

# Issue Analysis Form

**Date:** October 25, 2022

**Item:** Conditional Rezoning Request (RZ-21-05)

**Applicant:** MAT Developments, LLC

**Lead Department:** Community Development

**Contact Person:** Andre M. Greene, Planner II



## Description and Current Status

The applicant would like to conditionally rezone approximately 10 acres from M-1 Light Industrial to M-2 General Industrial. The purpose of the rezoning is to allow overflow tractor-trailer parking for e-commerce fulfillment transportation services.

The proposed use of the property for tractor-trailer parking is considered a "Truck Terminal" land use which would be permitted by-right under Section 90-492(1) if the land is rezoned to M-2.

Staff and the Planning Commission recommended **APPROVAL** of this request, subject to several 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 the Rezoning Request (RZ-21-05) of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1 Light Industrial to M-2 General Industrial to allow overflow tractor trailer parking off Corporate Road and further identified as Tax Parcel 330(OA)00-016-C subject to proffered conditions."*

## Government Path

Does this require IDA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require BZA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require Planning Commission action?	<input checked="" type="checkbox"/> Yes	September 22, 2022 PC Recommended Approval by <b>5-0</b> vote
Does this require Board of Supervisors action?	<input checked="" type="checkbox"/> Yes	Public Hearing on October 27, 2022
Does this require a Public Hearing?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, before what date?	N/A	

## Fiscal and Economic Impact Statement

If approved, the proposed use would generate additional tax revenue from a business.

## County Impact

The special exception would allow a small business to open in the County, and allow a new industrial use in an existing industrial area.

## 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

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 25<sup>th</sup> day of October, 2022:

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Present:

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

Vote:

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**REZONING RZ-21-05:** Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor-trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-21-05 is granted as an amendment to the official zoning map; and

The Property known as Tax Map # 330(0A)00-016-C, consisting of approximately 10 acres, is hereby rezoned from M-1 Light Industrial District to M-2 General Industrial District; 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 will be developed in accordance with the following conditions voluntarily agreed to by the Applicant:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
  - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
  - b. Blacksmith shops, welding or machine shops.
  - c. Building material sales yards and plumbing supplies storage.
  - d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
  - e. Petroleum Storage.

- f. Sawmills and planing mills.
- g. Brick manufacture.
- h. Boiler shops.
- i. Meat, poultry and fish processing.
- j. Public Utilities.
- k. Concrete products or central mixing and proportioning plants.
- l. Vehicle impound facility.

2. Natural Buffer.

- a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

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Adopted on October 25, 2022 and becoming effective immediately.



## BOARD OF SUPERVISORS STAFF REPORT

Public Hearing October 25, 2022

**RZ-21-06: MAT Developments, LLC Rezoning Request**

**Applicant: T. Preston Lloyd, Jr. Esq., Williams Mullen**

**Owner: MAT Developments, LLC**

**Case Manager: Andre Greene - (804)722-8678**

### Request

This request is to conditionally rezone approximately 10 acres from M-1 Light Industrial to M-2 General Industrial to allow overflow tractor-trailer parking for E-commerce fulfillment transportation services.

### Property

**Address:** N/A

**Tax Map:** 330(0A)00-016-C

**Site Size:** Approximately 10 Acres

**Legal Owner:** MAT Developments LLC

**RE Taxes Paid?:** Yes

**Zoning District:** M-1, Light Industrial

**Current Use:** Vacant Wooded Site

**Comp Plan Land Use:** Industrial

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:** None

### Meeting Information

Planning Commission Public Hearing: September 22, 2022

Board of Supervisors Public Hearing: October 25, 2022

### Recommendation

Approval, subject to recommended conditions

### Applicant Proposal

1. The applicant requested the rezoning in order to make possible the use of the property as overflow tractor-trailer parking for E-commerce fulfillment transportation services.
2. The rezoning request includes a conceptual plan which shows the parking area along with a stormwater management BMP Pond.
3. The conceptual plan included with the application calls for 169 parking spaces to be constructed on the property. Essentially, the proposed development will be a trailer storage facility where the trailer portion of the tractor trailer is stored when not in use. The applicant has stated at least 10-15 trailers will be moved in and out of the facility per day. This amounts to approximately 1-2 trailers moving into or out of the site during peak hours.  
The number of trailers on the site will fluctuate during holidays, thus being a seasonal location.
4. In a recent communication with the applicant, the parking area will be constructed utilizing 21B gravel that is injected with water during the laydown of the 21B. This process involves rolling area and creates a hard, dust-free service (See Exhibit 3).
5. There are no structures planned for construction and no extensions of public water and sewer utilities at this time.
6. A proffer statement was voluntarily submitted with the rezoning request.

**Exhibits**

Exhibit 1: Aerial view of request area



Exhibit 2: Conceptual Plan

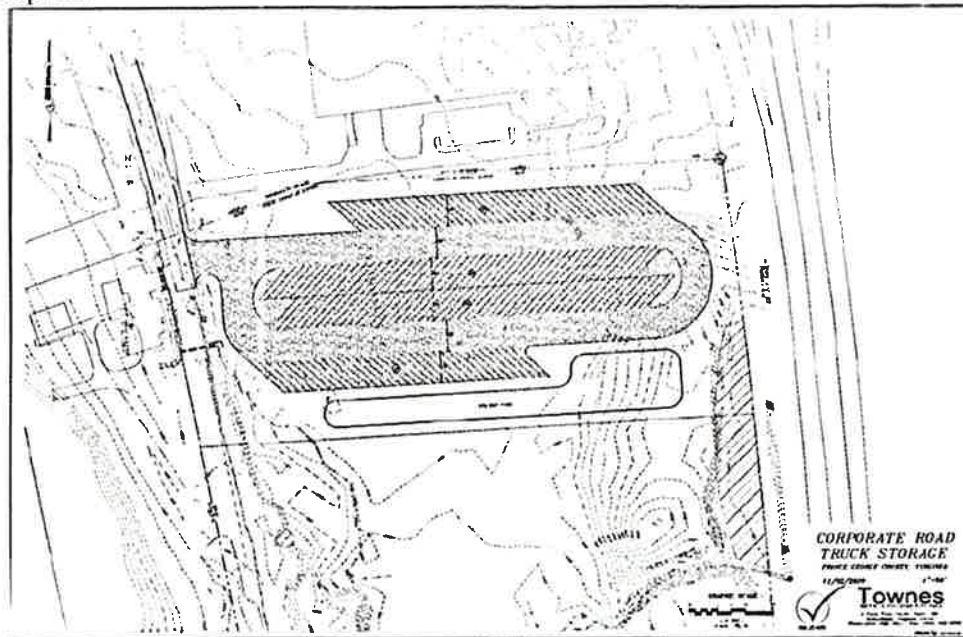


Exhibit 3: Photo of Applicant's Parking Lot in Chesterfield County



Exhibit 4: Zoning Map



Exhibit 5: Future Land Use Map (Purple = Industrial)



### Planning and Zoning Review Comments

1. Case ZM-84-3 rezoned the property to M-1. There are no conditions.
2. The proposed use of the property for tractor-trailer parking is considered a “Truck Terminal” land use which would be permitted by-right under Section 90-492(1) if the land is rezoned to M-2 General Industrial.
3. Expected impacts of proposed uses on adjacent properties and roadways include:
  - a. Additional traffic on Rives Road and Corporate Road (located in the corporate limits of the City of Petersburg).
    - i. The applicant prepared a Turn Lane Warrant Analysis for the City of Petersburg and traffic generation data. The City of Petersburg and Paul Hinson with VDOT reviewed the analysis and concluded that based on the existing traffic volumes and projected site usage, neither a left-turn lane nor right-turn lane is warranted at the intersection of Rives Road and Corporate Drive. No other road improvements have been required.
  - b. It has been determined that Corporate Road is a public road. The City of Petersburg has not requested a maintenance agreement with the applicant.
4. The proposed use appears to be compatible with the existing surrounding uses, which include DAS Distribution, Mountainous Coffee, and the Petersburg’s Department of Social Services (located within the corporate limits of the City of Petersburg). The site is directly across from the Home Builder’s Association Building located at 10300 Corporate Road in Prince George County. Other surrounding use include woodlands and Interstate 95.
5. The proposed zoning district and land use is compatible with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area. (See Exhibit 5)

## Supplemental Staff Review Comments

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

As of 9-13-22: "My [previous] comments have been addressed. VDOT has no objection to the zoning application."

### Utilities Department - *Frank Haltom, Director of Engineering and Utilities*

1. If public utilities are required to serve this facility or needed for future development of the parcel, the water will be provided by the City of Petersburg. Sewer will be provided by the County.
2. The city may require an assessment to determine the impact the development within PG would have on city's water facilities. If required, the developer will be responsible for providing the assessment.

### Economic Development – *Stacey English, Economic Development Specialist*

1. This property is located in the Enterprise Zone.

### Environmental Division - *Angela Blount, Environmental Program Coordinator*

1. Comments will be reserved for site plan submission.

The departments below reviewed this request and had no comments.

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

**Real Estate Assessor** - *Carol Crawford, Real Estate Operations Coordinator*

**Fire & EMS Department** – *Shawn Jones*

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

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

## 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.

## Planning Commission's Recommendation

The Planning Commission recommended Approval, subject to the applicant's proffered conditions.

## Recommended/Proffered Conditions

The following conditions were proffered by the applicant in their proffer statement dated October 5, 2021 and are acceptable to Staff:

1. Prohibited Uses. The following uses shall be prohibited on the Property:
  - a. Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
  - b. Blacksmith shops, welding or machine shops.
  - c. Building material sales yards and plumbing supplies storage.



- d. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
- e. Petroleum Storage.
- f. Sawmills and planing mills.
- g. Brick manufacture.
- h. Boiler shops.
- i. Meat, poultry and fish processing.
- j. Public Utilities.
- k. Concrete products or central mixing and proportioning plants.
- l. Vehicle impound facility.

2. Natural Buffer.

- a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or is required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

INV 627  
RZ-21-0003



# 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](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY  
 APPLICATION #:  
 RZ-21-05  
 DATE SUBMITTED:  
 OCT 06 2021  
 BY: MGS

## APPLICANT FILL-IN ALL BLANKS

<b>REQUEST DETAILS</b>	<b>REQUEST:</b> Conditional zoning from M-1 to M-2 to authorize use of property for overflow tractor trailer parking for e-commerce fulfillment transportation.				
	<b>REQUEST PROPERTY ADDRESS / LOCATION:</b> Corporate Road				
	<b>REQUEST TAX MAP(S):</b> (List all) Tax Parcel No. 330(0A)00-016-C	<b>AFFECTED ACREAGE:</b> Approx. 10 ac.	<b>ENTIRE PARCEL?:</b> (Y / N) Yes	<b>CURRENT ZONING:</b> M-1	<b>PROPOSED ZONING:</b> M-2
	<b>REQUIRED ATTACHMENTS:</b> (Check if Attached; * = Required)				
	<input checked="" type="checkbox"/> <b>APPLICANT STATEMENT*</b> (Specify goals, details, etc.) <input checked="" type="checkbox"/> <b>PROPOSED CONDITIONS / PROFFER STATEMENT</b> <input checked="" type="checkbox"/> <b>CONCEPTUAL SITE PLAN*</b> (Show any planned improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> <b>COMMUNITY MEETING SUMMARY</b>		<input type="checkbox"/> <b>SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA</b> (If different than recorded lot)  <input type="checkbox"/> <b>ADDITIONAL ATTACHMENTS:</b> _____ _____		
<b>LEGAL OWNER</b>	<b>NAME(S):</b> MAT Developments, LLC				
	<b>MAILING ADDRESS</b> (Incl. City, State, Zip) c/o Abilene Motor Express, 265 Pembroke Ct., Richmond, VA 23238				
	<b>E-MAIL:</b> alan@abilenemotor.com		<b>PHONE:</b>		
<b>APPLICANT CONTACT</b>	<b>NAME(S)</b> (If different than owner): T. Preston Lloyd, Jr., Esq., Williams Mullen				
	<b>RELATION TO OWNER:</b> Attorney-In-Fact for MAT Developments, LLC				
	<b>MAILING ADDRESS:</b> (Incl. City, State, Zip) 200 S. 10th Street, Suite 1600, Richmond, VA 23219				
	<b>E-MAIL:</b> plloyd@williamsmullen.com		<b>PHONE:</b> 804.420.6615		

## OFFICE USE ONLY (Completed at time of application)

**COMMENTS:**

<b>PAYMENT</b>	<b>FEE DUE:</b> Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	<b>FEE PAID:</b> \$2450.00	<b>PAYMENT TYPE:</b> <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT
	<b>CHECK # / TRANSACTION #:</b> 590216	<b>DATE RECEIVED:</b> 10/6/2021	<b>RECEIVED BY:</b> MGS

APPLICANT 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:

T. Preston Lloyd, Jr., Esq., Acting Under Special Land Use Power of Attorney

NAME:

SIGNED:

*T. Preston Lloyd Jr*

T. Preston Lloyd, Jr. a/u POA

SIGNED:

DATE: 10/9/21

DATE:

NOTARIZATION:

STATE OF VIRGINIA

City  
COUNTY OF: Richmond

Subscribed and sworn before me this 4th day of October, 2021

*Denise D. Kern*  
Notary Public

My Commission expires: 6.30.24, 2024



AFFIDAVIT

**INVOICE WITH RECEIPT  
FOR PRINCE GEORGE COUNTY, VA**

**BILLING CONTACT**  
 MAT Developments  
 265 Pembroke Ct  
 Richmond, VA 23219



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000627	10/06/2021	10/06/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RZ-21-0003	PGC Rezoning to B-1 \$140 per acre calculated	\$1,400.00
	PGC Rezoning	\$1,050.00
<b>SUB TOTAL</b>		<b>\$2,450.00</b>

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

**TOTAL** \$2,450.00

# WILLIAMS MULLEN

Direct Dial: 804.420.6615  
plloyd@williamsmullen.com

October 5, 2021

VIA EMAIL AND FEDEX PRIORITY OVERNIGHT

Community Development & Code Compliance  
Planning & Zoning Division  
County Administration Building, 1<sup>st</sup> Floor  
6602 Courts Drive  
Prince George, Virginia 23875

Re: Rezoning Application, County Parcel Id. No. 330(OA)00-016-C

Ladies and Gentlemen:

On behalf of the Applicant, MAT Developments, LLC, a Virginia limited liability company, we enclose a Rezoning Application for the captioned property, which is comprised of approximately 10 acres located in the County of Prince George, Virginia (the "Property"), including the below-listed materials.

The application proposes the rezoning of the Property to M-2 General Industrial to authorize use as overflow tractor trailer parking for e-commerce fulfillment transportation, pursuant to Sec. 90-492(1) of the County of Prince George, Virginia (the "County") Code of Ordinances, and as shown on the enclosed Conceptual Plan (as hereinafter defined). The Property currently is zoned M-1 Light Industrial.

The subject Property is presently vacant, comprised only of unimproved land. Located near Corporate Road between US Route 301 and Interstate 95 in the County, the Property is situated in an area designated Commercial by the County's Future Land Use Map (the "Map") in the County's Comprehensive Plan, adopted March 27, 2018, by the County's Board of Supervisors (the "Comprehensive Plan"). According to the Map, the future land uses of surrounding properties are recommended to be Village Center, Residential, and Commercial/Industrial. The Comprehensive Plan provides that future development along US Route 301 should be planned and designed to ensure that the safety and capacity of the road is managed. Further, maintenance and enhancements in Road Corridor Development areas, such as the land along US Route 301, can be critical to the success of the County's economic development and marketing activities.

The proposed rezoning presents the opportunity to maintain industrial use of the Property in an area that the Map portrays as Commercial. While the Map serves as a general guide for the future development of the County, it is not intended to be parcel specific. Further, the Master Plan states that a mixture of land uses may be found in any designation. Given the close proximity of the Property to a Road Corridor Development area combined with the Property's current zoning classification, the proposed rezoning would enhance the County's ability to manage the safety and capacity of surrounding roads, as it would provide safe and commodious trailer parking and storage.

The proposed use of the Property contemplates improvements to the parking areas, as shown on the enclosed Conceptual Plan. The parking surface will be constructed of pervious materials, including

# WILLIAMS MULLEN

October 5, 2021

Page 2

approximately eight inches (8") of base material and topped with crush-and-run. The proposed use of the Property does not contemplate construction of any enclosed structure(s). Accordingly, no corresponding public water or sewer connections are proposed at this time. (If in the future, the owner desires to expand the improvements to include an enclosed structure requiring public water and sewer, such connections would be subject to prior County approval in connection with site plan review.)

Access to the Property would be provided via Corporate Road, a public road maintained by the City of Petersburg, Virginia (the "City"). The northern boundary of the Property contiguous with the municipal boundary-line between the County and the City. The proposed use of the Property will generate approximately 15 vehicle trips per day. Accordingly, the proposed use does not generate sufficient vehicle trips to require review by the Virginia Department of Transportation (VDOT) of a traffic impact analysis pursuant to Chapter 527 of the 2006 Acts of Assembly (Virginia Code § 15.2-2222.1) or the corresponding VDOT regulations (24VAC30-155).

Other site features including landscaping, vegetative screening, stormwater management, and erosion and sediment control measures will be provided as required in connection with the County's site plan review.

The following application materials are enclosed:

1. Rezoning Application Form;
2. Proffer Statement;
3. Conceptual Plan entitled "Corporate Road Truck Storage, Prince George County, Virginia," dated November 2, 2020 (the "Conceptual Plan");
4. Special Limited Power of Attorney; and
5. Check payable to the County in the amount of \$2,450.00 for the Application Fee.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com), at any time if you have any questions or should you require additional materials in connection with the County's review.

Sincerely,  
  
T. Preston Lloyd, Jr.

Enclosures

Cc: Mr. Alan K. Jones, MAT Developments, LLC

46218532\_1

**PROFFERS FOR CONDITIONAL REZONING**

Rezoning Case No. \_\_\_\_\_

Pursuant to Section 24-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

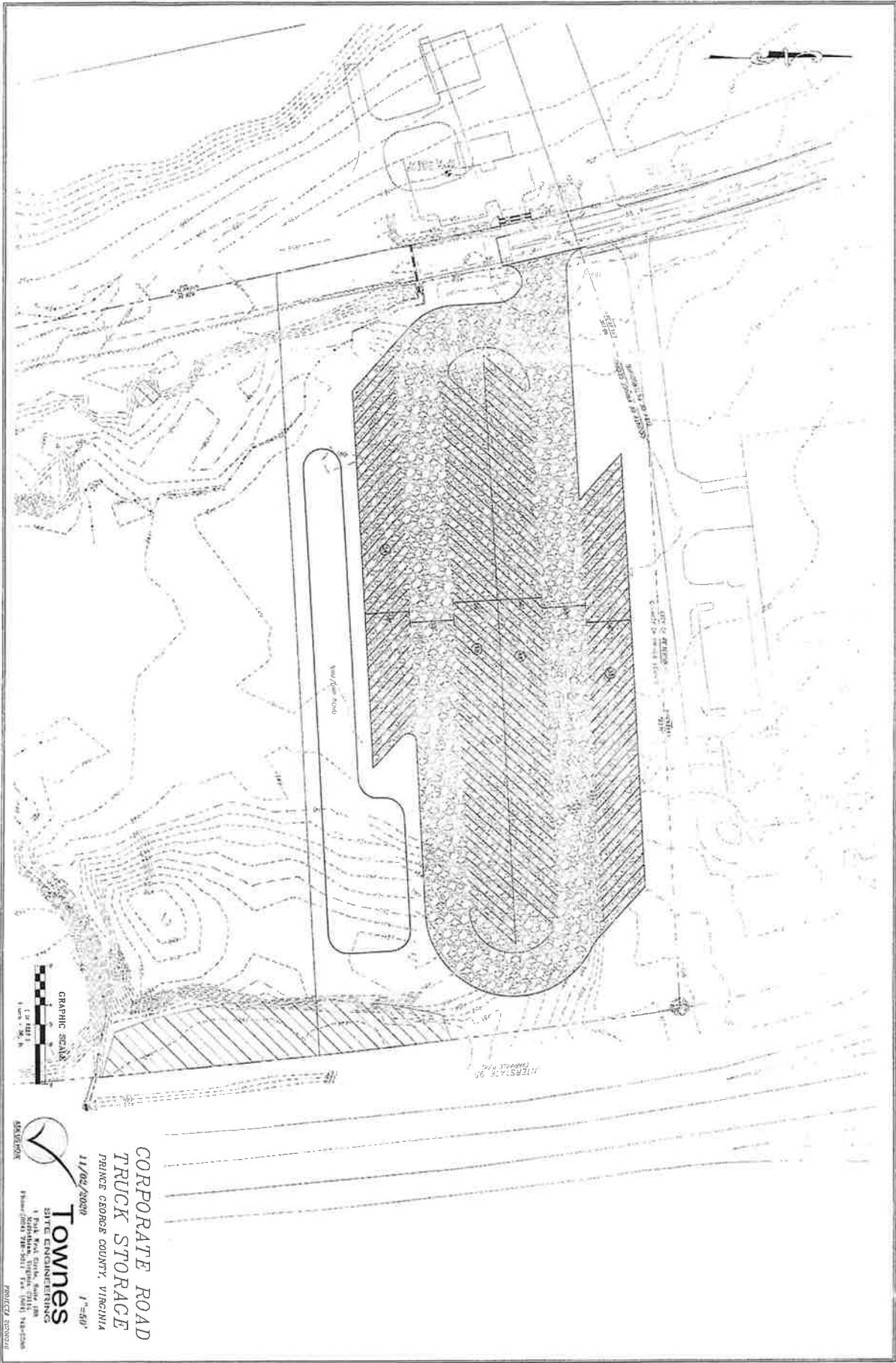
T. Preston Lloyd, Jr. October 5, 2021  
T. Preston Lloyd, Jr., Esq., a/u special power of attorney      Date

1. Prohibited Uses. The following uses shall be prohibited on the Property:
  - a. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
  - b. Blacksmith shops, welding or machine shops.
  - c. Building material sales yards and plumbing supplies storage.
  - d. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
  - e. Petroleum storage.
  - f. Sawmills and planing mills.
  - g. Brick manufacture.
  - h. Boiler shops.
  - i. Meat, poultry and fish processing.
  - j. Public utilities.
  - k. Concrete products or central mixing and proportioning plants.
  - l. Vehicle impound facility.
  
2. Natural Buffer.
  - a. To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be as approved in connection with site plan review.

- b. Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing. Any road, utility easement, signage, fences or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required, by the County at the time of site review and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.**

46218588\_1







## County of Prince George, Virginia

*"A global community where families thrive and businesses prosper"*

October 12, 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, October 25, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING RZ-21-05:** Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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/](https://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 4:30 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>.

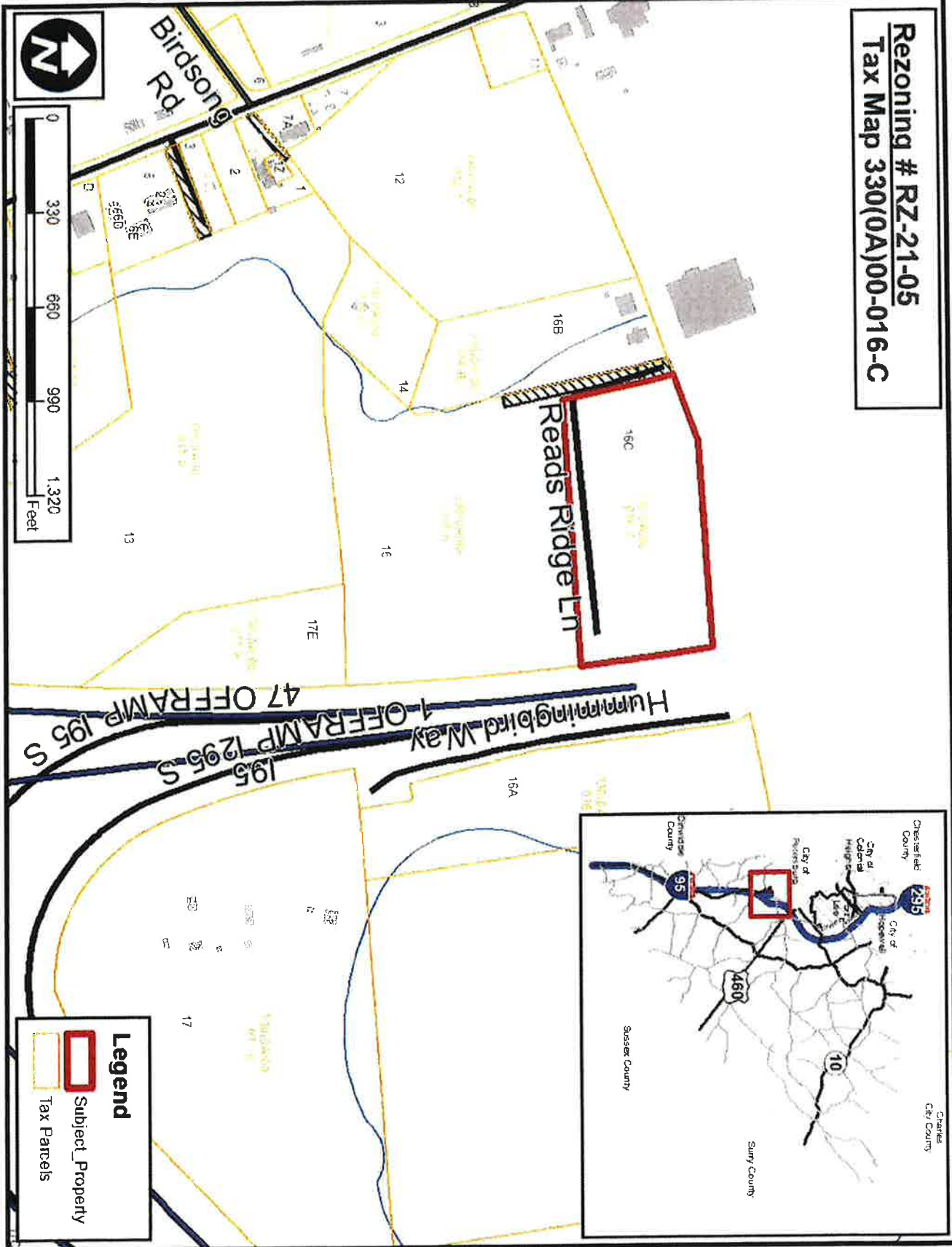
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto:planning@princegeorgecountyva.gov) with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene  
Planner II

**Rezoning # RZ-21-05**  
**Tax Map 330(0A)00-016-C**



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875  
 Phone: 804.722.8659 - Fax: 804.722.0702  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

12-21-05

H B PROPERTY ASSOCIATES LLC  
8544 CULFOR CRES  
NORFOLK, VA 23503

ROSLYN FARM CORPORATION  
PO BOX 727  
COLONIAL HEIGHTS, VA 23834

COMSTOCK PAMELA M  
117 ROANOKE AVE  
COLONIAL HEIGHTS, VA 23834

MAT DEVELOPMENTS LLC  
265 PEMBROKE CT  
RICHMOND, VA 23238

CITY OF PETERSBURG  
135 N. Union St.  
Petersburg, VA 23803

**PUBLIC NOTICE  
COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested parties regarding the following public meeting:

**The Prince George Board of Supervisors will hold public hearings on Tuesday, October 25, 2022 beginning at 7:30 p.m. concerning the following requests:**

**SPECIAL EXCEPTION SE-22-09:** Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

**REZONING RZ-21-05:** Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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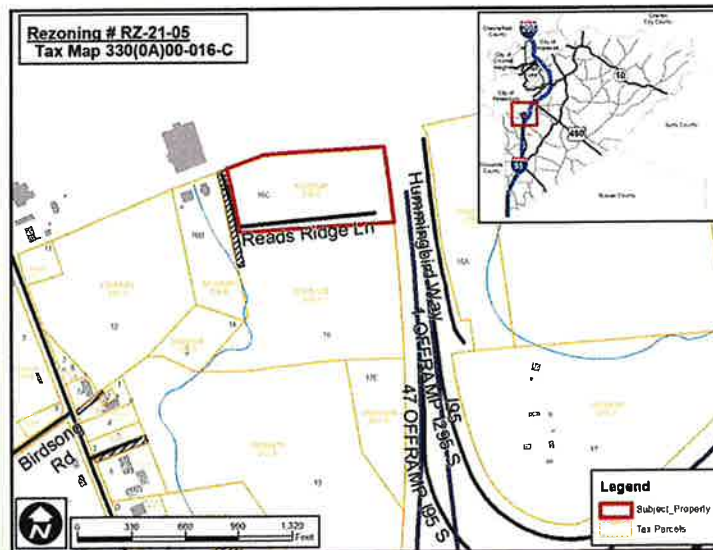
Jeffrey D. Stoke  
County Administrator

## REZONING RZ-21-05:

Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

### RZ-21-05 | MAT Developments, LLC

Location Map



RZ-21-05 | MAT Developments, LLC

Aerial View



RZ-21-05 | MAT Developments, LLC

Zoning Map



Future Land Use



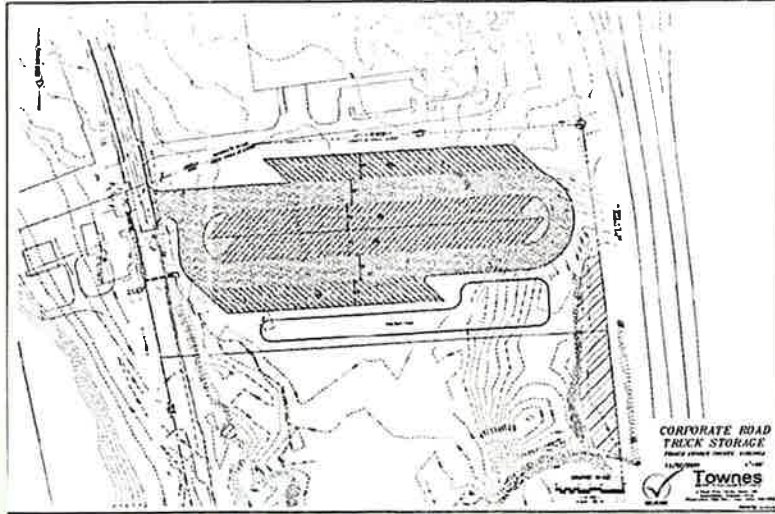
## Request Summary

**Applicants' Request:**

- To conditionally rezone Tax Parcel 330(OA)00-016-0 from M-1 to M-2 in order to construct an overflow tractor-trailer parking for E-commerce fulfillment transportation services.
- The conceptual plan included with the application calls for 169 parking spaces to be constructed on the property. Essentially, the proposed development will be a trailer storage facility where the trailer portion of the tractor trailer is stored when not in use.
- 10-15 trailers will be moved in and out of the facility per day. This amounts to approximately 1-2 trailers moving into or out of the site during peak hours.
- The parking area will be constructed utilizing 21B size gravel that is injected with water and rolled. The result is a hard, dust-free service (See Photo of Parking Lot in Chesterfield).
- There are no structures planned for construction and no extensions of public water and sewer utilities.
- A proffer statement was voluntarily submitted with the rezoning request.



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Similar site in Chesterfield County



## Planning & Zoning Staff Review Comments

- The proposed use for tractor-trailer parking is considered a “Truck Terminal” land use which is permitted by-right in the M-2, General Industrial Zoning District.
- Expected impacts of the proposed use on adjacent properties and roadways are minimal. The applicant prepared a traffic generation study and based on the existing traffic volumes and projected site usage, neither a left-turn lane nor right-turn lane is warranted at the intersection of Rives Road and Corporate Road. Also no other road improvements have been required.
- It has been determined that Corporate Road is a public road. The City of Petersburg has not requested a maintenance agreement with the applicant.
- The proposed use appears to be compatible with the existing surrounding uses, which include DAS Distribution, Mountainous Coffee, and the Petersburg’s Department of Social Services (located within the corporate limits of the City of Petersburg). The site is directly across from the Home Builder’s Association Building located at 10300 Corporate Road in Prince George County. Other surrounding use include woodlands and Interstate 95.
- The proposed zoning district and land use is compatible with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area.

## Other Staff Review Comments

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

As of 9-13-22: “My [previous] comments have been addressed. VDOT has no objection to the zoning application.”

**Utilities Department - Frank Haltom, Director of Engineering and Utilities**

If public utilities are required to serve this facility or needed for future development of the parcel, the water will be provided by the City of Petersburg. Sewer will be provided by the County.

The city may require an assessment to determine the impact the development within PG would have on city’s water facilities. If required, the developer will be responsible for providing the assessment.

**Economic Development – Stacey English, Economic Development Specialist**

This property is located in the Enterprise Zone.

**Environmental Division - Angela Blount, Environmental Program Coordinator**

Comments will be reserved for site plan submission.

## Proffered Conditions

1. Prohibited Uses. The following uses shall be prohibited on the Property:  
Automotive assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping; Blacksmith shops, welding or machine shops; Building material sales yards and plumbing supplies storage; Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; Petroleum Storage; Sawmills and planing mills; Brick manufacture; Boiler shops Meat, poultry and fish processing; Public Utilities. Concrete products or central mixing and proportioning plants. Vehicle impound facility.
2. Natural Buffer.
  - To mitigate the visual impact of the proposed use on Corporate Road, there shall be a natural buffer of not less than twenty feet (20') in width, located generally parallel to and contiguous with the western boundary of the Property. The final location of the buffer shall be approved in connection with the Site Plan Review.
  - Best tree preservation practices shall be followed within the aforesaid buffer areas to minimize large tree clearing.

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

## Staff and Planning Commission Recommendations

### **Approval, subject to the recommended conditions**

#### **Rationale for Approval:**

1. The applicant's request is compatible with existing and surrounding land uses
2. A rezoning from M-1 Light Industrial to M-2 General Industrial is consistent with the Prince George County adopted Comprehensive Plan
3. Concerns of VDOT have been addressed
4. A site plan is required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, and outdoor lighting concerns
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report
6. The applicant has proffered several conditions which staff finds acceptable and supports (see proffer statement dated October 5, 2021.)

## Questions?

*See Staff Report for Sample Motions*

