

Issue Analysis Form



Date: July 12, 2022

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

Lead Department(s): Engineering & Utilities

Contact Person(s): Frank Haltom, Director

Description and Current Status

Kellis Joint Venture, LLC intends to develop a 7,500 SF building on tax parcel 450(0A)00-023-A along County Drive (Route 460).

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

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

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

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

Sample Motion: I move that the Board approve the resolution authorizing the advertisement of a public hearing to consider a one-time waiver of Code Sections 82-311(a) and 82-591 to allow the use of private water and wastewater facilities to serve tax parcel 450(0A)00-023-A until the completion of the necessary public water and wastewater improvements to serve the property.

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does This require Planning Commission Action? Yes No

Does this require Board of Supervisors action? Yes No

Does this require a public hearing? Yes No

If so, before what date?

Fiscal Impact Statement

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

County Impact

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

Notes

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 12th day of July, 2022:

Present:

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

Vote:

A-3

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

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

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

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

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

NOW, THEREFORE BE IT RESOLVED: That the Board of Supervisors of the County of Prince George this 12th day of July, 2022, does hereby authorize the advertisement of a public hearing to consider a one-time waiver of Sections 82-311(A) and 82-591 of the Code of the County of Prince George.

A Copy Teste:

Jeffrey D. Stoke
County Administrator

Mr. Frank Haltom, PE

June 27, 2022

Director of Engineering and Utilities
Prince George County
6602 Courts Drive
Prince George, VA 23875

Re: Waiver Request – Water and Wastewater – County Drive – Tax Map ID 450(0A)00-023-A

Dear Mr. Haltom:

Kellis Joint Venture, LLC proposes to develop a 7,500 SF building with a small office space on a parcel roughly located 550 feet southeast of the intersection of Prince George Drive and County Drive, in Prince George County, VA. Weston & Sampson estimates that the proposed commercial development would produce approximately 150 GPD of wastewater and use approximately 270 GPD of water.

To ensure that the developed site will be fully functional with necessary utilities in place, we will need to secure a source for water service and wastewater service. Our understanding is that Prince George County will not have sufficient wastewater capacity to serve our project until October of 2023 and will not have sufficient water capacity until the middle of 2025. It is also our understanding that capital improvement projects are underway to provide additional capacity for areas around the proposed commercial development.

We currently estimate that the proposed building with office space could be operational by April of 2023 and if Prince George County completes the wastewater infrastructure project by October of 2023 the proposed building will be inoperable for 6 months, or longer if the wastewater improvement project is delayed/completion date is pushed back any further than October of 2023. Given the current state of the construction industry, material delays and shortages are significantly impacting capital improvement projects construction schedules. Regarding water service, if capacity is not available until the middle of 2025, then the proposed commercial development would be without water service for over 24 months which would drastically alter the plans of Kellis Joint Venture, LLC.

Provided the current state and capacity of the sanitary sewer system and the water system Weston & Sampson proposes the following options to provide water and wastewater for the proposed commercial development.

Water:

1. Install a well and treat as require for use by the commercial development until capacity is provided in the municipal water system.

Wastewater:

1. Utilize porta-potties and/or temporary storage tanks for temporary use until wastewater capacity is provided and connection into the municipal system is provided.
2. Install/utilize a private septic system.

Kellis Joint Venture, LLC, request the Board to approve a waiver to any applicable sections of the existing ordinance, to allow for the wastewater service connection or for the alternative water and wastewater options to serve this commercial development.

Please contact the Project Manager for the project, Joshua Burnette, at (803) 446-2737 should you have any questions.

Sincerely,

Steve Marsha

A handwritten signature in blue ink, appearing to read 'S. Marsha', with a long, sweeping flourish extending upwards and to the right.

Manager
Kellis Joint Venture, LLC