

Issue Analysis Form

Date: March 22, 2022

Item: Rezoning Request # RZ-21-06

Applicant: SI Virginia II, LLC

Lead Department: Community Development

Contact Person: Tim Graves, Planner



Description and Current Status

The applicant's goal is to add "High Cube Parcel Warehouses" to the list of permitted land uses on the 157-acre subject property, known as Lot 10 in Southpoint Industrial Park. This type of use is permitted by-right in the M-1 zoning district.

The request is to amend the conditions of the prior zoning cases affecting the property.

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

Staff, on behalf of the Planning Commission, 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-21-06, 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

PC Recommended Approval by a 6-0 vote on February 24, 2022
BOS Public Hearing on March 22, 2022

Fiscal Impact Statement

If approved, there could be increased revenue from a wider range of potential businesses that could locate on the property.

County Impact

If approved, a wider range of potential businesses could locate on the property.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; Copy of two prior zoning cases; 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 March, 2022:

Present:

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

Vote:

REZONING AMENDMENT RZ-21-06: Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that Rezoning Application identified as RZ-21-06 is granted as an amendment to the official zoning map; and

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(22)00-010-0 or Lot 10R in the Southpoint Business Park, containing 157.15 acres, will be developed according to the following conditions voluntarily agreed to by the Applicant, which shall replace the conditions of zoning cases RZ-20-04 and RZ-20-05 that applied to the Property prior to adoption of this ordinance.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84.

The rezoning, all amendments and proffers herein apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.

3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 10R which is now M-1 Limited Industrial with certain proffer limitations. This amendment allows all permitted uses in the M-1 zoning classification to be allowed on the consolidated Lot 10R.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Adopted on March 22, 2022 and becoming effective immediately.



BORD OF SUPERVISORS STAFF REPORT

Public Hearing March 22, 2022

RZ-21-06 – Amend conditions of zoning cases RZ-20-04 & RZ-20-05

Applicant: SI Virginia II, LLC

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

I. Request Summary

The applicant would like to amend the conditions of two existing zoning cases (RZ-20-04 and RZ-20-05) to eliminate a voluntary restriction on certain distribution center-related uses on the subject property. If approved, the request would also consolidate two zoning cases into one, with a result of simplifying the zoning on the property.

II. Property

Address / Location: Lot 10R
Southpoint Business Park
Tax Map: 340(22)00-010-0

Zoning District: M-1 Limited Industrial

Current Use: Vacant

Site Size: 157.15 acres

Comp Plan Land Use: Industrial

Legal Owner: SI Virginia II, LLC

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Previous Zoning Cases: RZ-20-04, RZ-20-05

Figure 1: Aerial view of request area



III. Meeting Information

Planning Commission Public Hearing: February 24, 2022 (Recommended Approval 6-0)
Board of Supervisors Public Hearing: March 22, 2022

IV. Background

1. Zoning cases RZ-20-04 and RZ-20-05 were approved October 27, 2020. There were two zoning cases because there were two tax parcels involved. One zoning case rezoned one of the tax parcels from M-3 to M-1 and the other zoning case amended the zoning conditions on the other tax parcel. The result was that two tax parcels were in the same zoning district (M-1) and had the same set of zoning conditions.
2. In those zoning cases, the applicant proffered that the property consisting of two tax parcels would be consolidated, and proffered that two particular high-traffic uses would not be permitted on the property, (155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse). Those two uses are permitted by-right in the County's M-1 zoning district as "Wholesale business and storage warehouses", however the applicants decided to exclude those two uses because if they were included it could have delayed the rezoning case by a factor of months. The reason it would have delayed the rezoning case is because VDOT required a Chapter 527 Traffic Impact Analysis (TIA) for those uses, based on the 10th edition of a technical reference manual, and such a TIA is time-intensive for the applicant to prepare and for the County and VDOT to review.
3. A 648,000 SF speculative building is currently under construction. It is designed for expansion to at 940,000 SF.
4. In 2021, the applicant discovered that in the latest edition of the technical reference manual, those same uses no longer trigger the requirement for a TIA.
5. Desiring the option to develop the property with those uses, the applicant applied for this rezoning amendment.

V. Applicant Proposal

The applicant's two main goals are:

1. Remove the restriction on 155 High-Cube Fulfillment Center Warehouses and 156 High-Cube Parcel Hub Warehouses; and
2. Consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel

In order to accomplish their goals, the applicant has proposed to amend the conditions of RZ-20-04 and RZ-20-05 with two main changes:

1. Remove the language that excludes the specified uses
2. Replace two lists of conditions with one set of conditions

All other previously effective conditions would remain in effect if this zoning request is approved. Those conditions pertain to:

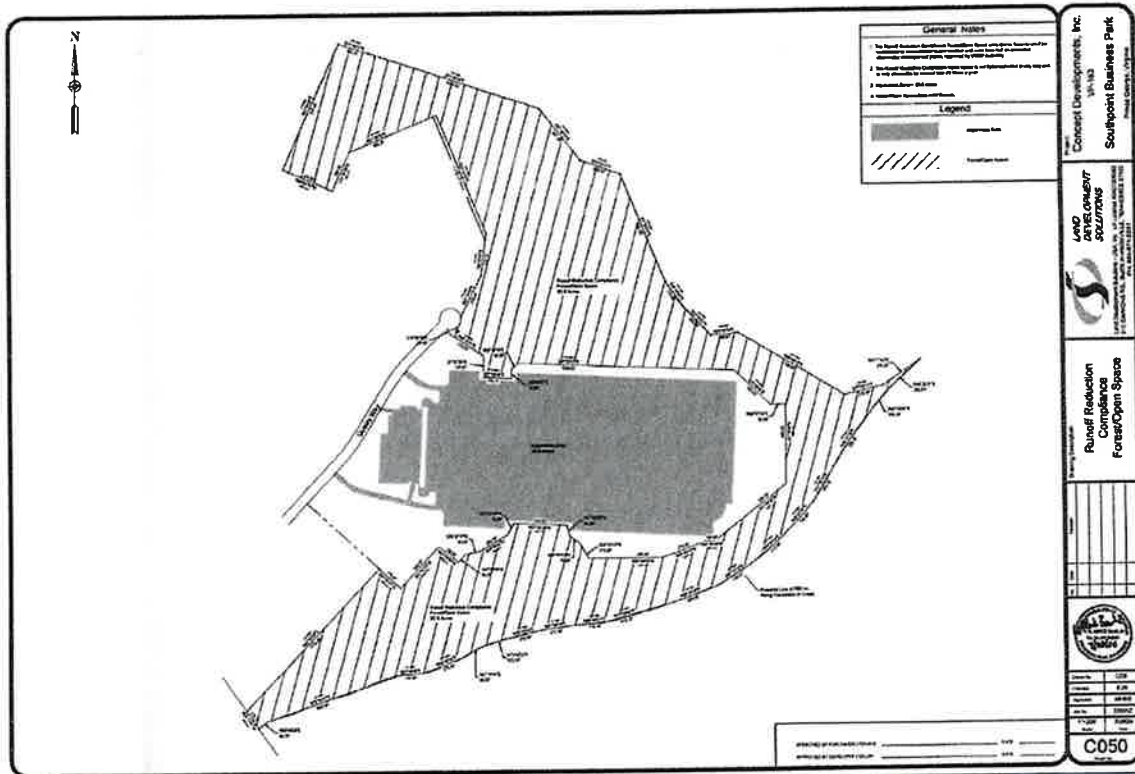
- General conformance to a conceptual plan
- Vegetative buffers
- Ground cover and landscaping
- Lighting
- Meeting with VDOT

VI. Exhibits

Exhibit 1 – Zoning Map



Exhibit 2 – Conceptual Layout (Sheet C050) as referenced in proffers



VII. Planning and Zoning Review Comments

1. If this request is approved, the zoning district will not change, only the conditions.
2. We do not object to the removal of restriction on the specified industrial uses which are otherwise permitted in the M-1 zoning district. Southpoint Business Park is an appropriate location for those uses.
3. Approval of this request would simplify the zoning of this property since there would only be one effective zoning case for the now-consolidated tax parcel.
4. The County can require a TIA for rezoning requests even if VDOT does not. Staff does not see a need to require a separate TIA information for this request, given there are no known transportation issues within Southpoint Industrial Park.
5. If this rezoning amendment is approved, the property could be used for any of the permitted M-1 uses.
6. This request is compatible with the Comprehensive Plan because this area is planned for Industrial according to the Future Land Use map and traffic impacts have been considered in the review of this request.
7. No additional conditions are recommended. The proffered conditions are appropriate.

VIII. Supplemental Staff Review Comments

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

1. Since VDOT conducted our initial review of the zoning application, the 11th Edition of the Trip Generation Manual has been released. This manual included several additional studies for use Code 155 and 156. This had the effect of reducing the trip generation data for these use codes. Accordingly, VDOT agrees that the submitted trip generation data is representative of the proposed rezoning and agrees that no Chapter 527 TIA will be required.
2. Quality Way is classified as a local road. The entrance locations shown on the submitted conceptual site plan appears to meet VDOT's Access Management Spacing standards.

3. VDOT has no objections to the proposed rezoning as presented in the application, conceptual site plan, and submitted proffers.

The departments below reviewed this request and had no comments.

Building Inspections Division – *Charles Harrison III, Building Official*
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*
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. Recommendation

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

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. The applicant has proffered the below conditions which Staff finds appropriate.

The Planning Commission recommended approval by a 6-0 vote on February 24, 2022. There were no public comments for or against the request.

XI. Proffered Conditions

The following conditions were proffered in the "Rezoning Application Statement" dated December 2, 2021, submitted with the application. The deleted language from conditions #2 and #6 is also provided below for reference:

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. ~~The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.~~ The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. The rezoning, all amendments and proffers herein

apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.

3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. ~~The zoning on Lot 10 which is now M-3 Heavy Industrial with certain proffer limitations shall be downzoned to M-1, Limited Industrial Zoning to match Lot 13 existing zoning of M-1; furthermore the Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generational Manual 10th Edition as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as part of this rezoning case.~~
The zoning on Lot 10R which is now M-1 Limited Industrial with certain proffer limitations. This amendment allows all permitted uses in the M-1 zoning classification to be allowed on the consolidated Lot 10R.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

INV 971
P7 21-0004



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-21-06
 DATE SUBMITTED:
 DEC 03 2021
 BY: *MGS*

APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST: Amend the conditions of zoning cases RZ-20-04, RZ-20-05				
	REQUEST PROPERTY ADDRESS / LOCATION: LOT 10R SOUTHPOINT BUSINESS PARK				
	REQUEST TAX MAP(S): (List all) 340(22)-00-010-0 340(22)-00-013-0 <i>FG 12/3/21</i> COMBINED	AFFECTED ACREAGE: 157.15	ENTIRE PARCEL?: (Y / N) YES	CURRENT ZONING: M1	PROPOSED ZONING: M1
	REQUIRED ATTACHMENTS: (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input checked="" type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT <input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY		<input type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot) <input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS: TRIP GENERATION REPORT		
LEGAL OWNER	NAME(S): SI VIRGINIA II, LLC				
	MAILING ADDRESS (Incl. City, State, Zip) 1 ROCKY TOP, CLINTON TN 37716				
	E-MAIL: brenda@brendastarwaltpca.com		PHONE: 865.441.8712		
	NAME(S) (If different than owner): TOM WORTHAM				
APPLICANT CONTACT	RELATION TO OWNER: REPRESENTATIVE				
	MAILING ADDRESS: (Incl. City, State, Zip) 2 CENTRE PLAZA, CLINTON TN, 37716				
	E-MAIL: twortham@hollingsworthcos.com		PHONE: 865.414.7061		
	COMMENTS:				

OFFICE USE ONLY (Completed at time of application)

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID: \$1050.00	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: 16328	DATE RECEIVED: 12/3/21	RECEIVED BY: MGS

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:

Brenda S. Starwalt, Pres.
SI VIRGINIA II, LLC

NAME:

Brenda S. Starwalt, Pres.

SIGNED:

SIGNED:

DATE:

DATE:

NOTARIZATION:

STATE OF VIRGINIA: TN

COUNTY OF: Anderson

Subscribed and sworn before me this 2 day of December, 2021

[Signature]
Notary Public



My Commission expires: 6-23, 2024

AFFIDAVIT

Rezoning Application Statement

DATE: December 2, 2021

RE: Lot 10R SouthPoint Business Park
Tax Map 340(22)00-010-0
REZONING CASE RZ-20-04

In the interest of time when down-zoning the subject parcel in 2020, the owner proffered out two specific uses that were thought could trigger a Traffic Impact Analysis and delay the rezoning of the property. Since that time the owner began to explore initiating the Traffic Impact Analysis to prevent delays when a potential tenant arrived and was ready to occupy the building. Timmons Engineering was consulted to start the process and they found the two uses removed by proffer would not reach the threshold to trigger a Traffic Impact Analysis, even at the planned expansion size of the building at 900,000 square feet. Please see attached report from Timmons Engineering.

We therefore request to amend our existing rezoning conditions as per the attached copy of the rezoning resolution, striking a portion of item #6, and acknowledging the consolidation of Lot 10 with Lot 13. After the adoption of the resolution of the Prince George County Board of Supervisors to approve Rezoning Case RZ-20-04 and Rezoning Case RZ-20-05, Lot 13 and Lot 10 were combined by consolidation deed into Lot 10R. The consolidated Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. Language has been added to clarify that the rezoning conditions apply to the entire combined acreage.

All other conditions or the rezoning would remain in effect as described below.

REZONING CASE RZ-20-04 Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-3, Heavy Industrial Zoning District to M-1, Limited Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0 and

ZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to §90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0.

These two lots are now consolidated into Lot 10R and still uses Tax Map Number 340(22)00-010-0.

The Owner (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, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-010-0 Lot 10R in SouthPoint Business Park containing 157.15 acres (the "Property"), under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant has combined Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion. The consolidated lot: Lot 10R now comprises 157.15 acres as recorded in instrument 2000 4181, 11-19-2020, Plat Book 27 Pages: 82, 83, & 84. The rezoning, all amendments and proffers herein apply to all of Lot 10R and all 157.15 acres therein. Lot 10R is still identified as Tax Map 340(22)00-010-0.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
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8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Please see attached information:

**"Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets:
C050, C101, and C102 dated 7/28/2020**

**"SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation
Map", dated 04/03/2019**

Southpoint Lot 10 R – Trip Generation Estimates Date: July 1, 2021 Timmons

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

19996357-0001 Missy G.12/03/2021 01:37PM

EG INVOICE

WORTHAM, TOM (SI VIRGINIA II LLC)
2021 Item: INV-00000971

Base fee for a Rezoning Application request	1,050.00

	1,050.00
Subtotal	1,050.00
Total	1,050.00
CHECK	1,050.00
Check Number 016325	

Change due	0.00

Paid by: WORTHAM, TOM (SI VIRGINIA II
LLC)

Thank you for your payment

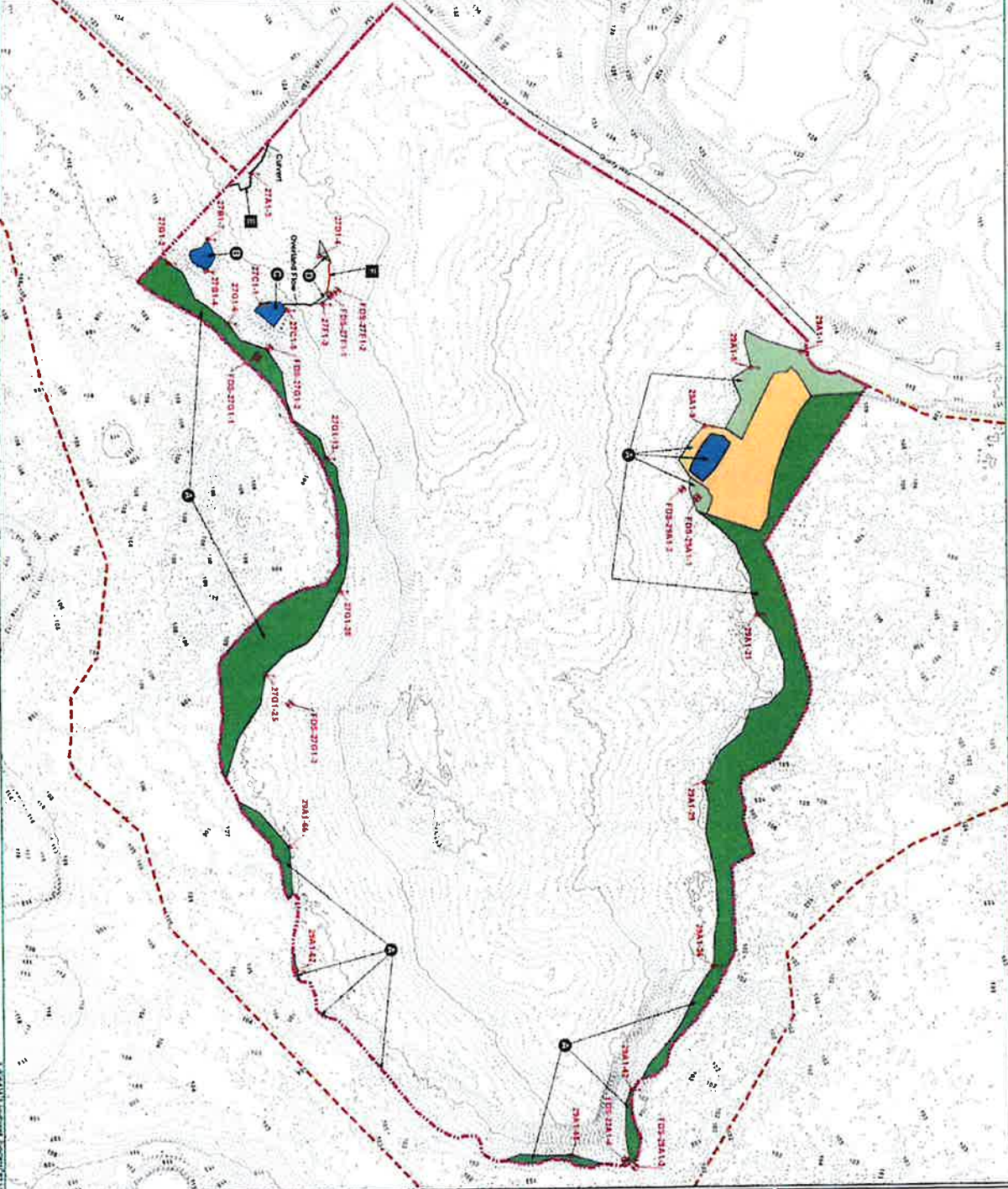
CUSTOMER COPY





Area	Area (Acres)	Area (Sq. Feet)
Lot 10 - 158.8 Acres	158.8	10,848,000
Stream Bedrock	1.2	82,800
Wetland	1.2	82,800
Flag	1.2	82,800
Fresh Data Station	1.2	82,800
Culvert	1.2	82,800
Overland Flow	1.2	82,800
Underland Stream (U)	1.2	82,800
Emphemeral Stream (ES)	1.2	82,800
Pasture Emergent (PEM) Wetland	1.2	82,800
Pasture Forested (PF) Wetland	1.2	82,800
Pasture Scrub-Shrub (PSS) Wetland	1.2	82,800
Pasture Open Water (POW)	1.2	82,800

- Legend**
- Project Study Limits - 74.9 Acres
 - Lot 10 - 158.8 Acres
 - Stream Bedrock
 - Wetland
 - Flag
 - Fresh Data Station
 - Culvert
 - Overland Flow
 - Underland Stream (U)
 - Emphemeral Stream (ES)
 - Pasture Emergent (PEM) Wetland
 - Pasture Forested (PF) Wetland
 - Pasture Scrub-Shrub (PSS) Wetland
 - Pasture Open Water (POW)
 - Topographic Contours
 - Map - 10 Feet
 - Minor - 1 Foot





SCALE: 1" = 100'

FIGURE 4 - PLANS AND WATERSHEDS OF THE USE DELINEATION MAP

DATE: 08/11/2011	BY: J. W. HARRIS
PROJECT: SOUTHPOINT BUSINESS PARK - LOT 10	SCALE: 1" = 100'
<p>THIS PLAN IS THE PROPERTY OF TIMMONS GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TIMMONS GROUP, INC.</p>	

SOUTHPOINT BUSINESS PARK - LOT 10
PRINCE GEORGE COUNTY, VIRGINIA

TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS
 1801 Sanderson Parkway, Suite 100
 Rock Hill, SC 29733
 TEL: 803.283.8500
 www.timmons.com

Project: Concept Developments, Inc. VP-163 Southpoint Business Park Prince George, Virginia	LAND DEVELOPMENT SOLUTIONS  Land Development Solutions • 1524 W. VA. ROUTE 497/100033 210 SIMMONS RD. SUITE F-400/VALE, TENNESSEE 37022 PH. 662-871-2281	Runoff Reduction Compliance Forest/Open Space			Date: _____ Scale: _____ Author: _____ Date: _____ Title: _____
		Drawing Description: _____ Revision: _____ Date: _____			C050 Sheet No. _____ Total Sheets _____

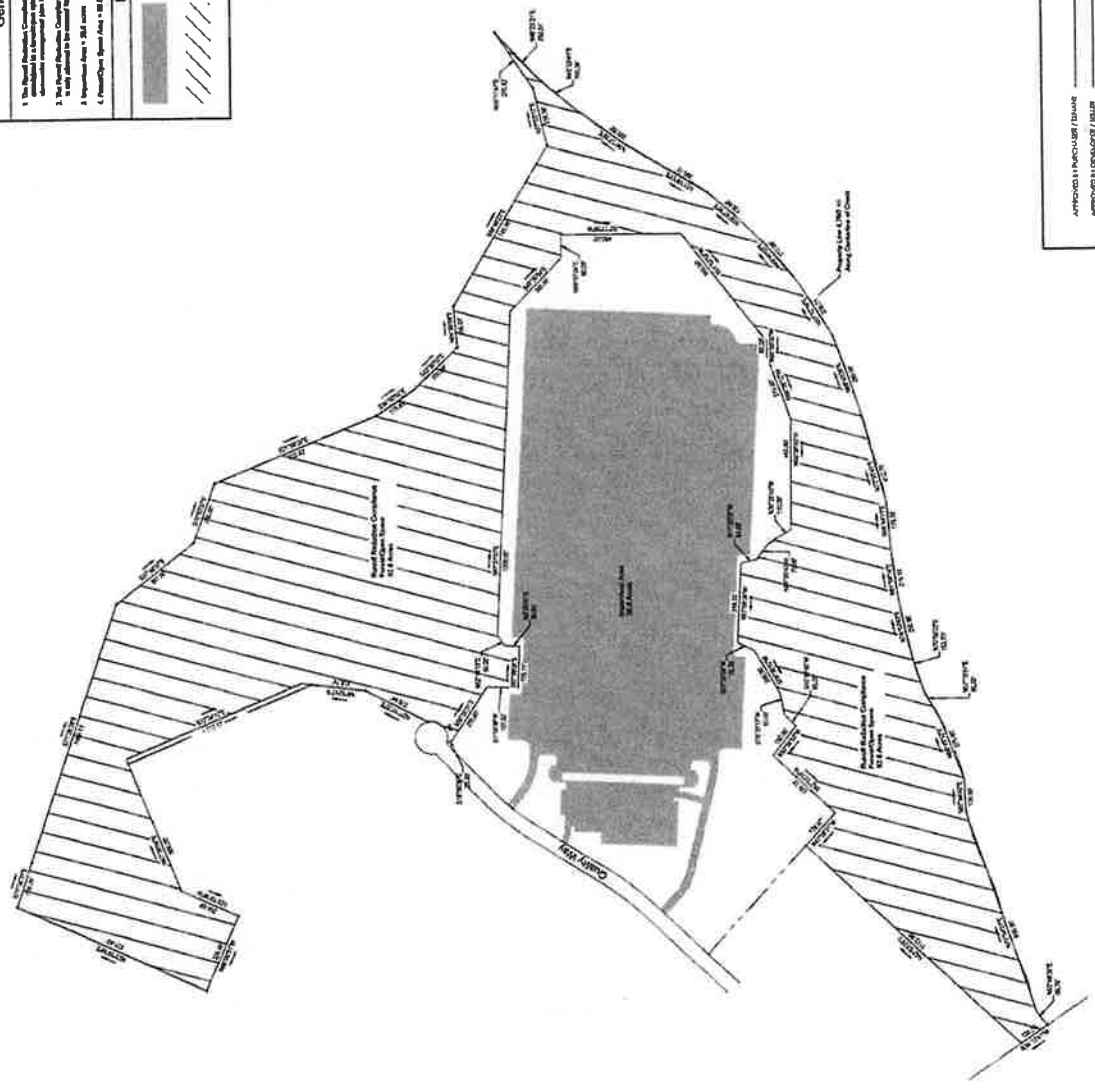
General Notes

- The Runoff Reduction Compliance Plan shall be prepared in accordance with the Virginia Stormwater Management Manual (VSM) and the Virginia Stormwater Management Manual Addendum (VSM-AM) as approved by the local authority.
- The Runoff Reduction Compliance Plan shall be prepared in accordance with the VSM and VSM-AM as approved by the local authority.
- The Runoff Reduction Compliance Plan shall be prepared in accordance with the VSM and VSM-AM as approved by the local authority.
- The Runoff Reduction Compliance Plan shall be prepared in accordance with the VSM and VSM-AM as approved by the local authority.

Legend

Impervious Area

Permeable Area



APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



To: Tom Wortham (Hollingsworth Companies)
From: Scott Dunn, AICP, PTP
RE: Southpoint Lot 10 R – Trip Generation Estimates
Date: July 1, 2021
Copy: Derrick Johnson (TG), Thomas Ruff (TG)

As requested, Timmons Group has prepared a trip generation estimate comparison for potential land uses on Lot 10R in the Southpoint Business Park in Prince George County, VA. The purpose of this comparison is to evaluate the traffic generated by two (2) uses – High-Cube Fulfillment Warehouse and High-Cube Parcel Hub Warehouse – which are expressly restricted under the property’s current proffers.

Per the provided preliminary site plan, Lot 10R can accommodate up to 900,000 SF of development. The first phase is anticipated to be 650,000 SF and the second phase will accommodate the remaining 250,000 SF.

Using this information, the following table was compiled to illustrate estimated traffic volumes for the potential development of each aforementioned restricted use:

Land Use	Code	Size	Daily Traffic (ADT)	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
High Cube Fulfillment Center Warehouse	155	650,000	1,126	79	19	98	41	63	104
High Cube Fulfillment Center Warehouse	155	900,000	1,626	109	26	135	56	88	144
High-Cube Parcel Hub Warehouse	156	650,000	3,010	227	228	455	283	133	416
High-Cube Parcel Hub Warehouse	156	900,000	4,167	315	315	630	392	184	576
High-Cube Parcel Hub Warehouse	156	1,080,000	5,000	378	378	756	470	221	691

The trips generation estimates above were calculated using the 10th edition of the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*.

Based on this information, at full buildout (i.e. 900,000 SF), the High-Cube Fulfillment Warehouse and High-Cube Parcel Hub Warehouse are anticipated to generate 1,626 ADT and 4,167 ADT, respectively.

The trip generation estimate for each of the restricted uses falls below the current VDOT Chapter 527 traffic impact analysis (TIA) threshold of 5,000 ADT; indicating that a VDOT-guided TIA would not be required for either of proposed land uses. However, it should be noted, that the County itself does reserve the right to require that a TIA be prepared and can request that VDOT participate in the scoping and review of that work.

Lastly, per the table above, the maximum development that the site can accommodate and remain under the 5,000 ADT VDOT threshold is 1,080,000 SF of High-Cube Parcel Hub Warehouse. This information is included solely for informational/comparison purposes.

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 27th day of October, 2020:

<u>Present:</u>	<u>Vote:</u>
Donald R. Hunter, Chairman	Aye
Alan R. Carmichael, Vice Chairman	Aye
Floyd M. Brown, Jr.	Aye
Marlene J. Waymack	Aye
T. J. Webb	Aye

P-1

REZONING CASE RZ-20-04 Request of SI Virginia II, LLC to conditionally rezone 141.79 acres from M-3, Heavy Industrial Zoning District to M-1, Limited Industrial Zoning District. The subject property is located along Quality Way and Hardware Drive in the Southpoint Business Park, Lot 10, and is identified as Tax Map 340(22)00-010-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-20-04 is granted as an amendment to the official zoning map with the following conditions:

The Owner (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, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-010-0 (the "Property") under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.
3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint

Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map”, dated 04/03/2019 which surrounds the north, east and south boundary of the site. The remaining edges of Lot 10 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.

4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 10 which is now M-3 Heavy Industrial with certain proffer limitations shall be downzoned to M-1, Limited Industrial Zoning to match Lot 13 existing zoning of M-1; furthermore the Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generational Manual 10th Edition as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as part of this rezoning case.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Adopted on October 27, 2020 and becoming effective immediately.

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 27th day of October, 2020:

<u>Present:</u>	<u>Vote:</u>
Donald R. Hunter, Chairman	Aye
Alan R. Carmichael, Vice Chairman	Aye
Floyd M. Brown, Jr.	Aye
Marlene J. Waymack	Aye
T. J. Webb	Aye

P-2

ZONING CASE AMENDMENT RZ-20-05 Request of SI Virginia II, LLC pursuant to §90-788, Change of Approved Conditions, to add conditions to Zoning Case ZM-97-004 for a 15.363 acre parcel located along Quality Way. The subject property is located in the Southpoint Business Park, Lot 13, and is identified as Tax Map 340(22)00-013-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Zoning Case Amendment Application identified as RZ-20-05 is granted as an amendment to the official zoning map with the following conditions:

The Owner (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, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 340(22)00-013-0 (the "Property") under consideration will be developed according to the following conditions, if and only if the application request for a proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

1. The Project shall be generally developed consistent with that certain conceptual plan entitled "Concept Developments, Inc. VP-163 SouthPoint Business Park Prince George" sheets: C050, C101, and C102 dated 7/28/2020, and prepared by the Land Development Solutions (the "Conceptual Plan").
2. The applicant will combine Tax Map Parcel 340(22)00-10-0 and Tax Map Parcel 340(22)00-013-0 into a single consolidated lot for the project to accommodate the size of the building and future expansion.

3. The applicant shall maintain the existing natural mature tree buffer at the edge of the wetlands as delineated by Timmons Group on the attached drawing "SouthPoint Business Park Lot 10, Figure 4: Wetlands and waters of the U.S. Delineation Map", dated 04/03/2019 which surrounds the east boundary of the site. The remaining edges of Lot 13 border on other industrial lots in the SouthPoint Business Park. The placement and design of any additional landscape buffering shall be subject to approval by the Director of Community Development and Code Compliance. The trees and shrubs shall be mostly native or direct cultivars of native plants (Nativars) to Virginia. The Director of Community Development and Code Compliance, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development and may grant minor modifications to the requirements. To ensure survival, the landscaping shall be bonded or a guarantee provided by a nursery for a period of one (1) year after installation.
4. All areas not occupied by building, structures, driveways, walkways, off street parking facilities or other authorized installations shall be covered with one or more of the following: grass, mulch, shrubbery, plants or trees.
5. Any lighting installed for the Project will not exceed a foot-candle illumination of 1.0 at the perimeter of the site.
6. The zoning on Lot 13 which is now M-1 Limited Industrial with certain Proffer limitations listed herein; Project shall voluntarily restrict high traffic volume generating uses as described in the Institute of Traffic Engineers Trip Generation Manual 10th Edition as: 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse which would otherwise be permitted by right in an M-1 zone under listed use (13) Wholesale businesses and storage warehouses, and such identified high traffic volume generating uses may only be allowed by zoning case amendment to include a Chapter 527 Traffic Impact Analysis (TIA) in conjunction with the zoning case. Other use category (13) Wholesale businesses and storage warehouses that are not classified as 155 High-Cube Fulfillment Center Warehouse and 156 High-Cube Parcel Hub Warehouse shall be permitted as a part of this rezoning case.
7. The Project personnel will meet with VDOT prior to start of construction activities to walk the roadway that will be used to access the site and document the current condition. Upon completion of the construction, the Project will return the roadway to as found condition prior to the start of construction per the appropriate VDOT specifications.
8. The development of the subject property of this application shall be in accordance with the conditions set forth as proffers and as depicted on the attached Conceptual Plan, dated 7/28/2020, and prepared by the Land Development Solutions. These proffers shall be enforceable in the event of transfer of the property to other parties.

Adopted on October 27, 2020 and becoming effective immediately.



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

March 9, 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, March 22, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

REZONING AMENDMENT RZ-21-06: Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

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>.

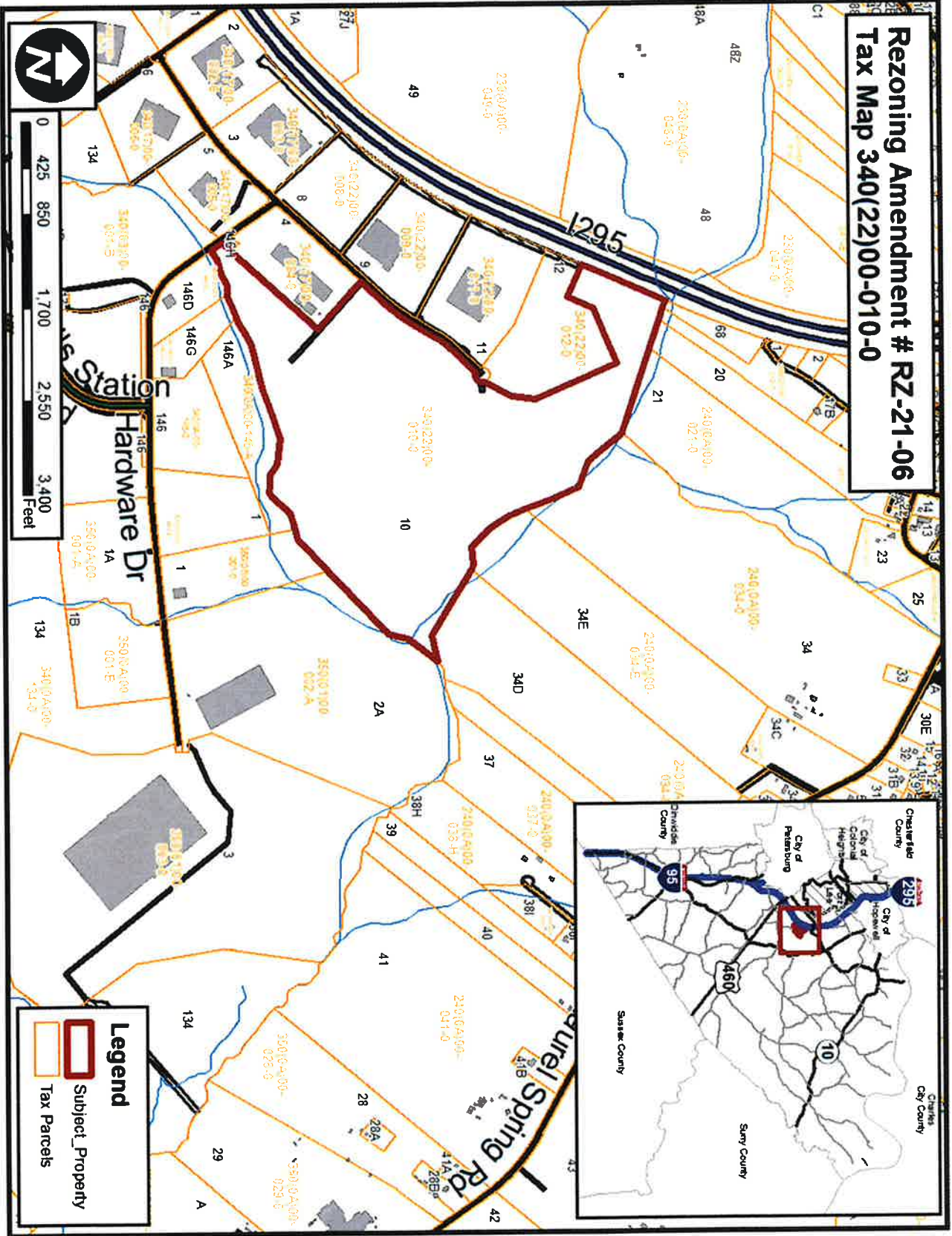
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in cursive script that reads "Tim Graves".

Tim Graves
Planner

**Rezoning Amendment # RZ-21-06
Tax Map 340(22)00-010-0**



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

AZZAZEERE LC
844 ALTON RD
MIAMI BEACH, FL 33139

BROWN ASSOCIATES /
PRINCE GEORGE LLC
26 MAIN ST
ALBANY, NY 12204

GAY LINDA E
7001 LAUREL SPRING RD
PRINCE GEORGE, VA 23875

GOYA FOODS INC
100 SEAVIEW DR
SECAUCUS, NJ 07096

HARRISON JEAN A
6901 LAUREL SPRING RD
PRINCE GEORGE, VA 23875

HARRISON KAREN E
6995 LAUREL SPRING RD
PRINCE GEORGE, VA 23875

HOLLINGSWORTH G P
TWO CENTRE PLAZA
CLINTON, TN 37716

IGO PROPERTIES LLC
12113 KIRKHAM RD
POWAY, CA 92062

IGUANA NEWCO LLC
10943 N SAM HOUSTON PKWY W
HOUSTON, TX 77064

LUCA ITALIAN RESTAURANT INC
3766 ELK CT
PRINCE GEORGE, VA 23875

LUCA ITALIAN RESTAURANT INC
3677 ELK CT
PRINCE GEORGE, VA 23875

NOLAND PROPERTIES INC
3131 S DIXIE DR STE 220
DAYTON, OH 45439-2223

OLD DOMINION TRUCK LEASING INC
C/O PENSKE TRUCK LEASING CO LP
2675 MORGANTOWN RD
READING, PA 19607

RP-QUALITY WAY LLC
800 E CANAL ST S1900
RICHMOND, VA 23219

SEBERA DENNIS W
PO BOX 99
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SI VIRGINIA II LLC
1 ROCKY TOP LN
CLINTON, TN 37716

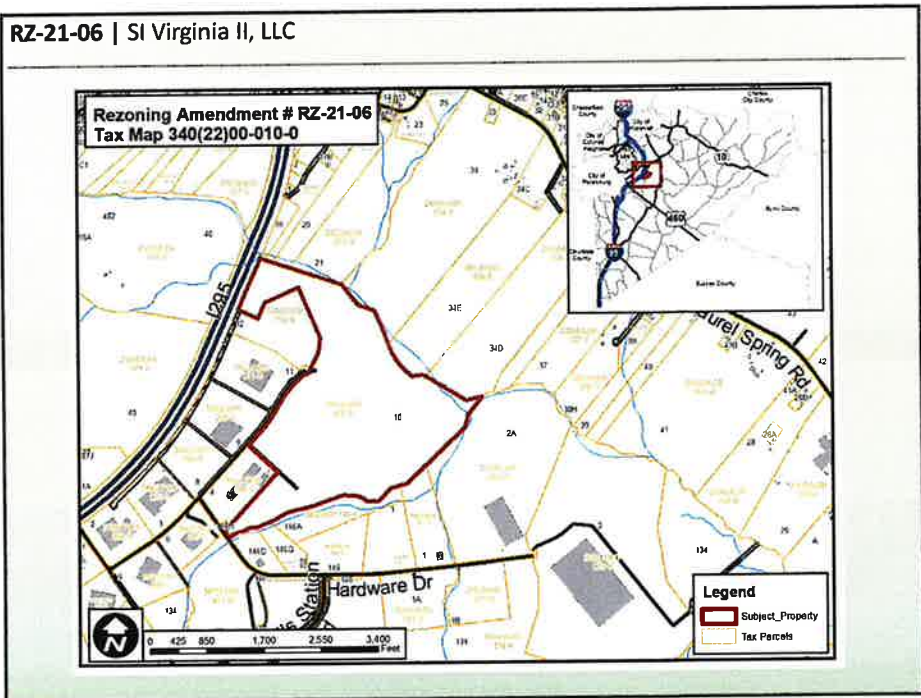
SUMMIT PROPERTIES PARTNERSHIP
TWO CENTRE PLAZA
CLINTON, TN 37716

WALLERMAN LLC
6104 HARDWARE DR
PRINCE GEORGE, VA 23875

REZONING AMENDMENT RZ-21-06:

Request of SI Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, zoned M-1 Limited Industrial, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, and is identified as Tax Map 340(22)00-010-0. The Comprehensive Plan indicates the property is suitable for Industrial uses.

RZ-21-06 | SI Virginia II, LLC



RZ-21-06 | SI Virginia II, LLC



RZ-21-06 | SI Virginia II, LLC



Building Photo



Background

Zoning cases RZ-20-04 and RZ-20-05 approved October 27, 2020

- Excluded uses (because Traffic Impact Analysis (TIA) required):
 - 155 High-Cube Fulfillment Center Warehouse
 - 156 High-Cube Parcel Hub Warehouse
- Two tax parcels / two zoning cases

2021-2022

- 648,000 SF speculative building under construction
- New edition of technical manual no longer requires TIA
 - = no reason to exclude certain M-1 uses anymore
- Applicant applied for rezoning amendment

Request Summary

Applicants' Goals:

1. Remove the restriction on 155 High-Cube Fulfillment Center Warehouses and 156 High-Cube Parcel Hub Warehouses; and
2. Consolidate two zoning cases for two tax parcels into one zoning case for one tax parcel

Applicants' Request:

1. Remove the language that excludes the specified uses
 2. Replace two lists of conditions with one set of conditions
- All other conditions will not change.

Planning & Zoning Staff Review Comments

- Zoning district will not change
- No objections to the change
- A TIA (other than Chapter 527) appears unnecessary
- Building under construction 648k to 940k SF
- Consistent with Comprehensive Plan
- Proffered conditions are appropriate

Other Staff Review Comments

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

1. VDOT agrees that the submitted trip generation data is representative of the proposed rezoning and agrees that no Chapter 527 TIA will be required.
2. Entrances appear to meet VDOT standards.
3. No objections to the request

Proffered Conditions

Changed conditions:

- #2: Regarding consolidation of parcels (done)
- #6: All M-1 uses permitted

No changes to remaining conditions:

- General conformance to a conceptual plan
- Vegetative buffers
- Ground cover and landscaping
- Lighting
- Meeting with VDOT

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

Planning Commission Recommendation

Approval 6-0, subject to the proffered conditions

Public hearing: No public comments

Questions?

