

Issue Analysis Form

Date: July 12, 2022

Item: Special Exception Request # SE-22-05

Applicant: Christopher & Marisela Clark

Lead Department: Community Development

Contact Person: Tim Graves, Planner



Description and Current Status

The applicant would like to open a 9-hole Golf Course with clubhouses on the site of the former Prince George Golf Course.

In order for this to be permitted, they are requesting a Special Exception pursuant to Section 90-103(3) of the Zoning Ordinance.

The Planning Commission recommends **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-22-05, 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

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 5-0 vote
on June 23, 2022
Public Hearing on
July 12, 2022

Fiscal Impact Statement

The proposed use would generate additional tax revenue from the new golf course business.

County Impact

The special exception would allow a 9-hole golf course to open in the County, putting part of the former Golf Course back into action and providing residents and the surrounding community with a recreational option.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; 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 12th day of July, 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-22-05: Request of Christopher and Marisela Clark to permit a golf course within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(3). The subject property is approximately 48.56 acres in size, located at 8399 and 8401 Golf Course Drive, and is identified as Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-05 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to Christopher & Marisela Clark for a Golf Course on Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0.
2. Hours and days of operation shall be 7am to sunset 7 days a week.
3. 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.
4. Business signage for the golf course use shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting setback requirements in the ordinance for business signs, exclusive of the existing permitted sign(s) for the other permitted special exception uses on the property. Off-site directional signage to direct customers to the facility may be permitted in accordance with a sign permit for the property on which the directional signage is located.
5. The owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.

6. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
7. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
8. 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.
9. 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 July 12, 2022 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing July 12, 2022

SE-22-05 – Clark Golf Course

Applicant: Christopher & Marisela Clark

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

I. Request

The applicants would like to open a 9-hole Golf Course with clubhouses on the site of the former Prince George Golf Course. In order for this to be permitted, they are requesting a Special Exception pursuant to Section 90-103(3).

II. Property

Address: 8399 and 8401 Golf Course Drive
Tax Map: 450(06)00-00A-2, 450(06)01-001-0
and 450(06)01-002-0

Zoning District: Residential Agricultural (R-A)
Current Use: Assembly Hall, Room rental
home occupation, former golf course

Site Size: +/- 48.56 acres total across 3 parcels
Legal Owner: Christopher & Marisela Clark
RE Taxes Paid?: Yes

Comp Plan Land Use: Agriculture
Planning Area: Rural Conservation Area
Previous Zoning Cases: SE-21-02 (Assembly Hall,
Room rental home occupation)

III. Meeting Information

Planning Commission Public Hearing: June 23, 2022
Board of Supervisors Public Hearing: July 12, 2022

IV. Relevant Background

- Prior use of the property as golf course (Prince George Golf Course) and assembly hall (Chester Plantation)
- July 2021 – Special Exception SE-21-02 granted by BOS for Assembly Hall and Bedroom rental (4 rooms as a home occupation) in the main “Chester Plantation” building
- 2021-2022 –
 - First Tee Estates subdivision divided former golf course property into residential lots
 - Applicants purchased Lot 1 and 2 of the new subdivision, which includes the existing golf course clubhouse buildings and a portion of the former golf course
 - Applicants submitted Special Exception application to open a new (modified) 9-hole golf course

V. Applicant Proposal

- Create a 9-hole golf course utilizing the fairways, greens and clubhouse left by the former Prince George Golf Course, and including a portion of the Chester Plantation building which also previously served as a clubhouse.
- No new buildings planned at this time
- Utilize existing parking areas
- Hours/days of operation – 7 days a week 7am to sunset
- New signage as permitted by County Code

VI. Exhibits

Exhibit 1 – Location within the County

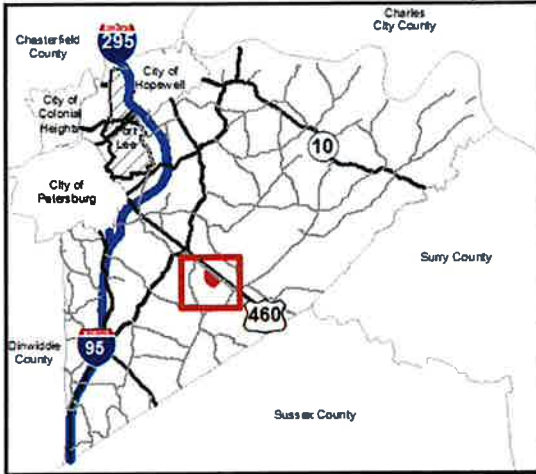


Exhibit 2 – Aerial View



Exhibit 3 – Zoning Map



Exhibit 4 – Conceptual Layout

Red = course layout; Blue = walking paths; Yellow = hole numbers



VII. Planning and Zoning Review Comments

1. Applicable zoning cases: SE-21-02 Chester Plantation (for the B&B and Assembly Hall) on parcel 450(06)00-00A-2 with parking on what is now parcel 450(06)01-001-0.
2. The desired land use, golf course, is permitted by Special Exception under Section 90-103(3) Lodge, hunting club, yacht club, golf course, country club.
3. Site Plan comments: A Site Plan will be required if there is a proposed building addition or land disturbance that will exceed 2,500 SF.
4. Other processes required after SE approval: Building/Zoning Permit for any buildings; Business zoning approval for a business license for the business
5. The applicants have stated that they intend to place new business signage at the property entrance and a directional sign at the corner of Prince George Drive and Golf Course Drive.
 - a. On-site business sign: Should be limited in size by condition to maintain residential-agricultural feel. Staff has recommended a condition limiting the size.
 - b. Off-site directional sign: May be permitted. Depends on exact location and subject to sign permit.
6. Expected impacts from this request:
 - a. Minimal traffic on Golf Course Dr. during operational hours. Mitigation: Not necessary. No increase when compared to uses that have historically occurred on the property.
 - b. Potential for stray balls to land on adjacent properties. Mitigation: Condition requiring corrective action if any issues arise.
7. If approved, the special exception use of a golf course would be in addition to the existing special exception uses of assembly hall and rental of four rooms in the main building.
8. Compatibility with surrounding zoning districts: Yes, no change to zoning
9. Compatibility with existing surrounding uses: Yes, the nature of this use is compatible with surrounding low-density residential uses
10. Compatibility with the Comprehensive Plan: Yes, compatible with Agriculture uses, as depicted on the future land use map

VIII. Supplemental Staff Review Comments

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

1. Any modifications, renovations, or alterations to the building(s) or building systems will require construction permit applications to be submitted for review and approval prior to commencing work.
2. The proposed use of the existing “Clubhouse” is consistent with the existing use group classification of the building.

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. Based upon the information contained within the special exception application, a commercial entrance will be required to provide access. A commercial entrance must demonstrate that intersection sight distance is available, meet VDOT’s criteria and be paved.
2. VDOT has no objection to the submitted special exception application.

Utilities Department – *Rachael Lumpkin, Utilities Project Engineer*

1. Water supply and wastewater disposal at this site are private and must be coordinated with the health department. Public water and wastewater are not available.

The departments below reviewed this request and had no comments.

Economic Development – *Stacey English, Economic Development Specialist*

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*

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 6-16-22.
- No comments from the community were received prior to finalizing this report.

X. Planning Commission Recommendation

The Planning Commission recommended Approval, subject to the recommended conditions in the section below. The vote was 5-0 following a public hearing on June 23, 2022. There were no public comments during the hearing.

XI. Recommended Conditions

1. This Special Exception is granted to Christopher & Marisela Clark for a Golf Course on Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0.
2. Hours and days of operation shall be 7am to sunset 7 days a week.
3. 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.
4. Business signage for the golf course use shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting setback requirements in the ordinance for business signs, exclusive of the existing permitted sign(s) for the other permitted special exception uses on the property. Off-site directional signage to direct customers to the facility may be permitted in accordance with a sign permit for the property on which the directional signage is located.
5. The owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.
6. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
7. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four 24 consecutive months.
8. 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.
9. 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.

Emergov: SE-22-0011



SPECIAL EXCEPTION 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 #:

SE-22-08

DATE SUBMITTED:

MAY 06 2022

TWG

APPLICANT FILL-IN ALL BLANKS

| | | | |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------|
| REQUEST | REQUEST: | | |
| | Request to open a 9-hole golf course with clubhouse | | |
| | REQUEST PROPERTY ADDRESS / LOCATION: 8399 & 8401 Golf Course Drive, Disputanta Va 23842 | | |
| REQUEST | REQUEST TAX MAP PIN(S): (List all) | AFFECTED ACREAGE (Each parcel): | ENTIRE PARCEL (Y / N - Each parcel): |
| | 450 (06) 00-00A-2 1 | 1. Fractional | 1 N |
| | 450 (06) 01-001-0 2 | 2 42.66 | 2 N |
| | 450 (06) 01-002-0 3 | 3 5.029 | 3 N |
| LEGAL OWNER | ATTACHMENTS (Check if Attached; * = Required): | | |
| | <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) | | <input type="checkbox"/> COMMUNITY MEETING SUMMARY |
| | <input checked="" 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): Christopher & Mariela Clark | | |
| | MAILING ADDRESS: (Incl. City, State, Zip): 8401 Golf Course Drive Disputanta, Va 23842 | | |
| | E-MAIL: cf.clark1@verizon.net | PHONE: 804 350 3726 | |
| APPLICANT CONTACT | NAME(S): If different than owner): SAME | | |
| | RELATION TO OWNER: | | |
| | MAILING ADDRESS: (Incl. City, State, Zip): | | |
| | E-MAIL: | PHONE: | |
| OFFICE USE ONLY (Completed at the time of application) | | | |
| ZONING DISTRICT(S): R-A | | LAND USE(S) CODE REFERENCE(S): 90-103(3) | |
| PAYMENT | FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350 | FEE PAID: | PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT |
| | CHECK # / TRANSACTION #: | DATE RECEIVED: | RECEIVED BY: |

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: Christopher P. Clark

NAME: Marisela B. Clark

SIGNED: [Signature]

SIGNED: [Signature]

DATE: 5/6/2022

DATE: 5/6/2022

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: City of Petersburg

Subscribed and sworn before me this 6th day of May, 2022.

[Signature] Notary Public

CHRISTINA DAWN GRIMM, NOTARY PUBLIC, COMMONWEALTH OF VIRGINIA, MY COMMISSION EXPIRES APRIL 30, 2023, COMMISSION # 7842288

My Commission expires: 4/30, 2023

**INVOICE (INV-00002040)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT

Christopher Clark
8401 Golf Course Drive
Disputanta, VA 23842



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| INV-00002040 | 06/02/2022 | 06/02/2022 | Paid In Full | NONE |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|------------------------------|-------------------------------|---------------------------|
| SE-22-0011 | PGC Special Exception Request | \$700.00 |
| 8399 Golf Course 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

Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive
Disputanta, Va 23842
804-350-3726

Request to open a 9-hole golf course with clubhouses.

Parcel Numbers 450(06)00-00A-2, 450(06)01-001-0, 450(06)01-002-0

General:

With the purchase of lots 1 and 2 of the First Tee Subdivision we intend to re-create a 9 hole golf course utilizing the fairways, greens and clubhouse left by the former owner of the Prince George Golf Course. We intend to also incorporate a portion of the Chester Plantation which historically also served as the clubhouse in days gone by. Pricing will be determined at a later date and the option to play the course twice will be available at a moderately increased price.

We believe this venture will be successful considering the lack of play in the area and the low overhead with a smaller course and it being managed by the owner operator starting out. We will also build a website and use social media in an up-to-date fashion, advertising events, tournaments, special pricing and better marketing to schools, the county and the general public.

We do not have experience running a Golf Course but with help from some of the former employees and local teens there will be a mutual benefit working towards success. With better overall management, we intend to make this a destination course for locals and others. As time goes on, we will improve the fairways, greens and create a park like atmosphere including a fountain in the back pond. We also intend to seek grants and possibly funding from PGC and corporate donors to assist in our launch.

Course layout:

The new layout will consist of four Par 3s, a hybrid Par3/4, four Par 4s and a single Par 5 for a 9-hole Par 32 for women and Seniors and par 33 for men. This could change slightly depending on modifications such as extending existing holes where feasible. The Back 9 Golf Course will start out being a walking course with pull cart rentals and eventually golf carts depending on business.

The new layout will use all of the existing holes within the boundaries of lots 1 and 2 with a redesign of certain holes to fit the new lot geometries. See Figure 1 on page 2.

The hours would generally be 7am to sunset 7 days a week.

Clubhouse(s)

The White Trailer –

Regarding the trailer on lot 1, we intend to continue using it in its current configuration as the former clubhouse. There are currently 5 toilets between the men's and women's bathrooms and a partial kitchen including coffee make, ice maker and hotdog warmer. Additionally, the clubhouse would sell merchandise, sandwiches, candy, chips, beer, wine (with appropriate licensing) and soft drinks.

Chester Plantation - We also intend to use the basement and outdoor facility at the Chester Plantation on certain days to function as the Clubhouse Cantina area also selling merchandise, hotdogs, sandwiches, beer/wine (with appropriate license), soft drinks, candy and chips. There are 2 bathrooms

Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive
Disputanta, Va 23842
804-350-3726

available to the golfing patrons at the Chester Plantation. This space also has a full kitchen and ice maker.

Parking:

The existing parking will continue to be used for patrons and is about 1 acre in area.

Figure 1 (lots 3 thru 11 are only shown and will not part of this special exception application)

The plat below has the course layout with the long red arrows designating the course layout, the blue lines with arrows are the walking paths and the yellow numbers delineating the hole numbers. Because these holes are partly from the front 9 and some from the back 9 of the PGGC, there will be new hole numbers placed at each T Box, a new path created where necessary and signs clearly marking the direction of the next hole to play.

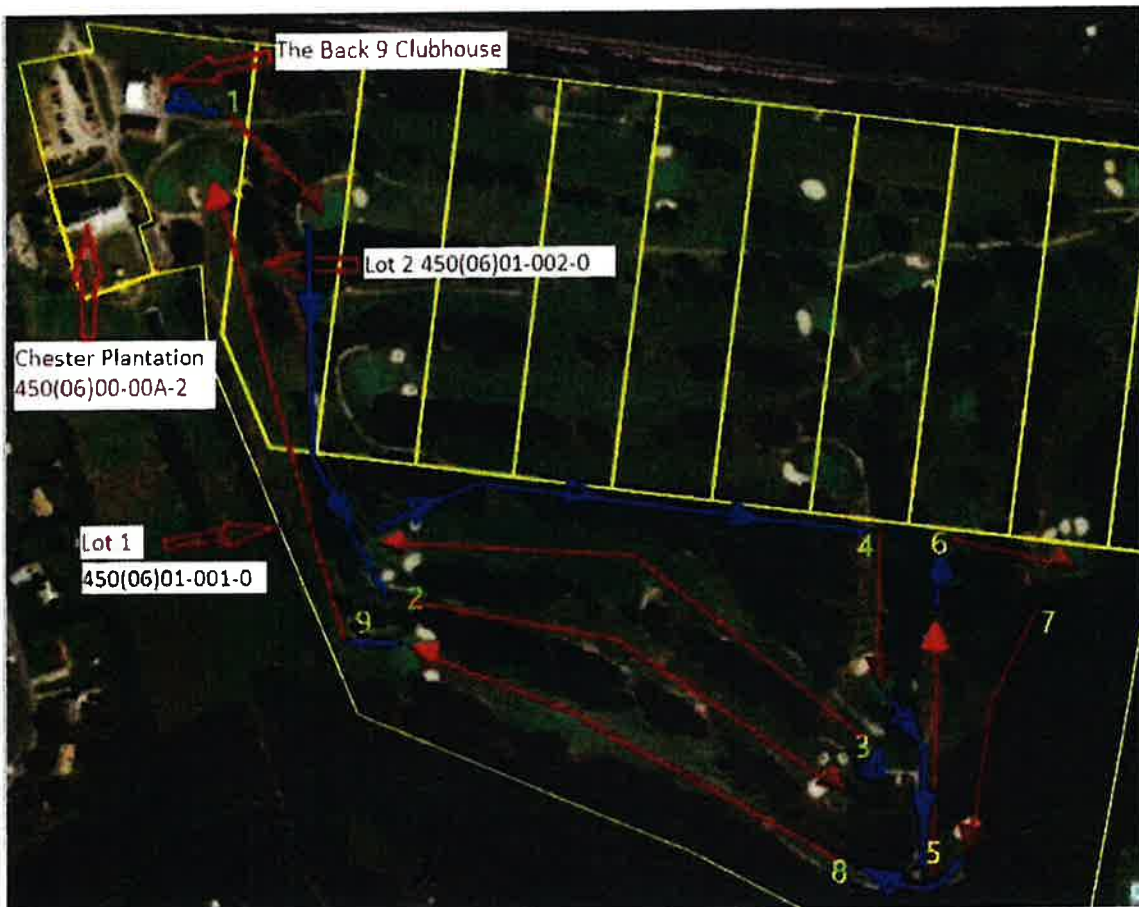


FIGURE 1 THE BACK 9 CLUBHOUSE AND COURSE LAYOUT

Best Regards,

Christopher and Marisela Clark
804-350-3726

Legacy Tree Corp dba The Back 9 Golf Course

8399 Golf Club Drive
Disputanta, Va 23842
804-350-3726

May 5, 2022

Amendment to our March 21st Request to open a 9-hole golf course with clubhouses.

Parcel Numbers 450(06)00-00A-2, 450(06)01-001-0, 450(06)01-002-0

In response to Questions and comments from your Preliminary SE Application # PSE-22-05 dated April 14th, 2022.

Ms. Alice Weathers, VDH; We acknowledge that parcel 450(06)01-001-0 before it can be approved, we must first have the sewage system evaluated and the contact the office of drinking water for the Well system. These efforts are underway.

Mr. Frank Haltom, PE, County Engineer; We acknowledge that any improvements to the parcels that increase water and sewer demands will require approval from the Virginia Department of Health.

Mr. Charles Harrison III - Building Official / Fire Official; We acknowledge that any modifications, renovations, or alterations to the building(s) or building systems will require construction permit applications to be submitted for review and approval prior to commencing work

Mr. Tim Graves, Planner;

1. Signage – We plan to place new signage at the property entrance and at the corner of Prince George and Golf Course Drive with permission of Standard Motor Products. The signs will be in compliance with local laws and ordinances.
2. Expected Hours and days of operation – 7 days a week, 7 am to sunset.
3. What measures if any will be taken to prevent stray balls from entering adjacent properties. – No measures taken immediately and only as necessary if requested by directly affected parties.
4. Fee of \$700 – acknowledged
5. Site Plan comments: we acknowledge that a Site Plan will be required if there is a proposed building addition or land disturbance that will exceed 2,500 SF. None planned at this time.

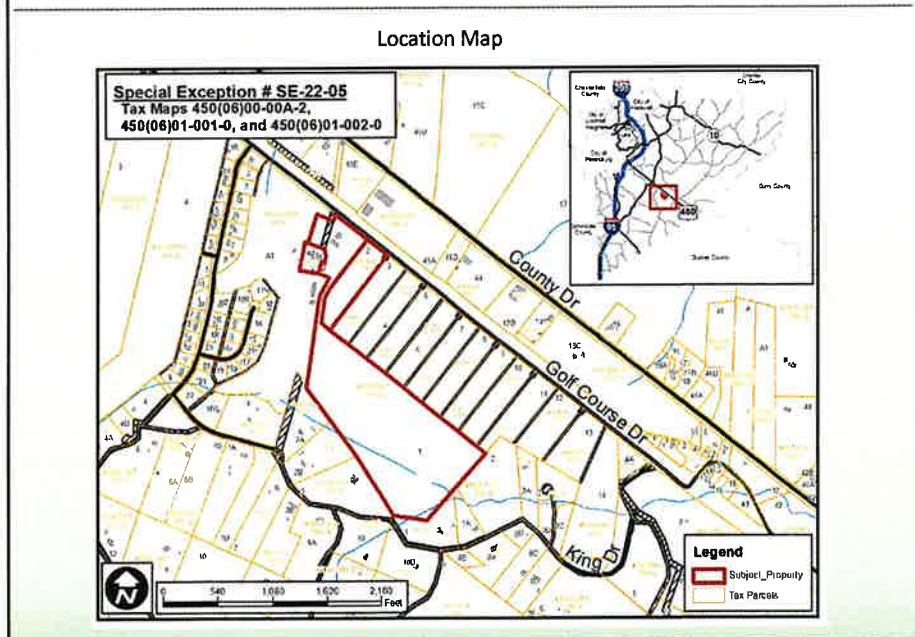
Best Regards,

Christopher and Marisela Clark 804-350-3726

SPECIAL EXCEPTION SE-22-05:

Request of Christopher and Marisela Clark to permit a golf course within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(3). The subject property is approximately 48.56 acres in size, located at 8399 and 8401 Golf Course Drive, and is identified as Tax Maps 450(06)00-00A-2, 450(06)01-001-0 and 450(06)01-002-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

SE-22-05 | Christopher & Marisela Clark (9-hole Golf Course)



SE-22-05 | Christopher & Marisela Clark (9-hole Golf Course)

Zoning Map



SE-22-05 | Christopher & Marisela Clark (9-hole Golf Course)

Aerial View



Background

- Prior use of the property as golf course (Prince George Golf Course) and Assembly Hall (Chester Plantation)
- July 2021 – Special Exception for Assembly Hall and Bedroom rental (4 rooms as a home occupation) in the main “Chester Plantation” building
- 2021-2022 –
 - First Tee Estates subdivision
 - Applicants purchased Lot 1 and 2 of the new subdivision (includes clubhouse buildings and a portion of the former golf course)
 - Applicants submitted Special Exception application

Request Summary

- Create a 9-hole golf course utilizing the fairways, greens and clubhouse left by the former Prince George Golf Course, and including a portion of the Chester Plantation building which also previously served as a clubhouse.
- No new buildings planned at this time
- Utilize existing parking areas
- Hours/days of operation – 7 days a week 7am to sunset
- New signage as permitted by County Code

SE-22-05 | Christopher & Marisela Clark (9-hole Golf Course)



SE-22-05 | Christopher & Marisela Clark (9-hole Golf Course)



Planning & Zoning Staff Review Comments

Expected Impacts on adjacent properties and roadways:

- Minimal traffic on Golf Course Dr. during operational hours.
- Mitigation: Not necessary. No increase compared to past uses.

- Potential for stray balls to land on adjacent properties.
- Mitigation: Condition requiring corrective action if any issues arise.

Compatibility with surrounding zoning districts:

Yes, no change to zoning

Compatibility with existing surrounding uses:

Yes, the nature of this use is compatible with surrounding low-density residential uses

Compatibility with the Comprehensive Plan:

Yes, compatible with future Agriculture (including low-density residential uses)

Other Staff Review Comments

Virginia Department of Health

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)

- Based upon the information contained within the special exception application, a commercial entrance will be required to provide access. A commercial entrance must demonstrate that intersection sight distance is available, meet VDOT's criteria and be paved.
- VDOT has no objection to the submitted special exception application.

Recommended Conditions

Highlights:

1. Hours and days of operation: 7am to sunset 7 days a week.
2. Applicants to 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.
3. Business signage for the golf course use shall be limited to one additional on-site freestanding sign no greater than sixty (60) square feet.
4. The owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.

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

Planning Commission Recommendation

Approval, subject to the recommended conditions

Questions?



LOCALiQ

The Progress-Index

Order Confirmation

Not an Invoice

| | |
|--------------------------|---------------------------------------------------------------------|
| Account Number: | 696922 |
| Customer Name: | Board Of Supervisors |
| Customer Address: | Board Of Supervisors 6602 Courts Drive PRINCE GEORGE VA 23875 |
| Contact Name: | Board Of Supervisors |
| Contact Phone: | 8047228600 |
| Contact Email: | |
| PO Number: | |

| | |
|---------------------------|------------|
| Date: | 06/28/2022 |
| Order Number: | 7474971 |
| Prepayment Amount: | \$ 0.00 |

| | |
|--------------------------|---------|
| Column Count: | 1.0000 |
| Line Count: | 97.0000 |
| Height In Inches: | 0.0000 |

Print

| Product | #Insertions | Start - End | Category |
|------------------------|-------------|-------------------------|----------------|
| PTR The Progress-Index | 2 | 06/30/2022 - 07/07/2022 | Public Notices |
| PTR progress-index.com | 2 | 06/30/2022 - 07/07/2022 | Public Notices |

| | |
|---------------------------------|-----------------|
| Total Order Confirmation | \$486.06 |
|---------------------------------|-----------------|

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 hearings on Tuesday, July 12, 2022 beginning at 7:30 a.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-05: Request of Christopher and Marisela Clark to permit a golf course within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-101(3). The subject property is approximately 48.56 acres in size, located at 8399 and 8401 Golf Course Drive, and is identified as Tax Maps 450106000A-2, 450106101-001-0 and 490106101-002-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture use.

SPECIAL EXCEPTION SE-22-02: Powell Creek Solar, LLC requests a special exception pursuant to § 90-53 (5) to permit a large-scale solar energy facility in an A-1 (General Agricultural) Zoning District. The 5-megawatt facility is sited on approximately 47-acre portion of the 631-acre subject property, with the development area situated along James River Drive, west of the intersection with Nobles Road. The subject property is identified as Tax Map 270103100-003-0 and addressed as 14971 James River Drive. On June 23, 2022, the Prince George County Planning Commission found the request to be in substantial accord with the Prince George County Comprehensive Plan.

The public hearings 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 Commission 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.princegeorgeva.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.princegeorgeva.gov>.

Jeffrey D. Stoke
County Administrator