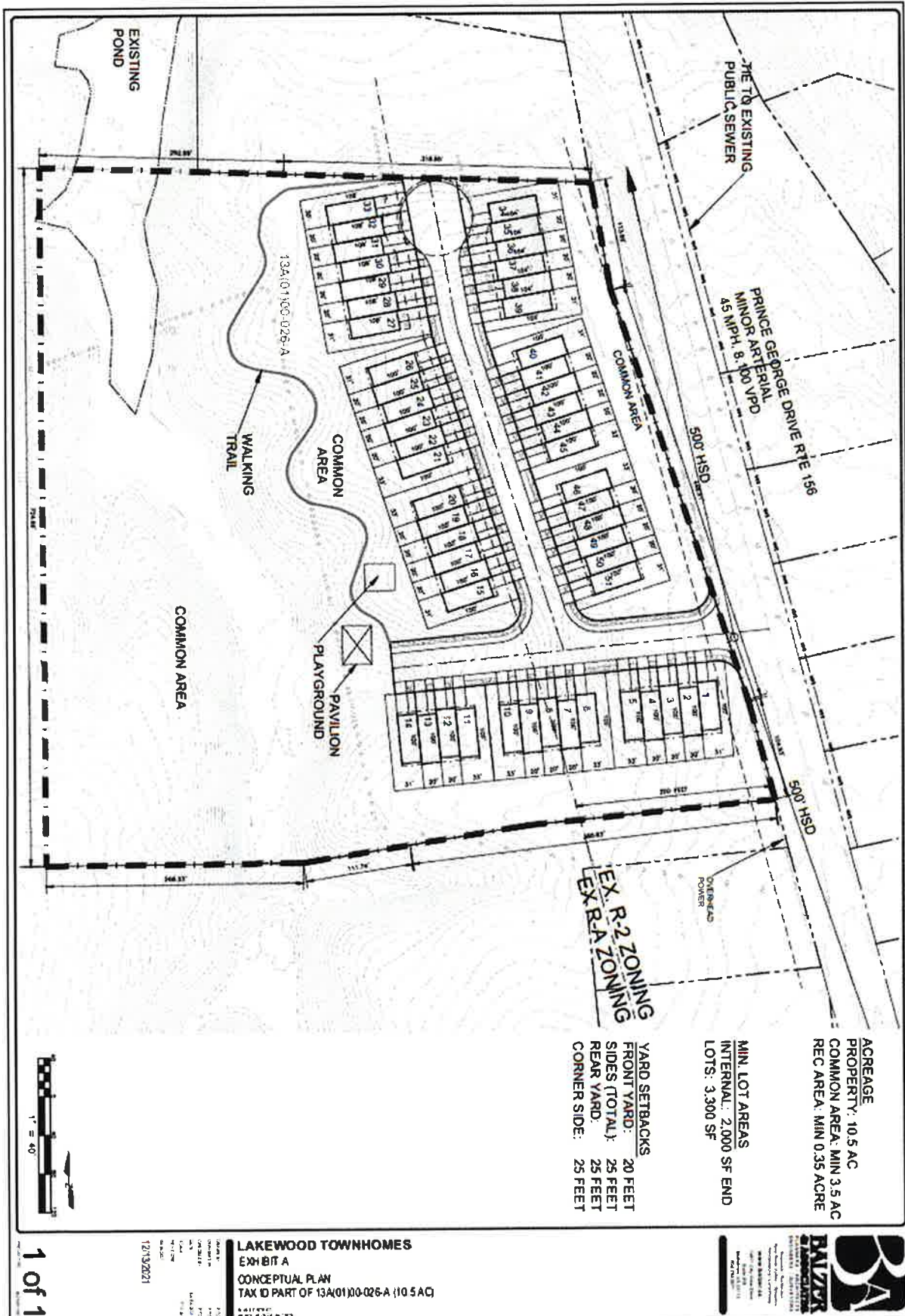
The Owner in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, for themselves and their successors or assigns, proffer that the Property currently identified as Tax Map 13A(01)00-026-A will be developed according to the following conditions voluntarily agreed to by the Applicant:

The 10.5-acre portion of Tax Map 13A(01)00-026-A, as delineated by the bold dashed line on the conceptual plan referenced below, is rezoned to R-TH Residential Townhouse District, subject to the proffers in the "Proffer Statement" dated January 25, 2022:

1. Conceptual Plan. Development of the Property shall generally conform to the Conceptual Plan (Exhibit A), prepared by Balzer and Associates, last revised December 13, 2021, with respect to the general layout of roads, lots, open space and amenities. The layout on the Conceptual Plan is conceptual in nature and may vary based on the final subdivision plan depending on final engineering and environmental studies or as otherwise approved at the time of plans review.

2. Density. The maximum density shall not exceed fifty-one (51) dwelling units.
3. Ownership. Each townhouse dwelling unit shall be for sale to the public.
4. Dwelling Size. The minimum gross finished floor area of each dwelling unit shall be 1,200 square feet.
5. Utilities.
 - a. This development shall be served by public sewer and water.
 - b. Underground utilities on the property to include but not limited to electricity, water, sewer, natural gas, phone, and high-speed internet service.
6. Parking. Each townhouse unit shall have a minimum of two (2) off street parking spaces.
7. Common Area and Amenities. A minimum of 3.5 acres shall be dedicated common area. Part of the open space shall include a commercial grade playground, a minimum 1,200 square foot covered pavilion, and a walking trail as generally shown on the Conceptual Plan.
8. Entrance Feature. A monument sign and landscaping to include plants, sod, and irrigation, shall be provided at the main entrance on Prince George Drive.
9. Homeowner's Association and Maintenance. A homeowner's association shall be created during the subdivision process. The homeowner's association shall be responsible for the maintenance of pedestrian access ways and/or sidewalks that are not maintained by the Virginia Department of Transportation, open space, including the recreational amenities and landscaping (common area and townhome yard), storm water management infrastructure/best management practices located on a commonly held parcel, and the periodic power washing of the exterior of all dwellings.
10. Cash Proffer. The applicant, sub-divider, or assignee(s) shall pay \$3,443.01 for each residential townhouse unit to the County of Prince George. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit. Should Prince George County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the County.

Adopted on February 22, 2022 and becoming effective immediately.





BOARD OF SUPERVISORS STAFF REPORT

Public Hearing February 22, 2022

RZ-21-03 – Lakewood Townhouses

Applicant: Dino Lunsford

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

I. Request

Rezone a 10.5-acre portion of a 15.483-acre property from R-2 and R-A to R-TH for a 51-unit townhouse development.

II. Property

Address: N/A

Zoning District: R-2 Limited Residential, R-A Residential Agricultural

Tax Map: 13A(01)00-026-A

Current Use: Vacant

Site Size: 15.483 acres

Comp Plan Land Use: Residential

Legal Owner: Dino Lunsford

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Photo



III. Meeting Information

Planning Commission Public Hearing: January 27, 2022

Board of Supervisors Public Hearing: February 22, 2022

IV. Background

1. The applicant originally submitted a request to rezone property to R-2 on August 12, 2021. The application was later revised and resubmitted to request a R-TH zoning district on December 20, 2021.
2. The Board of Supervisors approved Ordinance Amendment OA-21-01 on January 25, 2022, which established a new zoning district for townhouses and added townhouses (on individual lots) as a permitted use within the district.
3. The property owner and applicant is working with national homebuilder D.R. Horton on this project and is being advised and represented by planning design firm Balzer and Associates.
4. The applicant stated that the property has been in their family for approximately 40 years and the family has envisioned townhouses on this property for some time prior to this request.
5. If approved, this would be the first R-TH Residential Townhouse zoning district established in the County, with the first townhouses on individually owned lots.

V. Applicant Proposal

1. Rezone a 10.5-acre portion of a 15.483-acre parcel to R-TH Residential Townhouse District, with the remainder of the lot remaining in the R-A Residential Agricultural zoning district.
2. 51 townhouse units, minimum 1,200 SF, multi-floor, individually owned on individual lots with individual entrances.
3. Each unit will be connected to public utilities and front on a state-maintained road, with off-street parking provided
4. The project will include open space and amenities including a walking trail, a commercial grade playground, and a 1,200 SF pavilion.
5. A homeowners association will be created to maintain all common areas and other specific maintenance details.
6. Application includes conceptual plan, exterior renderings, sample floor plan, proffer statement.

VI. Exhibits

Exhibit 1: Exterior Renderings provided by Applicant



Exhibit 2: Sample Floorplan provided by Applicant

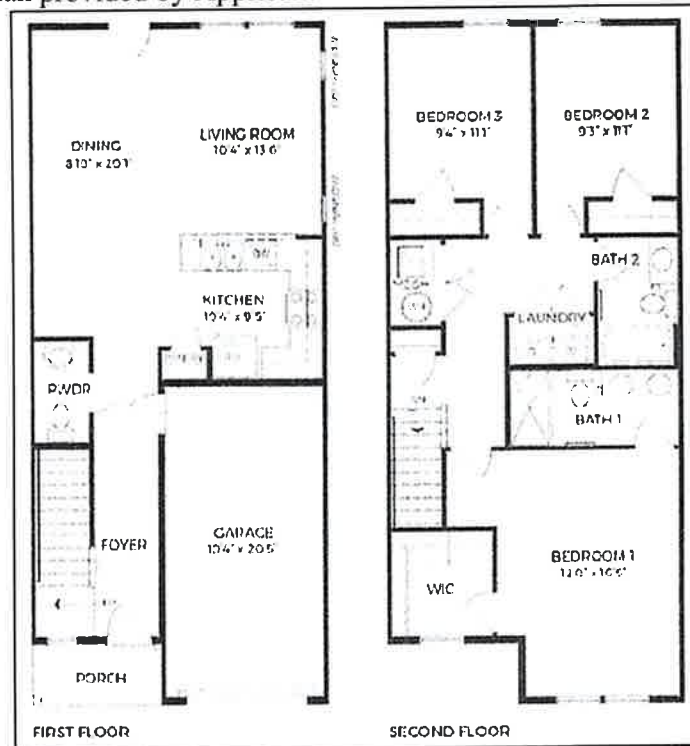


Exhibit 3: Conceptual Plan

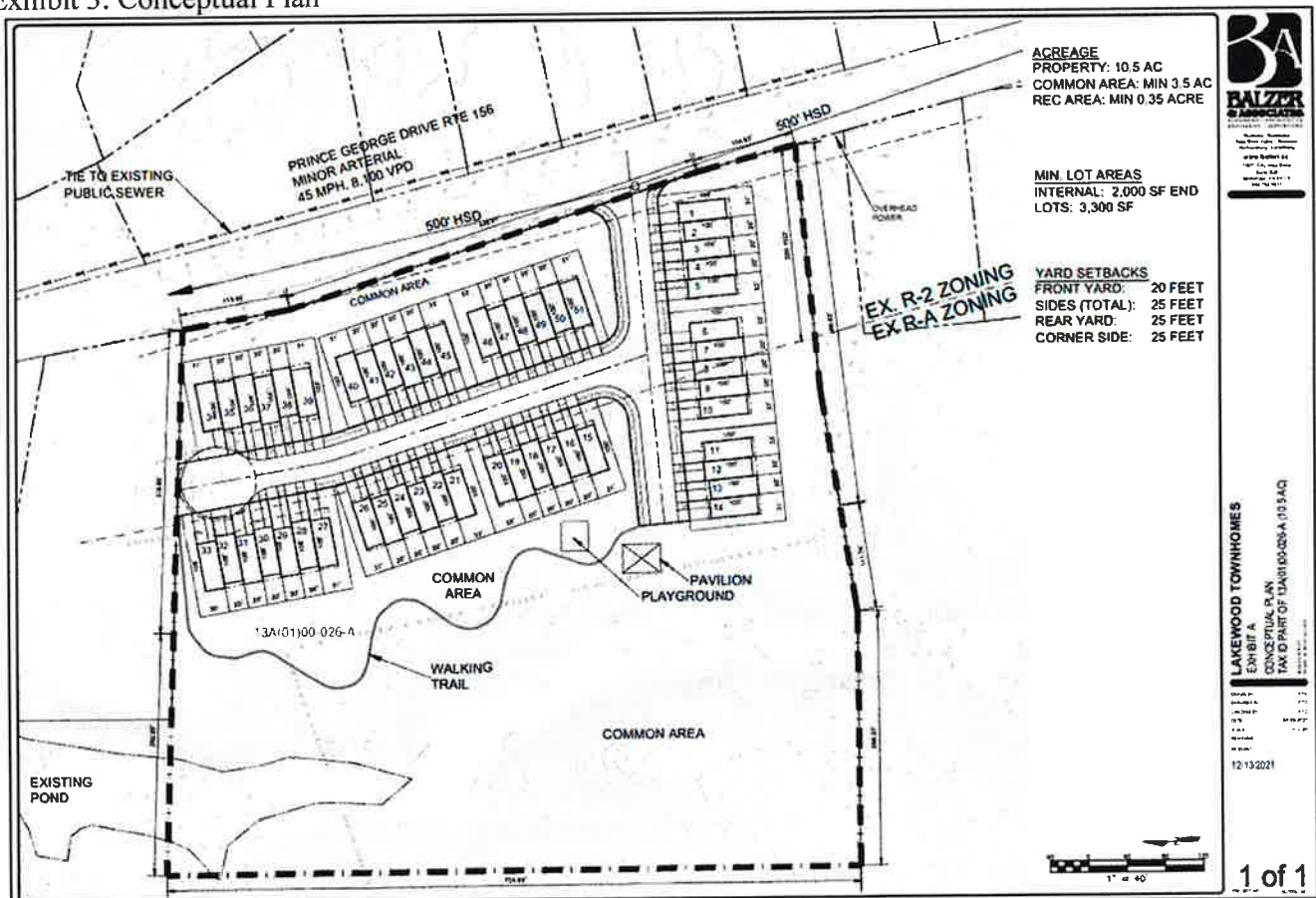


Exhibit 4: Zoning Map

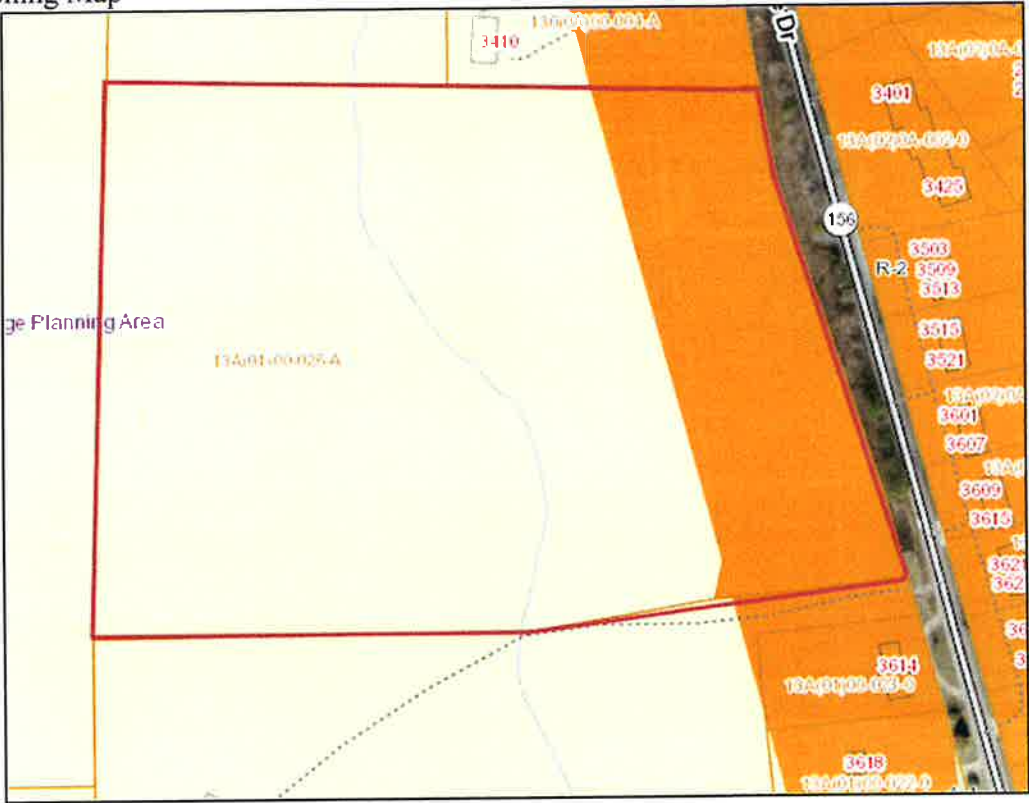
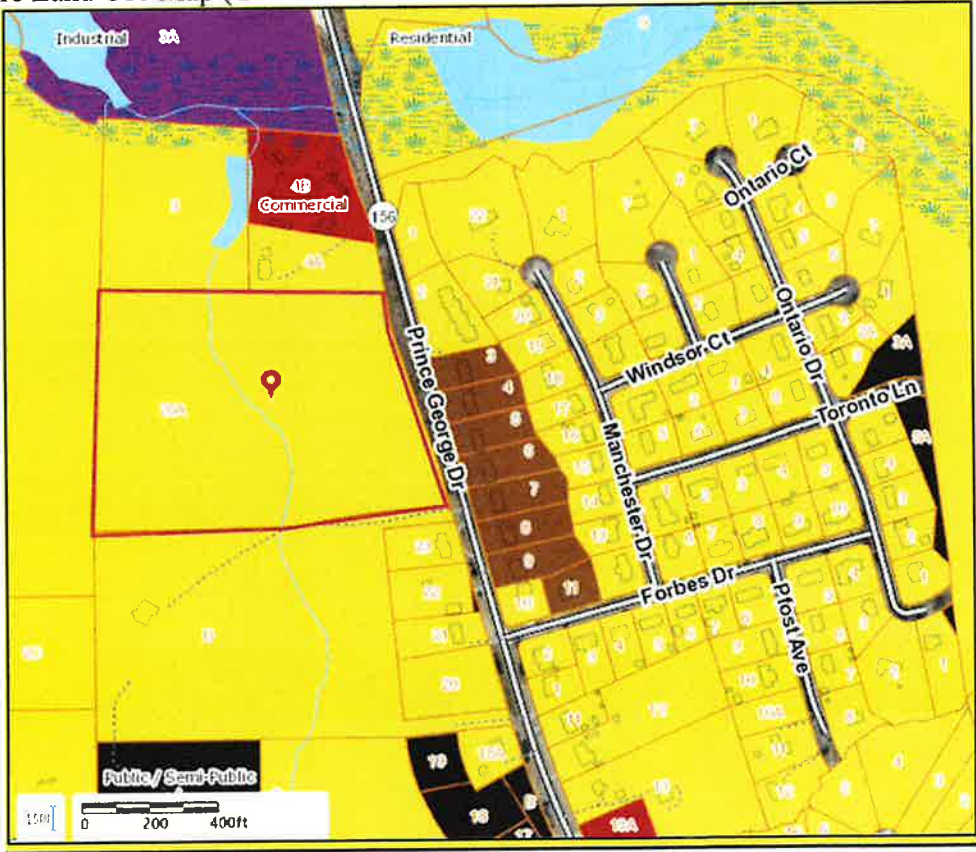


Exhibit 5: Future Land Use Map (Yellow = Residential. Brown = Residential – Multi-Family



VII. Planning and Zoning Review Comments

1. If this property is rezoned, it could not be developed with apartment buildings without another rezoning. Townhouses are distinct in that they are individually owned and sold. According to the applicant, the townhouses in this development will be priced around \$300,000.
2. Zoning Ordinance review:
 - a. The planned use is primarily townhouses, as allowed by-right under Section 90-592(1)
 - b. Definition of townhouse: *Townhouse means an attached single-family dwelling unit located on an individual lot with an individual entry, constructed in a group of attached units. Individual units shall be separated from other units by party walls extending from basement to roof, without doors, windows or other provisions for human passage or visibility.*
 - c. Setbacks, lot areas and all other elements of the proposed development will be subject to the standards of Article XIII. – R-TH Residential Townhouse District, which will be reviewed at the time a subdivision plat is submitted for review.
 - d. The size of the proposed development and the conceptual plan appear to generally meet the standards of Section 90-597. – General Standards for townhouse developments. These standards will be reviewed in detail at the time of Subdivision review and Site Plan review.
3. Expected impacts of proposed uses on adjacent properties and roadways include:
 - a. New buildings and internal roads. These are expected to be similar in scale to the surrounding existing residential uses, based on the sample renderings and conceptual plan provided. (See Exhibits 1-3)
 - b. Additional traffic on Prince George Drive, especially around the proposed main entrance.
 - i. VDOT has reviewed the application materials including a turn lane warrant analysis, and has stated that based on the expected traffic generation from the development, a Chapter 527 Traffic Impact Analysis is not required, and right or left turn lanes are not warranted.
 - ii. For comparison, at least 70 homes are accessed via Forbes Drive.
4. The proposed development appears to be compatible with the existing surrounding uses and zoning districts, which include multiple-family dwellings across the street and single-family dwellings and a commercial business (Hopewell Body Shop) adjacent or nearby. (See Exhibit 4: Zoning Map)
5. The proposed land use is compatible with the Comprehensive Plan because:
 - a. The Future Land Use Map calls for Residential and Residential - Multi-Family uses in this area. (See Exhibit 5: Comprehensive Plan Future Land Use Map)
 - b. Multi-family buildings currently exist across the street.
 - c. The proposed density is effectively 4.86 units per acre. For comparison, if a 10.5-acre property was rezoned to R-2 or R-3, with 1 acre dedicated as a public right-of-way, it could yield between 34 and 68 units by-right (3.24 to 6.48 units per acre) depending on which zoning district and whether it is developed with single-family or two-family dwellings.
6. Planning Staff has reviewed the proffer statement dated 1-25-2022 and cash proffer narrative dated 1-20-2022 and offers the following comments:
 - a. The applicant is proposing to provide a per-unit cash proffer amount of \$3,443.01, with rationale for this amount explained in their proffer document.
 - b. The Maximum cash proffer per unit allowable per the policy, for “all other” (non-single-family) housing types is effectively \$14,240.54 based on the June 2021 Marshall and Swift Composite Building Cost Index. In summary, the applicant applied reductions to the maximum amount based on: reduced student generation for townhouses, housing allowed by-right with any rezoning, and value of amenities provided.

- c. Staff worked closely with the applicant on these numbers and finds the proposed proffer amount to be reasonable in consideration of the overall benefit to the County, and finds that the amount and rationale generally conforms to the County's Cash Proffer Policy adopted 10-25-2011.
- d. Most of Staff's discussions with the applicant related to the County's estimated student generation numbers contained in the policy. This is one key element which is expected to receive attention when the policy is reviewed for possible updates with current data.

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. All roads proposed for state maintenance must be designed in accordance with VDOT's Secondary Street Acceptance Requirements (SSAR).
3. Any proposed connection to SR 156, Prince George Dr. planned to serve the proposed project will be subject to VDOT's Access Management Entrance spacing standards in VDOT's Road Design Manual Appendix F. SR 156 has a functional classification of minor arterial with a posted speed limit of 45 MPH. Any proposed connection must be 470' from centerline to centerline from any other commercial entrance or intersection. No dimensions were provided with the proposed plan to verify whether this spacing requirement has been met.
4. Turn lane warrant analyses were included with the zoning application. Based upon the submitted warrant analyses and VDOT's review, no right or left turn lanes are warranted at the site connection to SR 156.
5. VDOT's SSAR regulations require multiple connections in multiple directions. Based upon VDOT's review of the preliminary plan provided, the proposed road layout does meet VDOT's connectivity requirement with the proposed stub out street to the north. Stub out streets must be constructed to the property line. This analysis is based upon the entire development being submitted for state acceptance of the streets as a single section. If the project is broken into sections for state acceptance of the streets, each individual section must meet VDOT's connectivity requirements.
6. VDOT was not provided a typical street section with the proposed plan or proposed right-of way widths for review and cannot verify they meet VDOT standards.
7. The stub out street proposed on the plans contains temporary cul-de-sac easements. These easements are contained within the front yards of several of the proposed townhomes. A cul-de-sac will be contained within this easement and will encroach on the front yard of the proposed units adjacent to the easement.
8. VDOT has no objection to the submitted zoning application.

Building Inspections Division – Charles Harrison III, Building Official

Our office has reviewed the submission listed above. This property is known as Tax Map 13A(01)00-026-A. This plan has been evaluated under the provisions of the 2018 Virginia Uniform Statewide Building Code (VUSBC) and the 2018 Virginia Statewide Fire Prevention Code (VSFPC). Be advised that all structure(s) erected on this property that are not deemed exempt per section 102.3 and/or section 108.2 of the (VUSBC) will be required to be permitted and meet all provisions of the Virginia USBC and the Virginia SFPC.

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

The departments below received this request and did not provide any comments.

Police Department / Sheriff's Department - *Chris Douglas*

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 the required legal ads 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. Planning Commission Recommendation

On January 27, 2022, the Planning Commission held a public hearing and recommended Approval, subject to the proffer statement dated January 25, 2022. The vote was 6-1, with Commissioner Elder dissenting.

XI. Recommended/Proffered Conditions

See proffer statement dated January 25, 2022 in the application package.

All proffers and the conceptual plan have been copied into the draft ordinance.



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-21-03

DATE SUBMITTED:

12/17/21

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS

REQUEST:

To rezone the property from R-A & R-2 to R-TH Residential Townhouse Zoning District

REQUEST PROPERTY ADDRESS / LOCATION:

Prince George Drive (Route 156) - between the intersections with Sandy Ridge Road and Forbes Drive

REQUEST TAX MAP(S): (List all)

13A(01)00-026-A

AFFECTED ACREAGE:

10.5 acres

ENTIRE PARCEL?: (Y / N)

No

CURRENT ZONING:

R-A & R-2

PROPOSED ZONING:

R-TH

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

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

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☒ CONCEPTUAL SITE PLAN*

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

☐ COMMUNITY MEETING SUMMARY

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

☐ ADDITIONAL ATTACHMENTS:

LEGAL OWNER

NAME(S):

Dino F. Lunsford

MAILING ADDRESS (Incl. City, State, Zip)

4017 Birchett Place, Prince George VA 23875

E-MAIL:

dino@dfunsford.com

PHONE:

(804) 731-5709

APPLICANT CONTACT

NAME(S) (If different than owner):

Andy Scherzer

RELATION TO OWNER:

Representative from Balzer and Associates, Inc.

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

15871 City View Drive, Suite 200, Midlothian, VA 23113

E-MAIL:

ascherzer@balzer.cc

PHONE:

(804) 794-0571

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:

additional fee \$793.80

PAYMENT TYPE:

☒ CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

INV: 1057

DATE RECEIVED:

12/20/21

RECEIVED BY:

Tim / MBS

OWNER 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:

Dino F. Lunsford

NAME:

SIGNED:

D F L

SIGNED:

DATE:

December 17, 2021

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

17th

day of

December

20

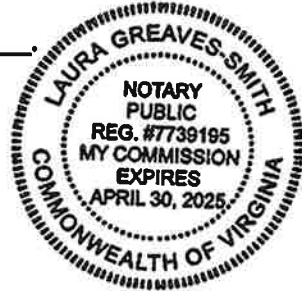
21

Notary Public

Laura Greaves-Smith

My Commission expires:

April 30, 2025



COUNTY OF PRINCE GEORGE
COMM DEV & CODE COMPLIANCE
PO BOX 156
6602 COURTS DR
PRINCE GEORGE, VA 23875-0156
(804) 722-8750
Welcome

19995739-0001 Missy G. 08/12/2021 11:19AM

EG INVOICE

Lunsford, Dino
2021 Item: INV-00000296
Base fee for a Rezoning
Application request

1,050.00

PGC Rezoning Summation
Fee

676.20

1,726.20

Subtotal
Total

1,726.20
1,726.20

CHECK
Check Number 1038

1,726.20

Change due

0.00

Paid by: Lunsford, Dino

Thank you for your payment
CUSTOMER COPY

COUNTY OF PRINCE GEORGE
COMM DEV & CODE COMPLIANCE
PO BOX 156
6602 COURTS DR
PRINCE GEORGE, VA 23875-0156
(804) 722-8750
Welcome

19996434-0001 Missy G.12/20/2021 02:08PM

EG INVOICE

LUNSFORD, DINO (DF Lunsford Construction)

2021 Item: INV-00001057

For uncommon

customized fees 793.80

793.80

Subtotal 793.80

Total 793.80

CHECK 793.80

Check Number 1084

Change due 0.00

Paid by: LUNSFORD, DINO (DF Lunsford
Construction)

Thank you for your payment

CUSTOMER COPY

Dino F. Lunsford
4017 Birchett Place
Prince George, VA 23875
dino@dflunsford.com; (804) 731-5709

December 17, 2021

Community Development and Code Compliance
6602 Courts Drive
Prince George, Virginia 23875
Attn: Julie C. Walton, Director and Staff

RE: Applicant Statement
Tax Map #13A(01)00-026-A
Rezoning to Residential Townhouses

I am the owner of 15.483 acres, Tax Map #13A(01)00-026-A, in Bland Magisterial District, Prince George County, Virginia, fronting on the west boundary of Route 156 (Prince George Drive). I am a lifelong resident of the County and have been in the construction business for 35 years.

The parcel referenced above has been in my family for almost 40 years and I propose to develop 10.5± acres of the property as a residential townhouse community. The vision for the project ("Lakewood Village") includes fifty-one (51) pad ready townhouse lots and open space with amenities to serve the future residents of this proposed development. D.R. Horton "America's Builder" has contracted to purchase the lots with the intention to construct high quality for sale townhouses for homeownership. Each proposed townhouse unit will be individually owned with multiple floors, sharing one to two walls with adjacent properties, each having its own entrance and yard.

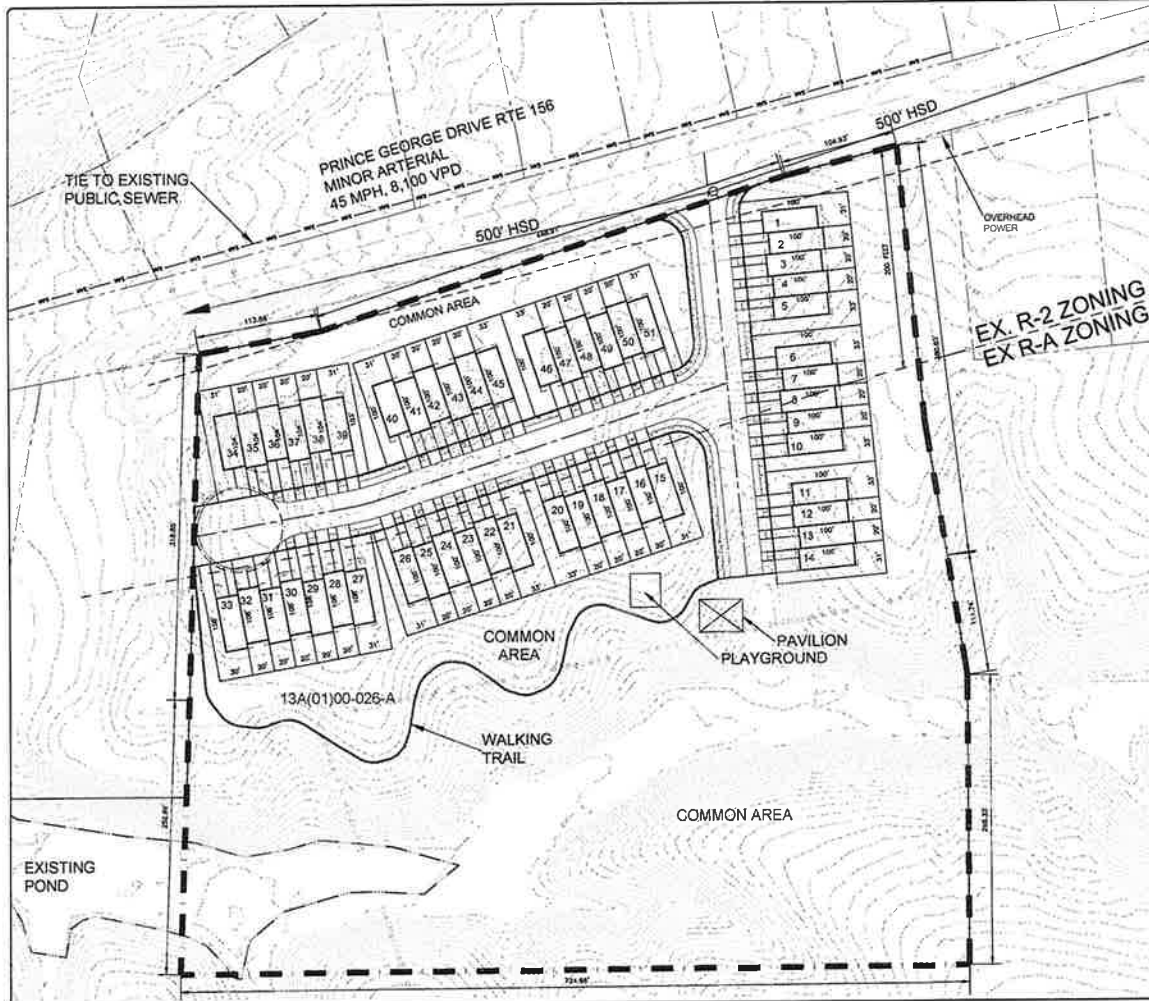
To better serve the community and enhance the quality of the development, I am proposing to provide a minimum of 3.5 acres of common area with amenities to include a commercial grade playground, a minimum 1,200 square foot covered pavilion, and walking trails. The entrance to the development will include a monument sign with landscaping, sod and irrigation.

I have included a "Conceptual Plan" for Lakewood Village, prepared by Balzer and Associates, Inc. showing the proposed layout of the lots on the subject 10.5± acres of Tax Map #13A(01)00-026-A, marked as Exhibit A. I have also included a D.R. Horton rendering of townhouse dwelling units and floor plans similar to the units to be constructed for this proposed development, marked as Exhibit B.

I believe rezoning 10.5± acres of this property to allow townhouses will provide a needed and different housing choice for the residents of Prince George County within a quality and cohesive community.

Yours Very Truly,

Dino F. Lunsford



ACREAGE
 PROPERTY: 10.5 AC
 COMMON AREA: MIN 3.5 AC
 REC AREA: MIN 0.35 ACRE

MIN. LOT AREAS
 INTERNAL: 2,000 SF END
 LOTS: 3,300 SF

YARD SETBACKS
 FRONT YARD: 20 FEET
 SIDES (TOTAL): 25 FEET
 REAR YARD: 25 FEET
 CORNER SIDE: 25 FEET



LAKEWOOD TOWNHOMES
 EXHIBIT A
 CONCEPTUAL PLAN
 TAX ID PART OF 13A(01)00-026-A (10.5 AC)
 12/13/2021



D.R. Horton is equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated from the first or second floors, as specified per plan. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. DT03-24/40-2343-082420



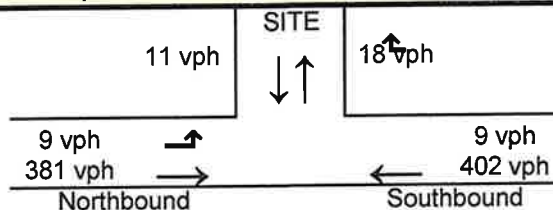
15871 CITY VIEW DRIVE SUITE 200
MIDLOTHIAN, VIRGINIA 23113
PHONE: (804) 794-0571 FAX: (804) 794-2635

PROJECT: LAKEWOOD TOWNS
PROJECT NO: 54210001
CREATED BY: FTC
DATE: 12-20-21

ULTIMATE DEVELOPMENT
PRINCE GEORGE DR. (Rt. 156) 45 MPH - Entrance PM

Trip Generation, 10th Edition
Institute of Transportation Engineers

Residential / Lodging



Land Use #	Description	Units/Rooms	AM Peak Hour (7 to 9 AM)			PM Peak Hour (4 to 6 PM)			ADT
			Enter	Exit	Total	Enter	Exit	Total	
220	MultiFamily Low-Rise	51	5	18	23	18	11	29	488

STEP 1

PM PEAK TRIPS: 29 (PMT)

STEP 2

P.M. TRIPS ENTERING SITE: 18
P.M. TRIPS EXITING SITE: 11

STEP 3

EXISTING AVERAGE ANNUAL DAILY TRAFFIC: 8,600 (AADT) (VDOT 2019 number)
K factor = 0.091 (Assume 0.10 if no VDOT data exists)
TWO-WAY PEAK HOURLY VOLUME: 783 (PHV)

STEP 4 DIRECTIONAL SPLIT

VDOT HISTORICAL DIRECTIONAL FACTOR: 0.514 (If No VDOT data. Assumed % based on adjacent roadways.)
MAJORITY OF TRAFFIC ASSUMED TO TRAVEL SOUTHBOUND DURING PM PEAK HOUR
SOUTHBOUND DIRECTION OF PHV: 402 NORTHBOUND DIRECTION OF PHV: 381
PROPOSED RIGHT TURN DIRECTIONAL %: 51% LEFT TURN DIRECTIONAL %: 49%
RIGHT TURN TRIPS ENTERING: 9 LEFT TURN TRIPS ENTERING: 9

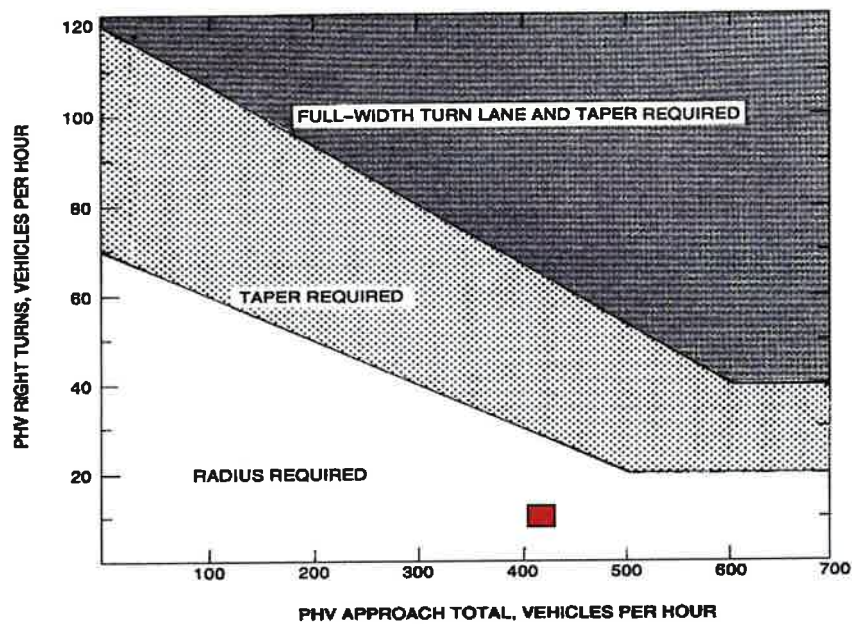
STEP 5 RIGHT TURN LANE DIRECTION

ADVANCING TOTAL VOLUME: 411
RIGHT TURN VOLUME: 9
Conclusion: Right Turn Lane Not Required

STEP 6 LEFT TURN LANE DIRECTION

ADVANCING TOTAL VOLUME: 390
OPPOSING TOTAL VOLUME: 411
LEFT TURN VOLUME: 9
PERCENT OF LEFT TURNS: 2.3%

PRINCE GEORGE DRIVE RIGHT TURNLANE ANALYSIS



LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)




Intersection: Prince George Dr and Entrance Road

Approach: Northbound Right

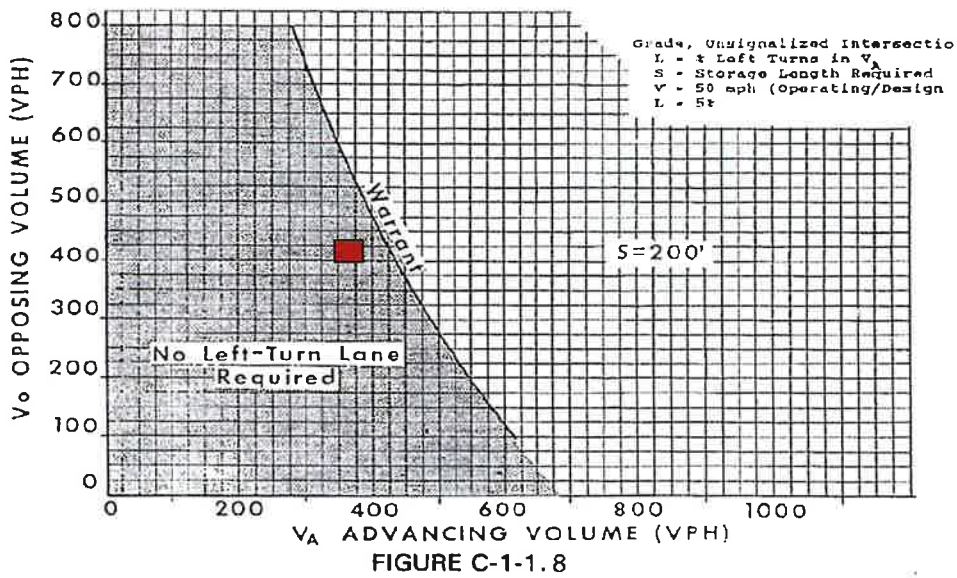
Access Category: UC

Analysis Scenario: Ultimate

PHV Approach	411
	PM
PHV Right	9
Symbol	

Conclusion: Right Turn Lane Not Required


PRINCE GEORGE DRIVE RIGHT TURNLANE ANALYSIS



Intersection: Prince George Dr and Entrance Road



Approach: Southbound Left
 Access Category: UC
 Analysis Scenario: Ultimate

	PM
Advancing	390
Opposing	411
% Left	2.3%
Symbol	

Conclusion: Left Turn Lane Not Required



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley
Lynchburg

January 25, 2022

Lakewood Village
Proffer Statement

I, Dino Lunsford, herewith proffer the following conditions with respect to the aforementioned townhome development. TM#13A(01)00-26-A.

1. Conceptual Plan. Development of the Property shall generally conform to the Conceptual Plan (Exhibit A), prepared by Balzer and Associates last revised December 13, 2021, with respect to the general layout of roads, lots, open space and amenities. The layout on the Conceptual Plan is conceptual in nature and may vary based on the final subdivision plan depending on final engineering and environmental studies or as otherwise approved by the Planning Commission at the time of plans review.
2. Density. The maximum density shall not exceed fifty-one (51) dwelling units.
3. Ownership. Each townhouse dwelling unit shall be for sale to the public.
4. Dwelling Size. The minimum gross finished floor area of each dwelling unit shall be 1,200 square feet.
5. Utilities.
 - a. This development shall be served by public sewer and water.
 - b. Underground utilities on the property to include but not limited to electricity, water, sewer, natural gas, phone, and high-speed internet service.
6. Parking. Each townhouse unit shall have a minimum of two (2) off street parking spaces.
7. Common Area and Amenities. A minimum of 3.5 acres shall be dedicated common area. Part of the open space shall include a commercial grade playground, a minimum 1,200 square foot covered pavilion, and a walking trail as generally shown on the Conceptual Plan.
8. Entrance Feature. A monument sign and landscaping to include plants, sod, and irrigation, shall be provided at the main entrance on Prince George Drive.
9. Homeowner's Association and Maintenance. A homeowner's association shall be created during the subdivision process. The homeowner's association shall be responsible for the maintenance of pedestrian access ways and/or sidewalks that are not maintained by the Virginia Department of Transportation, open space, including the recreational amenities and landscaping (common area and townhome yard), storm water management infrastructure/best management practices located on a commonly held parcel, and the periodic power washing of the exterior of all dwellings.
10. Cash Proffer. The applicant, sub-divider, or assignee(s) shall pay \$3,443.01 for each residential townhouse unit to the County of Prince George. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit. Should Prince George County impose impact fees at any time during the life of the development that are

applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the County.

NAME:

Dino Lunsford

NAME:

SIGNED:

[Signature]

SIGNED:

DATE: 01-25-2022

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this

25th day of January, 20 22

[Signature]
Notary Public

My Commission expires:

4-30-2 20 25



Introduction

The proposed development (“Lakewood Village”) is for a townhouse community with 51 units, which would currently result in a total cash proffer payment of \$726,267.54 for the community based on the Prince George County cash proffer policy. The applicant is proposing a lower cash proffer amount based on the information below.

Student Generation

The current student generation numbers being used by Prince George County are from 2006 based on the 2000 Census and 2005-2006 Prince George County School enrollment number. Those numbers are based on two categories – single family detached units and all other housing types. Based on this information, “all other housing types” units generate 88% of the students generated by single family homes.

In response to staff’s comments regarding multiple comparisons, we looked at other counties that have student yield data based on housing type and/or school cash proffer contributions readily available for review.

Locality	Student Yield for SF Unit (A)	Student Yield for TH/Other Unit (B)	B divided by A
Prince George	0.514	0.454	88%
Chesterfield	0.473	0.263	56%
Arlington	0.497	0.194	39%
James City County	**		28%
MEAN			48%

**James City County does not have readily available student yield information, but their Cash Proffer Policy for Schools document has payments listed for single-family detached as \$17,115 and single-family attached as \$4,870. The single-family attached divided by single-family detached equals 28%.

Using the mean of that data, the applicant is proposing that townhouses generate approximately 50% of the students generated by single family units. Because Prince George County is proposing to adopt an ordinance for townhouses in addition to the existing ordinance(s) that allow multi-family units, we believe it is beneficial to have methodologies distinguishing between townhouses (or single family attached) and multi-family housing similar to these other localities.

Using the 50% difference between single family and townhouses, the applicant believes the following maximum cash proffer (per unit) amount for schools for townhouse developments would be appropriate:

$\$14,184.38$ (current single family detached school amount) $\times 0.50 = \$7,092.19$.

Category	Max Cash Proffer per County Policy for "All Other" Housing Types	Adjusted maximum proffer (with modified student generation)
Schools	\$ 12,069.58	\$ 7,092.19
Parks	\$ 356.16	\$ 356.16
Fire & EMS	\$ 1,359.62	\$ 1,359.62
Public Safety	\$ 455.18	\$ 455.18
Total	\$ 14,240.54	\$ 9,263.15

Housing permitted by-right under Current Zoning

A portion of the property is already zoned R-2 (approximately 3.13 acres), which would allow 8 single family lots.

The applicant is requesting to get credit for the 8 lots that could be built on the land today because cash proffers would not be paid in that case. Rezoning the entire 10.5 acres to allow townhouses provides a different housing type in the county, helps create a more cohesive neighborhood and allows the developer to incorporate certain amenities to better serve the community.

Multiplying the current Prince George maximum for "single family detached" \$16,492.78 by 8 units equals \$131,942.24. That total number divided by 51 lots equals \$2,587.10 per unit.

Amenities

To better serve the community and enhance the quality of the development, the applicant is proposing to provide the following amenities that are not required by ordinance:

- An amenity area with in open space for all residents to enjoy to include:
 - A 1,200 square foot (30x40) covered pavilion; and
 - Commercial grade playground
- A 5' wide asphalt walking trail with signage and lighting
- An entrance monument with landscaping, sod and irrigation

In discussions with the proposed builder and other consultants in the construction business, the applicant has come up with the following values for each amenity:

- Commercial Grade Playground = \$28,358
 - Includes the actual unit price, assembly labor and grading, ground finish and barrier
- 1,200 sf Pavilion = \$75,300
 - 30x40 pavilion assembled on site with dimensional shingles, vinyl trim and cornice
 - Price includes grading and concrete slab
- Walking Trail = \$28,250
 - Asphalt trail (5' wide) - better for long term maintenance
 - Price includes signage and lighting along the trail system

The grand total value of the proposed amenities, inclusive of 25% of overhead and profit, is \$164,885, therefore the applicant proposes the total maximum cash proffer amount for the whole development (51 lots) should be further reduced by \$164,885. That total number divided by 51 lots equals \$3,233.04 per unit.

Summary

Using the new proposed amounts based on the information provided above in the *Student Generation* section, *Housing permitted by-right under Current Zoning* section, and *Amenities* section, here is the summary table on the new proposed maximum cash proffer (per unit) for this townhouse development:

	Adjusted Maximum	Proposed Reduction for Housing Permitted by Right under Current Zoning	Proposed Reduction for Amenities	Proposed Proffer Amount
Adjusted Proffer Per Unit	\$ 9,263.15	\$ (2,587.10)	\$ (3,233.04)	\$ 3,443.01
Adjusted Proffer x 51 Units	\$472,420.65	\$ (131,942.10)	\$ (164,885.00)	\$ 175,593.51

Conclusion

Based on all the information shared above, the applicant proposes to pay \$3,443.01 per townhouse, resulting in a total amount of \$175,593.51 for the entire development.

This proposed cash proffer is more in line with other localities we researched with similar populations and demographics as Prince George County.

- Louisa County has a total maximum cash proffer amount of \$4,362 per unit, while Powhatan County shows their Total Capital Impact per unit as \$1,880.
- Goochland County's Total Capital Impact per unit amounts are broken out by single family, multi-family and age-restricted single family. In looking at the multifamily numbers, the Total Capital Impact numbers range from \$5,606 to \$7,810 across three service areas.
- New Kent County does not have a cash proffer policy, while Gloucester County does have one, but there is no formal breakdown of cash proffer amounts per housing unit. In communicating with the Director of Planning at Gloucester County, she indicated that staff would prefer actual improvements rather than cash proffers.

It should be noted that the numbers from these counties do not take into consideration existing zoning or constructing amenities/infrastructure, therefore the numbers could be further reduced on a case-by-case basis as we are doing in this circumstance.

Lastly, it should also be noted that the County will collect over \$127,000 per year in taxes from 51 townhouses verses the less than \$50 that is currently paid on the property. That annual tax benefit will contribute to all the public facilities noted above and will be in perpetuity. The proposed reduce cash proffer amount will allow the applicant/developer to provide a quality development with a different type of housing choice with amenities to serve the residents of Prince George County and subsequently, create a new tax base for this parcel that sits vacant today.



County of Prince George, Virginia
"A global community where families thrive and businesses prosper"

February 10, 2022

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, February 22, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING RZ-21-03: Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.

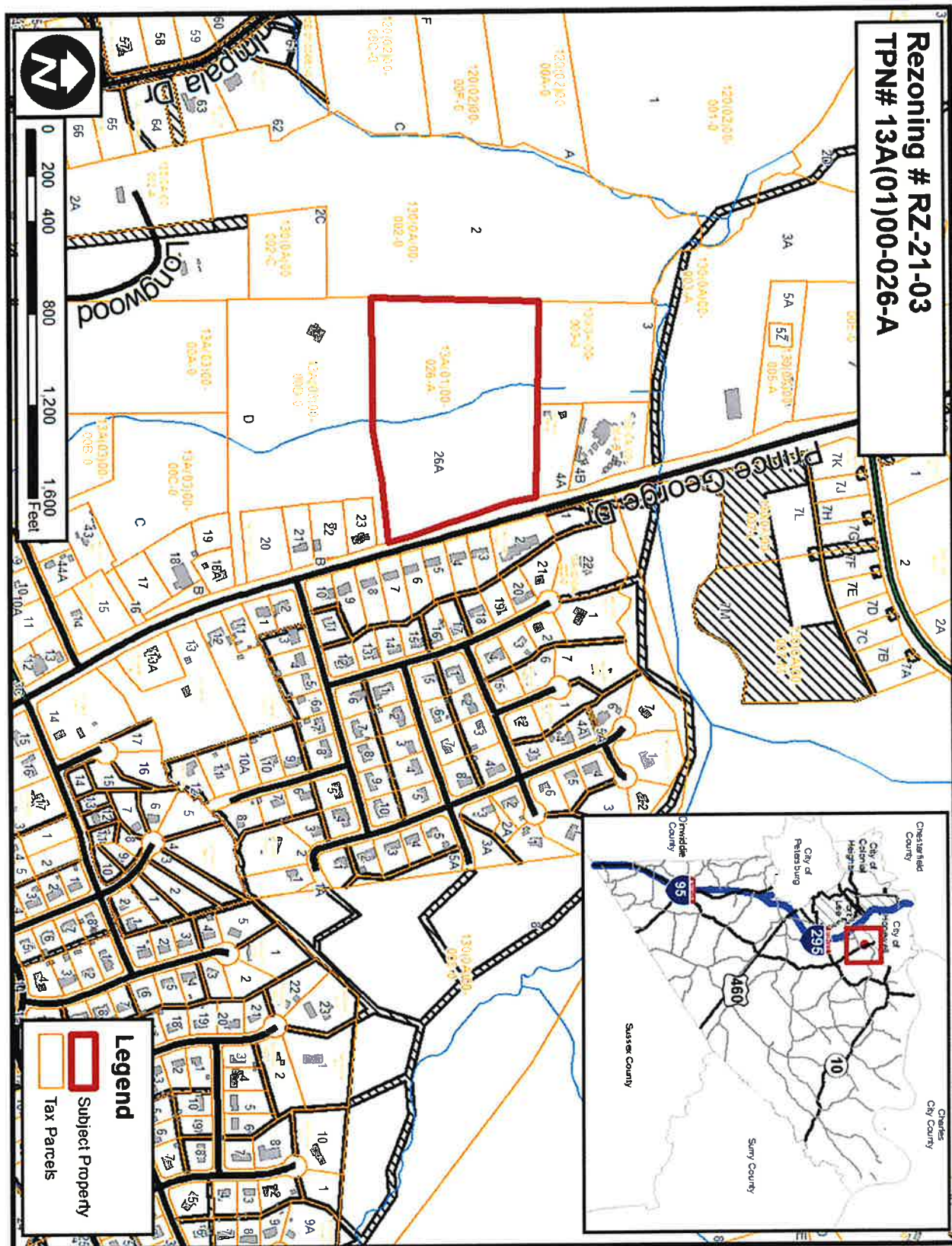
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or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



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875
 Phone: 804.722.8659 - Fax: 804.722.0702

www.princegeorgecountyva.gov

STRACCIONI HILDA R ET ALS C/O
ANGELA S PERRIN
6915 BIRCHETT DR
PRINCE GEORGE VA 23875-1742

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6915 BIRCHETT DR
PRINCE GEORGE VA 23875-1742

GREENE ERIC GREENE DAWN
3410 PRINCE GEORGE DR
PRINCE GEORGE VA 23875

BARNES STEPHEN H C/O HOPEWELL
BODY SHOP
3400 PRINCE GEORGE DR
PRINCE GEORGE VA 23875

BUTTERWORTH DAVID C & MARTHA
MARKS C/O SUSAN BUTTERWORTH
5604 ST JAMES CT
RICHMOND VA 23225

GRAY MARIE G
9009 POLE RUN RD
DISPUTANTA VA 23842

GIBBS TROY D JR GIBBS KIMBERLY E
4244 CEDAR CREEK LN
PRINCE GEORGE VA 23875

FOREHAND ROBERT E JR FOREHAND
LINDA M
PO BOX 2050
PRINCE GEORGE VA 23875-1339

LUNSFORD DINO F
4017 BIRCHETT PL
PRINCE GEORGE VA 23875

INGRAM RILEY E SR
3302 OAKLAWN BLVD
HOPEWELL VA 23860

KLEIN JAMES L ALDERMAN-KLEIN
JOANNA L
5312 MICA DR
PRINCE GEORGE VA 23875

SWANSON JOHN D SWANSON LANG
16870 LEMMING LN
SAINT ROBERT MO 65584

RAMOS ANGELA R
3600 PRINCE GEORGE DR
PRINCE GEORGE VA 23875

THOMAS DINA L C/O TONI P LUNSFORD
3950 LONGWOOD DR
PRINCE GEORGE VA 23875

Legal Notices

**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, February 22, 2022 beginning at 7:30 p.m. concerning the following request:

REZONING RZ-21-03: Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.

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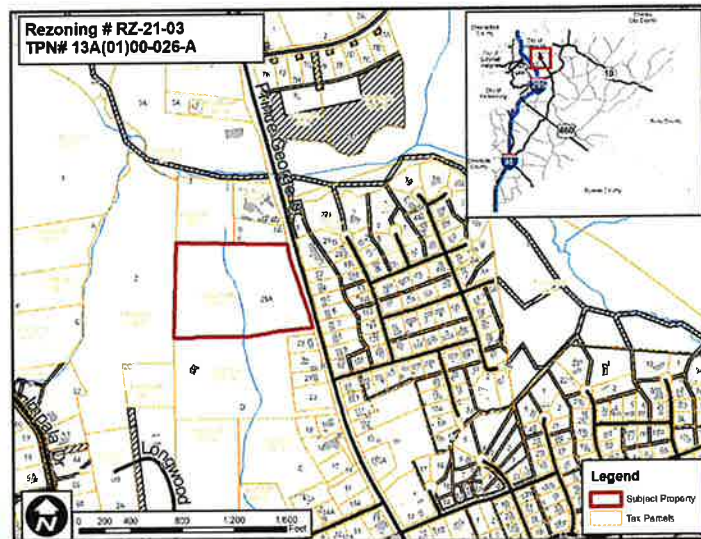
Jeffrey D. Stoke
Interim County Administrator

REZONING RZ-21-03:

Request of Dino Lunsford to conditionally rezone a 10.5-acre portion out of a total of 15.483 acres on Tax Map 13A(01)00-026-A from R-2 Limited Residential District and R-A Residential Agricultural District to R-TH Residential Townhouse District, and subject to the proffered conditions. The subject property is located approximately 400 feet north of Forbes Drive on the west side of Prince George Drive.

RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Location Map



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Aerial View



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Zoning Map



Future Land Use Map



Request Summary

Applicants' Goal:

Build 51 townhouse units on individual lots

Applicants' Request:

Rezone 10.5-acre portion of 15.483 acres to R-TH for a townhouse development, featuring:

- 51 units, minimum 1,200 SF, multi-floor, individually-owned
- Amenities: Walking trail, playground, 1,200 SF pavilion
- Served by public water and sewer
- Front on state-maintained roads
- Off-street parking provided
- Homeowners association

Background

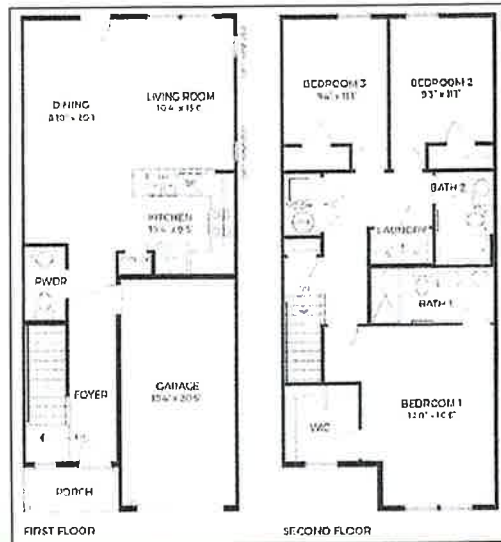
- BOS approved Ordinance Amendment OA-21-01 on January 25 to establish the R-TH Residential Townhouse zoning district.
- This request would be the first townhouse development in Prince George County
- Applicant working with national homebuilder D.R. Horton and planning advisory firm Balzer & Associates

Sample Exterior



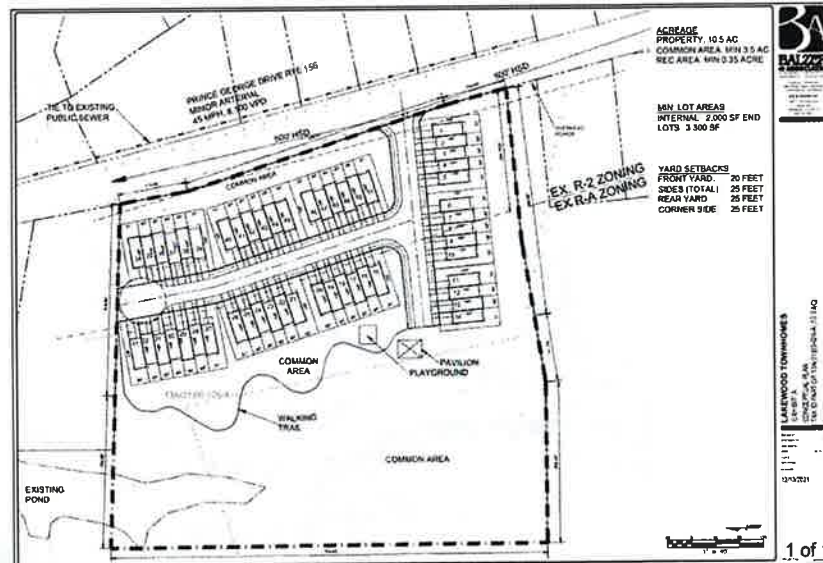
RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Sample Floorplan



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Conceptual Plan



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

View of site from across the street



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Apartment buildings on opposite side of street



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

View of Prince George Drive (camera facing south)



RZ-21-03 | Lakewood Townhouses (Dino Lunsford)

Proffers

Key components of Proffer Statement:

- Generally conform to conceptual plan
- Minimum dwelling size of 1,200 SF gross finished floor area
- Minimum of 2 off-street parking spaces per unit
- 3.5 acres common area, including pavilion, walking trail and playground
- Entrance monument feature
- HOA
- Cash proffer of \$3,443.01 per unit

(See Proffer Statement and Draft Ordinance for full list of proffers)

Planning & Zoning Staff Review Comments

- Townhouses are permitted in the R-TH zoning district only
- Multi-family buildings (apartments) not permitted in R-TH district
- Conceptual plans appear to meet standards of the R-TH zoning district
- All applicable standards to be reviewed during Subdivision review and Site Plan review
- Building scale appears compatible with the surrounding area
- Additional traffic generation expected
 - Compare to existing Forbes Drive entrance (70+ lots)
 - VDOT has reviewed this request and provided comments

Planning & Zoning Staff Review Comments (Cont.)

Comprehensive Plan Comments:

- Future Land Use Map calls for Residential and Multi-Family in this area
- Future Land Use Map is a generalized map, not parcel specific
- Multi-family buildings exist across the street
- Proposed R-TH density: 4.86 units/acre
- Comparison if rezoned to R-2 or R-3: 3.24 to 6.48 units/acre
- Staff finds this request overall compatible with the Comprehensive Plan

Planning & Zoning Staff Review Comments (Cont.)

Proffers Comments:

- Final revised proffer statement dated 1-25-22
- Maximum per the policy: \$14,240.54
- Minus Reductions per-unit for:
 - Adjusted student generation calculations
 - Housing allowed by-right without rezoning
 - Value of amenities provided
- Proposed per-unit cash proffer: \$3,443.01
- The proposed cash proffer amount generally conform to the County's Cash Proffer Policy.

Other Staff Review Comments

VDOT key comments

- A Chapter 527 TIA is not required
- Turn lanes are not required
- Proposed roads to be designed and constructed to VDOT standards
- Proposed entrance must be 470'+ from the next commercial entrance or intersection

Other Staff comments

- None

Planning Commission Recommendation

Approval,
subject to the proffer statement dated January 25, 2022.

Public comments during Public Hearing: None

Questions?

