

Issue Analysis Form

Date: June 14, 2022

Item: Special Exception Request # SE-22-04

Applicant: John & Sherry Hass

Lead Department: Community Development

Contact Person: Tim Graves, Planner



Description and Current Status

The applicants would like to construct and open a truck repair garage for their local trucking company with office space and parking for trucks and trailers, storage of related equipment, and to lease parking areas for trucks and trailers of other companies.

In order for this to be permitted, they are requesting a Special Exception for the following land uses enumerated in the zoning ordinance:

90-393(11) Auto repair garage

90-393(16) Motor freight terminal

Staff and the Planning Commission recommend **APPROVAL** of this request, subject to recommended conditions contained in the draft ordinance.

Staff, on behalf of the Planning Commission, has attached the draft ordinance for consideration and is requesting a motion to **APPROVE** the ordinance.

Sample Motion:

"I move that the Board approve Special Exception request SE-22-04, subject to the specified conditions."

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes

PC Recommended Approval by 6-0 vote on May 26, 2022
Public Hearing on June 14, 2022

Does this require Board of Supervisors action?

Yes

Does this require a Public Hearing?

Yes No

If so, before what date?

N/A

Fiscal Impact Statement

The proposed use would generate additional tax revenue from development of the property and operation of the business.

County Impact

Approval would allow the applicant business to open a commercial operation in the County and would service the community with a new location to park commercial trucks.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; Zoning case ZM-03-002; Recorded plat; APO letter, map, list, newspaper ad; Powerpoint presentation

Board of Supervisors
County of Prince George, Virginia

DRAFT 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 14th day of June, 2022:

Present:

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

Vote:

SPECIAL EXCEPTION SE-22-04: Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to John and Sherry Hass for the following uses on Tax Map 450(04)00-00A-1:
 - a. Auto repair garage
 - b. Motor freight terminal
2. The use of the property as an auto repair garage shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. The use of the property as a motor freight terminal shall be limited to office uses for the business and parking and storage of trucks, trailers and equipment related to motor freight trucking and shall not include warehousing and transferring products between trucks/trailers or other modes of shipment.
4. The parking area shall be constructed according to an approved Site Plan prior to the use of the property for the above described motor freight terminal activities.

5. Areas used for truck and trailer parking and equipment storage shall be enclosed by a fence or wall and screened in accordance with the provisions of Section 90-444 (requirements for permitted uses in the M-1 zoning district), or otherwise as approved by the Director of Planning at the time of Site Plan review.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
7. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 24 months from the date of Special Exception Approval, or if no construction has begun within a period of 72 months from the date of Special Exception approval.
8. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
9. This Special Exception is renewable or transferrable to future owners by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on June 14, 2022 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing June 14, 2022

SE-22-04 – Motor freight terminal with office and truck repair garage

Applicant: Sherry and John Hass

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

I. Request

The applicants would like to construct and open a truck repair garage for their local trucking company with office space and parking for trucks and trailers, storage of related equipment, and to lease parking areas for trucks and trailers of other companies.

In order for this to be permitted, they are requesting a Special Exception for the following land uses enumerated in the zoning ordinance:

90-393(11) Auto repair garage

90-393(16) Motor freight terminal

II. Property

Address: 7901 County Drive

Tax Map: 450(04)00-00A-1

Site Size: 4 acres

Legal Owner: John and Sherry Hass

RE Taxes Paid?: Current

Zoning District: B-1 (General Commercial)

Current Use: Vacant

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

Previous Zoning Cases:

Conditional Zoning ZM-03-002

Figure 1: Aerial view of request area



Figure 2: Photo from road



III. Meeting Information

Planning Commission Public Hearing: May 26, 2022

Board of Supervisors Public Hearing: June 14, 2022

IV. Background

The 4-acre subject property was rezoned from R-A to B-1 in 2003 under conditional zoning case ZM-03-002. At the time it was part of a 8.97-acre property that was planned to be used for a full service golf driving range with other entertainment uses. A special exception was obtained for that use in 2003. The planned use was never implemented and boundary line changes occurred in 2005 which separated the 4-acre subject property from the rest of the B-1 zoned land.

The applicants submitted a preliminary application for a Special Exception in November 2021 while considering a purchase of the property. County Staff provided a comment letter on December 10, 2021. The applicants later purchased the property and submitted this application for Special Exception on March 23, 2022.

V. Applicant Proposal

According to the application materials, the applicants wish to do the following on the property:

- Construct a garage/workshop for truck repair
- Construct an office for the trucking company use
- Park trucks and trailers when not in use on the road
- Outside storage of other equipment
- Lease parking space to other motor carriers and/or drivers

They plan to build out the site for the planned activities in phases.

VI. Exhibits

Exhibit 1: Conceptual Layout



Exhibit 2 – Zoning Map



VII. Planning and Zoning Review Comments

1. Applicable zoning cases: ZM-03-002 (copy attached). The conditions of the 2003 zoning case require connection to public wastewater and restrict the use of the property to certain specified uses.
 - a. The proposed uses are named under the specified uses permitted by Special Exception.
 - b. The zoning case condition to utilize public wastewater does not apply to the currently proposed land use because according to the current Utilities Ordinance, public wastewater is not “available” and the development is expected to have a wastewater usage that is below the threshold for requiring a connection to a public wastewater line. Therefore, the proposed land use will be allowed to utilize a private septic system.
2. The desired activities as described in the application materials are classified under the following land uses permitted by Special Exception in the B-1 zoning district:
 - a. 90-393(11) Auto repair garage, wrecking service.
 - b. 90-393(16) Motor freight terminal, transshipment facility.
3. Relevant Zoning Ordinance requirements: A Site Plan will be required to be submitted and approved under the relevant zoning ordinance provisions for site design. The Site Plan will need to be approved prior to construction of a parking area and use for truck parking.
4. Compatibility with surrounding zoning districts: The adjacent property to the west is partially zoned B-1 under the same conditional zoning case (ZM-03-002). All other surrounding properties are zoned R-A

(Residential Agricultural). A commercial use of the property is appropriate since the property is zoned for business.

5. Compatibility with existing surrounding uses: The adjacent properties to the west and east are currently used for single-family residential, however the subject property is approximately 600 feet from both existing houses and at least partially screened by trees on both sides.
6. Compatibility with the Comprehensive Plan: The comprehensive plan future land use map calls for Residential in this area, however the property is zoned Commercial and located on a high-traffic-volume corridor with other commercial uses on the route. This appears to be a suitable location for this type of use, as long as there are no safety issues related to the entrance on Route 460. In addition, it should be noted that at the time the property was rezoned to B-1 in 2003, the Comprehensive Plan Future Land Use map at the time called for industrial uses in this area.
7. Expected impacts from this request are expected to include:
 - a. Infrequent truck traffic primarily for temporary parking and repair services, and not for the purpose of transferring shipments between trucks.
 - b. Noise from commercial trucks entering and leaving the property.
 - c. Visibility of trucks and equipment.
8. Conditions are recommended to:
 - a. Limit the intensity of the “motor freight terminal” use given that under the current proposal the property is not proposed to be used as a motor freight terminal in the traditional sense, but more as a parking area for trucks under repair and limited truck/trailer parking for other companies.
 - b. Provide screening requirements for the commercial truck and trailer parking and equipment storage activities, similar to the screening requirements that apply to similar uses in industrial districts.

VIII. Supplemental Staff Review Comments

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

1. The 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct Site Plan and Building Code Review(s). The option to design with the 2015 edition of the VUSBC will be acceptable until July 2022 and this request would need to be displayed on any Plan documents.
2. The proposed structure will be required to be designed according to, and meet, the fire protection, use, classification, and fire separation requirements of the (VUSBC).
3. Any construction or improvements to this parcel that is not defined as exempt per the VUSBC/VCC code section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits, and inspections. Other items may become apparent during future submission requests.

Utilities Department – *Rachael A. Lumpkin, Utility Project Engineer*

1. This parcel is located within the Planning Area. During the site plan process, the applicant will be required to provide estimated water usage and if it is determined that the water usage is equal to or greater than 15 equivalent dwelling units, the public water system shall be extended to serve the property (Code Chapter 82, Division 1, Section 82-31).
2. Public wastewater service is not available and the applicant will need to submit the appropriate documents to the local health department to install a septic system.

Virginia Department of Health - *Alice Weathers, Environmental Health Specialist*

1. Applicant needs to work with an Authorized Onsite Soil Evaluator or Professional Engineer who can determine what the sewage disposal system and water supply needs are for the proposed project.

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

1. US 460 County Drive has a functional classification of Principal Arterial and has an average annual daily traffic (AADT) of 14,000 vehicles per day (VPD).
2. The proposed use will require a commercial entrance to serve the proposed shop, office and proposed truck parking areas. The proposed entrance location would be subject to VDOT's Access Management spacing standards for entrances. It appears that the proposed location would meet VDOT's spacing requirements.
3. Based upon the information contained in the application, it is not anticipated that any turn lanes will be warranted.
4. VDOT has no objection to the proposed use.

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

1. The County is carrying this property in the name of John P. Hass and Sherry S. Hass.

Economic Development – Stacey English, Economic Development Specialist

1. This parcel is located in our Enterprise Zone, which is a partnership between state and local government that encourages job creation and private investment. The Enterprise Zone accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant and the Real Property Investment Grant to qualified investors and job creators within the zones, while the locality provides local incentives.

Environmental Division - Angela Blount, Environmental Program Coordinator

1. Land Disturbance submittal for this project should be for the ultimate buildout of the site.
2. Land disturbance associated with this project in excess of 10,000 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
3. Land disturbance associated with this project which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.

The departments below reviewed this request and had no comments.

Fire & EMS Department – Shawn Jones

Police Department / Sheriff's Department - Chris Douglas

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.
- Staff posted a sign on the property on 5/17/22.
- 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

The Planning Commission recommends Approval, subject to the recommended conditions.

Staff recommended approval to the Planning Commission 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 the staff report.

3. Staff recommended the below conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Recommended Conditions

1. This Special Exception is granted to John and Sherry Hass for the following uses on Tax Map 450(04)00-00A-1:
 - a. Auto repair garage
 - b. Motor freight terminal
2. The use of the property as an auto repair garage shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. The use of the property as a motor freight terminal shall be limited to office uses for the business and parking and storage of trucks, trailers and equipment related to motor freight trucking and shall not include warehousing and transferring products between trucks/trailers or other modes of shipment.
4. The parking area shall be constructed according to an approved Site Plan prior to the use of the property for the above described motor freight terminal activities.
5. Areas used for truck and trailer parking and equipment storage shall be enclosed by a fence or wall and screened in accordance with the provisions of Section 90-444 (requirements for permitted uses in the M-1 zoning district), or otherwise as approved by the Director of Planning at the time of Site Plan review.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
7. This Special Exception shall become null and void if no Site Plan has been submitted within a period of 24 months from the date of Special Exception Approval, or if no construction has begun within a period of 72 months from the date of Special Exception approval.
8. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
9. This Special Exception is renewable or transferrable to future owners by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



SPECIAL EXCEPTION APPLICATION

Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875
(804) 722-8678 | www.princegeorgecountvva.gov

OFFICE USE ONLY	
APPLICATION #:	SE-22-04
DATE SUBMITTED:	MAR 23 2022
BY:	TWS

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:	SE-22-0009	
	HAULING HASS TRANSPORT LLC		
	REQUEST PROPERTY ADDRESS / LOCATION:	7901 COUNTY DRIVE DISPUTANTA, VIRGINIA	
	REQUEST TAX MAP PIN(S): (List all) TAX PARCEL: 450(04)00-00A-1	AFFECTED ACREAGE (Each parcel): 4	ENTIRE PARCEL (Y / N - Each parcel): YES
ATTACHMENTS (Check if Attached; * = Required):			
<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)		<input type="checkbox"/> COMMUNITY MEETING SUMMARY	
<input type="checkbox"/> PROPOSED CONDITIONS		<input type="checkbox"/> ADDITIONAL ATTACHMENTS:	
<input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)			
LEGAL OWNER	NAME(S):	SHERRY HASS	
	MAILING ADDRESS: (Incl. City, State, Zip):	2872 DEER RUN DR S.PRINCE GEORGE VA 23805	
	E-MAIL:	PHONE:	804-721-1687
haulinghasstransport@gmail.com			
APPLICANT CONTACT	NAME(S): If different than owner):	JOHN HASS	
	RELATION TO OWNER:	HUSBAND CO-OWNER	
	MAILING ADDRESS: (Incl. City, State, Zip):	2872 DEER RUN DR S.PRINCE GEORGE VA 23805	
	E-MAIL:	PHONE:	804-721-0964
	haulinghasstransport@gmail.com		
OFFICE USE ONLY (Completed at the time of application)			
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):	
B-1 (Conditional)		90-393(16)	
PAYMENT	FEE DUE:	FEE PAID:	PAYMENT TYPE:
	Special Exception: \$700 Special Exception Home Occ: \$350	\$700.00 3/24/22	CHECK / CASH / <input checked="" type="radio"/> CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:
INV: 1536	3/24/22	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:

S/HERRY/HASS

NAME:

John P Hass

SIGNED:

[Signature]

SIGNED:

[Signature]

DATE:

3-23-22

DATE:

3-23-22

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this

23 day of March, 2022.

Notary Public

My Commission expires:

11/30, 2022



AFFIDAVIT

**INVOICE INV-00001536
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT
HAULING HASS TRANSPORT LLC
 7901 COUNTY DRIVE
 DISPUTANTA, VA 23842



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001536	03/24/2022	03/24/2022	Paid in Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-22-0009	PGC Special Exception Request	\$700.00
7901 County Dr VA 23842		SUB TOTAL \$700.00

REMITTANCE INFORMATION
 Prince George County, VA
 6602 Courts Drive
 P. O. Box 68
 Prince George, VA 23875

TOTAL \$700.00

2872 Deer Run Dr.
S. Prince George Va. 23805
804-721-1687
Sherry@HaulingHassTransport.com

**Hauling Hass
Transport, LLC**

To whom it may concern:

Our company is Hauling Hass Transport LLC, we are a small family owned flatbed trucking company established in Prince George County two years ago.

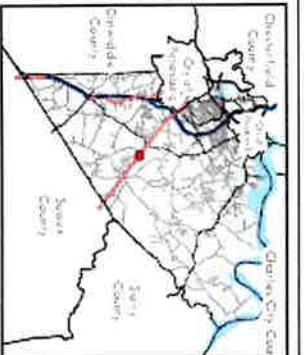
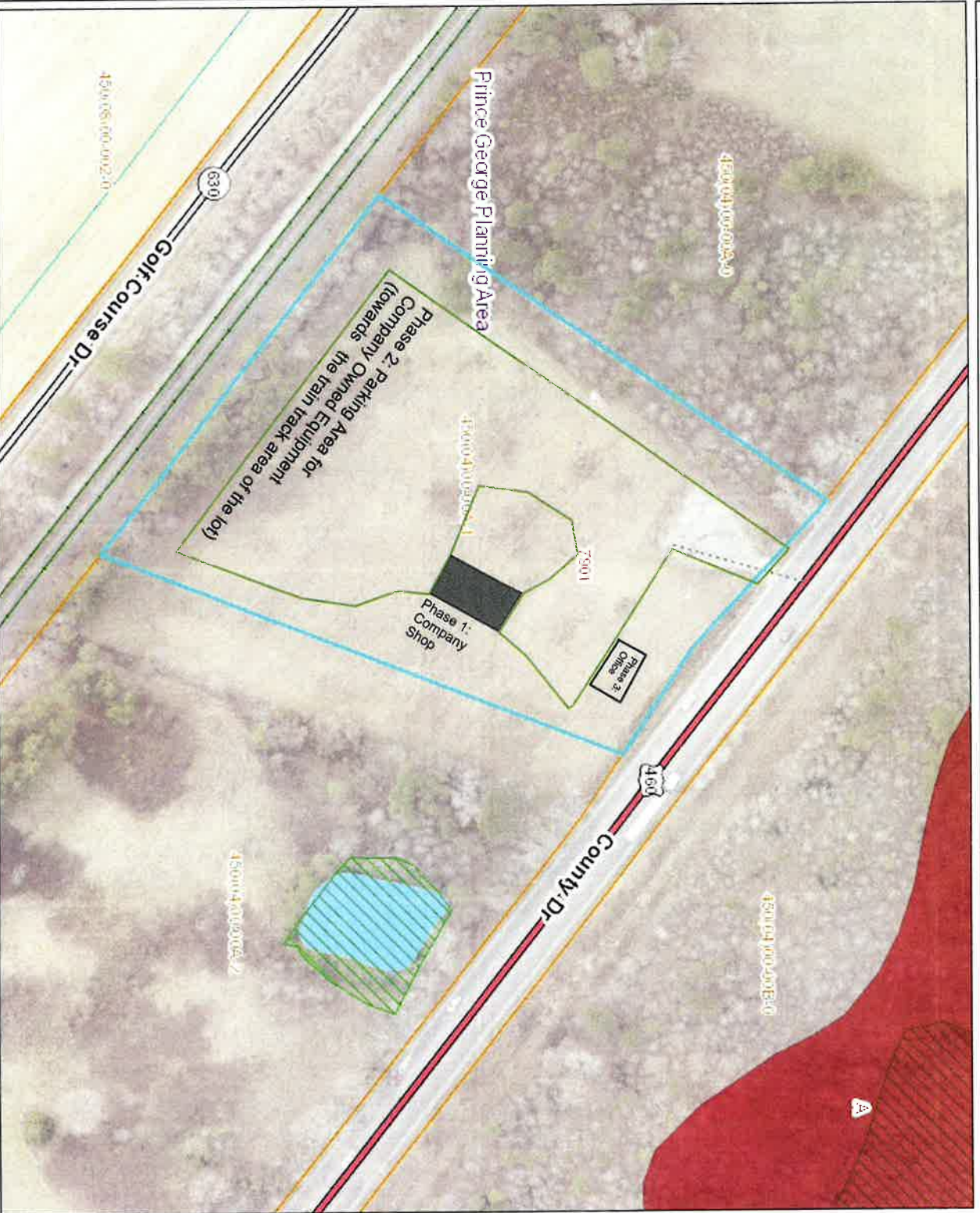
We are interested in purchasing the commercially zoned lot on 7901 County Drive, 450(04)00-00A-1. We are writing this letter to request a Special Exception to be included in the zoning. We would like to add Motor Freight Terminal and/or Transshipment Facility to the approved zoned usage of the property.

We intend to use this property for our trucking company. We would like to add a garage/workshop, we plan to occasionally park our trucks, trailers and other equipment when not in use on the road. We intend to also lease parking spaces to other motor carriers and/or drivers. We plan to eventually add a separate office space in the near future.

Thank you for the consideration. Please feel free to contact us with any questions or concerns.

Kind regards,

Sherry S. Hass
Partner/Owner of Hauling Hass Transport LLC



- Legend**
- Political Boundaries
 - FEMA Floodzones
 - Taxparcels
 - Access Easements
 - Wetlands
 - RPA
 - Planning Area

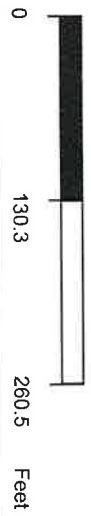
Phase 1: Company Shop - Potential Building Likeness



Notes



The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.



Map Scale 1 : 1,563

10/25/2021



Board of Supervisors
County of Prince George, Virginia

Ordinance to Re-Zone
Zoning Map Amendment

At a regular meeting of the Board of Supervisors of the County of Prince George held in the General District Courtroom, Prince George County Courts Building, 6601 Courts Drive, Prince George, Virginia this 25th day of March, 2003:

<u>Present:</u>	<u>Vote:</u>
Nathaniel Elliott, Chairman	Yea
G. Reid Foster, Jr., Vice-Chairman	Yea
Joseph A. Leming, M. D.	Yea
Henry D. Parker, Jr.	Yea
Jerry J. Skalsky	Yea

A-2(a)

On motion of Mr. Skalsky, which carried unanimously, the following Zoning Map Amendment was adopted:

ZONING MAP AMENDMENT: REQUEST OF ROBERT GUNNELL, JR.(AGENT FOR VIRGINIA VIROSTEK) TO RE-ZONE FROM R-A, RESIDENTIAL-AGRICULTURAL TO B-1, GENERAL BUSINESS 8.97 ACRES LOCATED ON COUNTY DRIVE (U.S. RTE. 460) AND GOLF COURSE DRIVE (STATE RTE. 630); (ASSESSOR'S PARCEL NO. 450(04)00-00A-1, BLACKWATER DISTRICT).

WHEREAS, Robert Gunnell, Jr., agent for Virginia Virostek, applicant did on February 2, 2003 make application identified as PC 03-01, to the Board of Supervisors of the County of Prince George, Virginia to re-zone 8.97 acres located on County Drive (U.S. Route 460) and Golf Course Drive (State Rte. 630) from R-A, Residential-Agricultural to B-1, General Business

WHEREAS, The property is further identified by Assessor's Parcel No. 450(04)00-00A-1, Blackwater District; and

WHEREAS, The Board of Supervisors has given due consideration to all of the factors set forth in Section 17-2 of The Code of the County of Prince George, Virginia; and

ZM-03-002

WHEREAS, The notice and hearing requirements of Sections 15.2-2204 and 15.2-2285, The Code of Virginia (1950, as amended) have been observed; and

WHEREAS, The Board of Supervisors finds that it is empowered by the County Code to grant or to deny the rezoning request for which application is made; and

WHEREAS, The Board of Supervisors has given due consideration to the interests of the surrounding area and to the interests of the general public; and

WHEREAS, The Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the requested re-zoning; and

WHEREAS, The Prince George County Planning Commission held a public hearing on February 27, 2003 concerning the request, and after careful consideration of all the factors concerning this request, did vote 6 to 0 to approve a motion to recommend approval of this request to the Board of Supervisors with conditions restricting the uses in the B-1 Zoning District and requiring the project to utilize County wastewater utilities; and

WHEREAS, the Board of Supervisors has duly reviewed the recommendation of the Planning Commission and is of the opinion that approval of this request is in the interests of public necessity, convenience, and good zoning practices;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 25th day of March, 2003 hereby amends the Official Map of the County of Prince George as follows:

Re-zone Assessor's Parcel Number 450(04)00-00A-1, consisting of 8.97 acres from R-A, Residential Agricultural to B-1, General Business subject to the following conditions:

1. The property will be served by County wastewater utilities.
2. The following B-1, General Business Uses shall be restricted:

17-182 Uses Permitted by Right.

- (17) Clubs and lodges
- (18) Auto Sales and Service
- (19) Lumber and building supply with storage
- (20) Plumbing and electrical supply with storage facilities under cover
- (22) Machinery sales and service
- (30) General Advertising sign

17-183 Uses Permitted by Special Exception.

- (11) Auto repair garage, wrecking service
- (12) Tavern/Inn
- (13) Shop for welding, blacksmith, tinsmith, and woodworking
- (14) Stonecutting, monument works
- (15) Warehousing with indoor storage
- (16) Motor freight terminal, transshipment facility
- (17) Automotive service station with major repair under cover
- (18) Bulk gasoline and petroleum storage
- (26) Excavation of natural resources...
- (29) Tree stump landfills

A Copy Teste:



Brenda G. Garton
County Administrator

**BOARD OF SUPERVISORS
STAFF REPORT**

REZONING CASE 03-01

PUBLIC HEARING: March 25, 2003

Background:

This rezoning application is filed by Robert Gunnell, Head Teaching Professional for Nike Camps held at Collegiate School in Richmond, Virginia. It is the intent of the applicant to construct and operate a full service golf driving range. The applicant has indicated that future expansion of the facility may include batting cages, and miniature golf. The facility will have a pro shop/snack bar; forty (40) artificial and grass tee boxes; a putting green, and a practice bunker.

Location:

The property is located on the south line of Route 460 approximately 4600 feet east of the intersection of Route 460 and Route 156 and approximately 2500 feet west of the old service road to the Prince George Golf Course. The Norfolk and Southern rail line is on the property's south boundary.

Physical Features:

The property is an 8.97-acre open field with a row of trees fronting on Rt. 460. The parcel relatively flat with some downward slope from east to west.

Existing Uses And Zoning:

The parcel is zoned R-A Residential Agricultural and is vacant. The adjacent parcels are also zoned R-A Residential Agricultural. The adjacent parcel to the east has a single-family residence that is located approximately 700 feet from the property line shared with the subject parcel. There are several parcels in this area zoned B-1 General Business. A Special Exception was granted for a recreational vehicle camping area on the adjacent parcel to the west of this parcel on March 11, 2003.

Utilities:

The parcel is not served by public water. The wastewater force main is located on the north line of Route 460. This development will connect to the County wastewater.

Transportation

The Virginia Department of Transportation has reviewed this proposal and indicated this parcel will have to be served by a commercial entrance. The applicant has contacted the developer of the proposed recreational vehicle park and reached an agreement to install a shared commercial entrance. This will limit access points and improve safety.

Comprehensive Plan:

Although the Comprehensive Plan indicates this area is suitable for industrial uses, this area has started to develop with consumer service types of businesses that include a proposed restaurant, vet nary clinic and possibly a camping area. This use will be compatible with the current development pattern of the area.

Discussion:

This proposed use and the proposed recreational vehicle camping area are recreational uses that are compatible with each other and the other proposed uses in this area. These uses and the other consumer services uses that are proposed in this area have the potential to make this area of Prince George a destination stop for travelers and citizens of Prince George. These proposed uses are low impact and have the potential of capturing additional tax revenue for Prince George County. Limiting the permitted B-1 General Business uses, as a condition of the rezoning will set the stage for low impact commercial development in this area. The Planning Commission recommended approval of this request with a condition that restricts certain B-1 General Business uses. The applicant is agreeable with restricting certain B-1 General Business uses.

Recommendation:

Staff recommends approval of this request with the condition restricting the B-1 General Business uses indicated. This use is compatible with the current development patterns of the area and will provide a service to the citizens of Prince George County.

B-1 General Business Uses to be Restricted:

17-182 Uses Permitted by Right

- (17) Clubs and lodges**
- (18) Auto Sales and Service**
- (19) Lumber and building supply with storage**
- (20) Plumbing and electrical supply with storage facilities under cover**
- (22) Machinery sales and service**
- (30) General Advertising sign**

17-183 Uses Permitted by Special Exception

- (11) Auto repair garage, wrecking service**
- (12) Tavern/Inn**
- (13) Shop for welding, blacksmith, tinsmith, and woodworking**
- (14) Stonecutting, monument works**
- (15) Warehousing with indoor storage**
- (16) Motor freight terminal, transshipment facility**
- (17) Automotive service station with major repair under cover**
- (18) Bulk gasoline and petroleum storage**
- (26) Excavation of natural resources...**
- (29) Tree stump landfills**

Attached for the Board's use in reviewing the request are:

1. A copy of the application.
2. A schematic of the proposed plans.
3. A copy of Assessor's Map No 45, which the applicant's property is noted.
4. A list of the adjoining property owners notified by mail of the request.
5. Comments from Staff.

PARENT TRACT DIVISION
ON THE PARCEL 4510A
ON THE SOUTH LINE OF
COUNTY DRIVE - U.S. ROUTE 460
BLACKWATER DISTRICT
PRINCE GEORGE COUNTY, VA

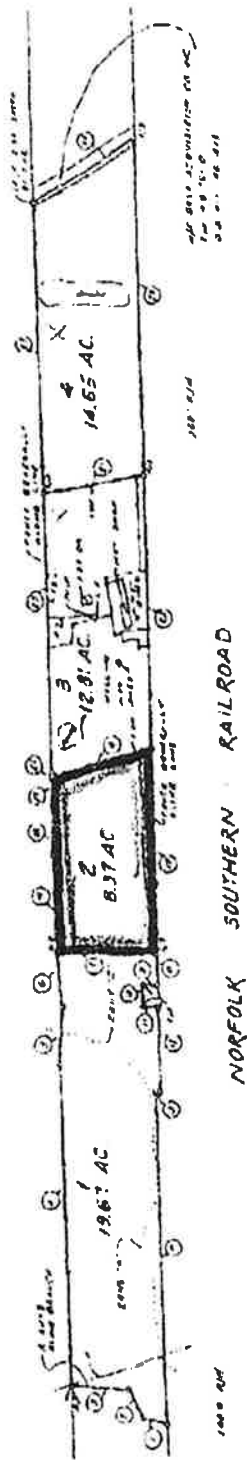
DATE APRIL 6, 2000
REVISED
SCALE 1" = 200'
DRAWN BY T.C.
CHECKED BY M.C.
F. & J. 99E PG. 56

HARVEY L. PARKS, INC.
LAND SURVEYORS
4508 W. HUNDREC RD
CHESTER, VA
748-8641 748-5515
FAX: 748-5742



*File copy
Harvey L. Parks
4/11/00*

COUNTY DRIVE - U.S. ROUTE 460



NORFOLK SOUTHERN RAILROAD

PB 23 Page 160

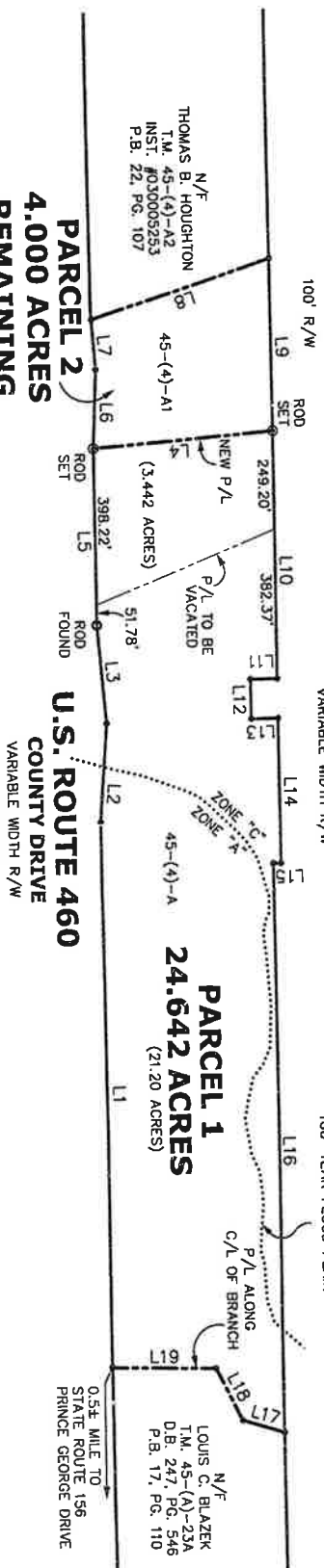
LINE	DIRECTION	DISTANCE
L1	S 47°53'09" E	1385.18'
L2	S 43°18'43" E	250.80'
L3	S 52°27'35" E	250.80'
L4	S 37°47'33" W	464.64'
L5	S 47°53'09" E	450.00'
L6	S 45°01'24" E	200.25'
L7	S 51°41'59" E	125.92'
L8	S 24°51'40" W	483.95'
L9	N 47°49'23" W	434.16'

LINE	DIRECTION	DISTANCE
L10	N 47°49'23" W	631.57'
L11	N 42°10'37" E	70.00'
L12	N 47°49'23" W	100.00'
L13	S 42°10'37" W	70.00'
L14	N 47°49'23" W	369.00'
L15	N 42°10'37" E	20.00'
L16	N 47°49'23" W	1445.60'
L17	N 59°06'35" E	113.82'
L18	S 74°19'22" E	149.26'
L19	N 43°57'29" E	264.87'

P/L - PROPERTY LINE
 C/L - CENTERLINE
 N/F - NOW OR FORMERLY
 R/W - RIGHT OF WAY
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 PG. - PAGE
 T.M. - TAX MAP

Indument
 050003899
 P.B. 22 PG. 107

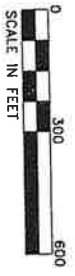
NORFOLK SOUTHERN RAILROAD



OWNER INFORMATION

PARCEL 2
 JOHN W. STUFF
 T.M. 45-(4)-A1
 INST. #050003438
 7.442 ACRES

PARCEL 1
 JOHN W. STUFF
 T.M. 45-(4)-A
 INST. #050001509
 21.20 ACRES



7.442 ACRES
 4.000 ACRES REMAINING
 T.M. 45-(4)-A1

21.20 ACRES
 24.642 ACRES
 T.M. 45-(4)-A

BOUNDARY LINE ADJUSTMENT AND CONSOLIDATION OF PARCEL 1, 24.642 ACRES & PARCEL 2, 4.000 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF U.S. ROUTE 460 BLACKWATER DISTRICT PRINCE GEORGE COUNTY, VIRGINIA

BOUNDARY LINE ADJUSTMENT		DATE: JULY 21, 2005	SCALE: 1"=300'
APPROVED FOR RECORDATION		SHEET 1 OF 1	DRAWN BY: JLP
IN PRINCE GEORGE CO., VIRGINIA		CHECK BY: WMM	
Director of Planning			

Based on graphic determination this property is in zone "A&C" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #510204 0075 A dated 5/1/80

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.



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

May 31, 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, June 14, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

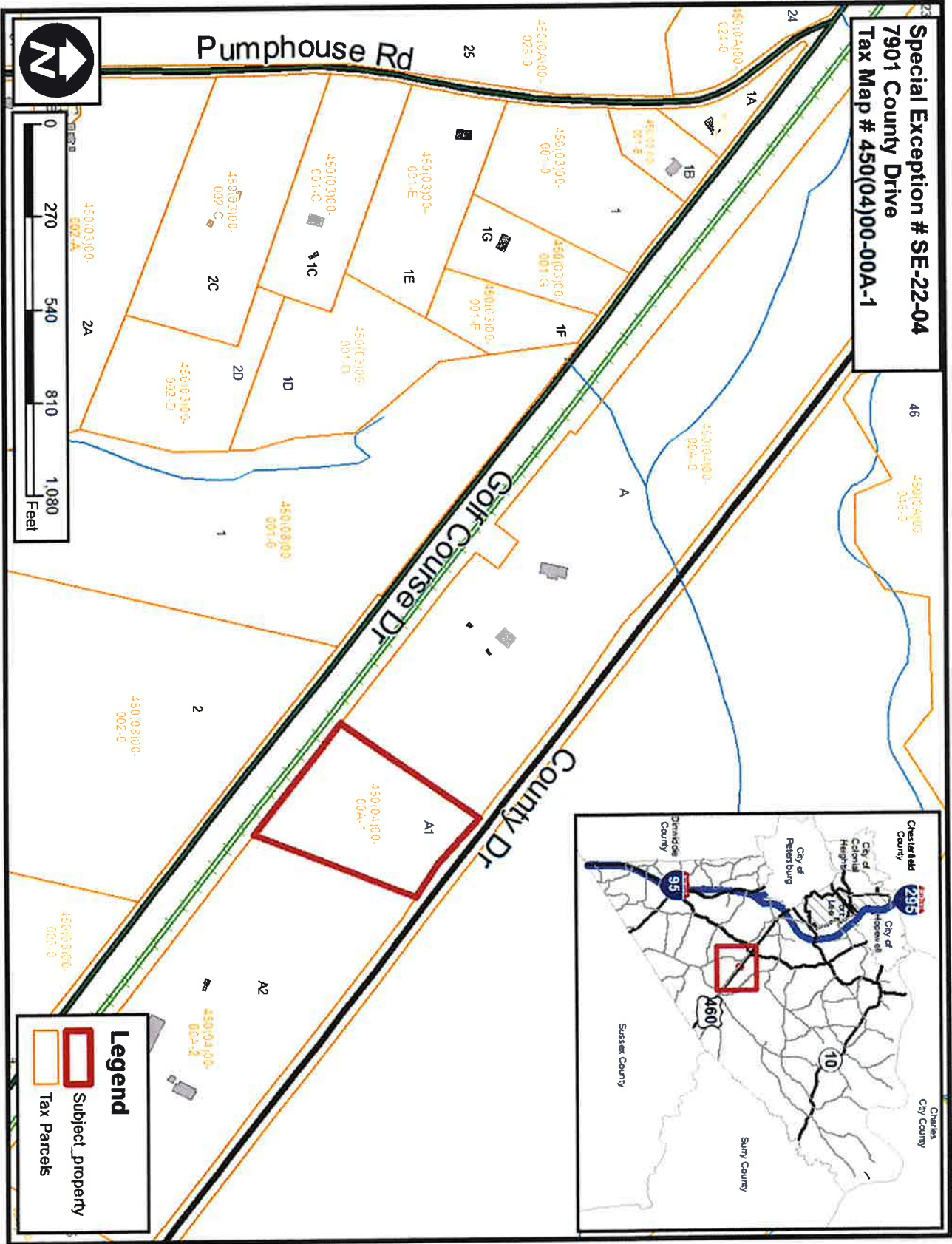
SPECIAL EXCEPTION SE-22-04: Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) “Auto repair garage, wrecking service” and Section 90-393(16) “Motor freight terminal, transshipment facility” and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential 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. 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,

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

FERGUSON MARK E
7891 COUNTY DR
DISPUTANTA, VA 23842

HASS JOHN P & SHERRY S
2872 DEER RUN DR
SOUTH PRINCE GEORGE, VA 23805

HOUGHTON B THOMAS
8201 COUNTY DR
DISPUTANTA, VA 23842

JESSE WILLIAMS JR REVOCABLE TRUST
(KERRI WILLIAMS TRUSTEE)
13411 LORA LYNN RD
CHESTER, VA 23831

WILLIAMS JAMES H & ELIZABETH S
11021 EASY ST
DISPUTANTA, VA 23842

ANDERSON SARAH & KRISTOPHER L
11021 EAST ST
DISPUTANTA, VA 23842

FDM HOLDINGS LLC
PO BOX 604
COLONIAL HEIGHTS, VA 23834

**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold public hearing on Tuesday, June 14, 2022 beginning at 7:30 p.m. concerning the following request:

SPECIAL EXCEPTION SE-22-04: Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) "Auto repair garage, wrecking service" and Section 90-393(16) "Motor freight terminal, transshipment facility" and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

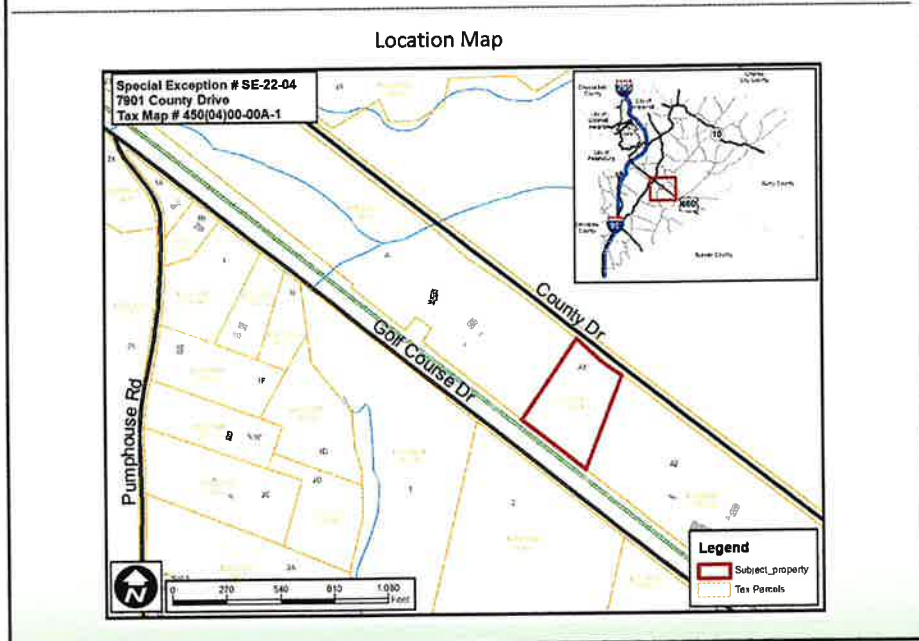
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or 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 hearing in person. 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>.

Jeffrey D. Stoke
County Administrator

SPECIAL EXCEPTION SE-22-04:

Request of John and Sherry Hass to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) "Auto repair garage, wrecking service" and Section 90-393(16) "Motor freight terminal, transshipment facility" and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

SE-22-04 | Sherry & John Hass



SE-22-04 | Sherry & John Hass

Zoning Map



SE-22-04 | Sherry & John Hass

Aerial View



Background

2003

Subject property rezoned under conditional zoning case ZM-03-002 (part of 8.97 acres rezoned to B-1)

2005

Boundary line adjustment established the 4-acre subject property

2021-2022

Applicants purchased the property and applied for Special Exception

Request Summary

Applicants' Goals:

- Construct a garage/workshop for truck repair
- Construct an office for the trucking company use
- Park trucks and trailers when not in use on the road
- Outside storage of other equipment
- Lease parking space to other motor carriers and/or drivers

Applicants' Request:

Special Exception for:

- 90-393(11) Auto repair garage
- 90-393(16) Motor freight terminal

Site layout / Conceptual Plan



Photo of property from Route 460



Planning & Zoning Staff Review Comments

Adjacent uses:

Single-family residential (large lot), vacant

Expected Impacts on adjacent properties and roadways:

- Traffic for truck parking/repair
- Occasional noise from truck traffic (no more than existing noise from Route 460)
- Visibility of trucks, trailers and equipment on property

Mitigation of expected impacts:

- Fence/wall and screening
- Specify activities associated with the proposed uses

Compatibility with the comprehensive plan:

Compatible given the current zoning and location on a major trucking corridor

Other

- Complies with conditions of 2003 zoning case
- Site Plan required

Other Staff Review Comments

Building Inspections Division

- Building permits required for commercial buildings

Utilities Department

- Permissibility of private water service dependent on projected water usage at time of Site Plan
- Permissibility of private wastewater service because public service is not available

Virginia Department of Health

- AOSE or PE must review water supply needs for sewage disposal system

VDOT

- Commercial entrance required
- Turn lanes not anticipated to be required

Environmental Division

- Land disturbance related permits required depending on square footage of disturbance

Recommended Conditions

Highlights:

2. Auto repair garage use shall be limited to repair of commercial trucks and directly related equipment and shall not include repair of general automotive vehicles.
3. Motor freight terminal use shall be limited to office, parking, storage and not warehousing and transferring products between trucks/trailers or other modes of shipment.
4. Site Plan shall be approved prior to parking and storage on the property
5. Enclose parking and storage area with fence/wall and appropriate screening
6. Obtain certification from AOSE/PE for sewage disposal system and water well prior to business license

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

Planning Commission Recommendation

Approval, subject to the specified conditions

6-0 Vote after public hearing on May 26, 2022

Questions?



Ad Preview

PUBLIC NOTICE COUNTY OF PRINCE GEORGE

Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold public hearing on Tuesday, June 14, 2022 beginning at 7:30 p.m. concerning the following request:

SPECIAL EXCEPTION SE-22-04: Request of John and Sherry Moss to permit a trucking company office with parking/storage of trucks and equipment and truck repair within a B-1 (General Commercial) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(11) "Auto repair garage, wrecking service" and Section 90-393(16) "Motor freight terminal, transshipment facility" and pursuant to conditional zoning case ZM-03-002. The subject property is approximately four (4) acres in size, located at 7901 County Drive, and is identified as Tax Map 450(04)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 4602 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 hearing in person. A live video stream will be available at <https://www.princegeorgecountypo.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.princegeorgecountypo.gov>.

Jeffrey D. Stoke
County Administrator
June 2, 9, 2022 7360798