

Issue Analysis Form



Date: November 9, 2022
Public Hearing to Sell County
Owned Property located off
Hardware Drive; Tax Map
#340(0A)00-146-A and
#340(0A)00-146-0

Item:

Lead Department(s): County Attorney

Contact Person(s): Dan Whitten

Description and Current Status

Prince George County owns property located off Hardware Drive known as Tax Parcel #340(0A)00-146A and #340(0A)00-146-0. County staff recommends selling a 3.66 acre portion of the properties for \$9,090/acre to Wallerman LLC. Attached is a plat showing the property.

In order to sell this property, a public hearing must be held.

A motion approving the sale of property off Hardware Drive to Wallerman LLC is requested.

Sample Motion: I move that the Board approve the resolution to authorize the County Administrator to sign all paperwork to sell property owned by the County off Hardware Drive to Wallerman LLC.

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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a public hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Fiscal Impact Statement

County Impact

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 9th day of November, 2022:

Present:

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

Vote:

P-1

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

**RESOLUTION: AUTHORIZING THE SALE OF COUNTY OWNED
PROPERTY LOCATED OFF HARDWARE DRIVE,
TAX MAP #340(0A)00-00-146-A AND #340(0A)00-146-0**

NOW, THEREFORE, BE IT RESOLVED that the Prince George County Board of Supervisors this 9th day of November, 2022, does hereby authorize the County Administrator to sign all necessary paperwork required for the sale of County owned property off Hardware Drive to Wallerman LLC.

A Copy Teste:

Jeffery D. Stoke
County Administrator

CERTIFICATE OF APPROVAL

THIS PLAT OF T.P.# 340(0A)00-146-C, A PART OF T.P.# 340(0A)00-146-0 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT AND MUST BE COMMITTED TO RECORD WITHIN 5 MONTHS OF THE DATE OF THE APPROVAL.

SUBMISSIONS: _____ DATE _____
VISIT: _____ DATE _____
COUNTY ENGINEER: _____ DATE _____

SURVEYORS CONFORMING STATEMENT

I, HERSEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR'S WORKS OF THE BOARD OF SURVEYORS AND COMMISSIONERS OF LAND RECORDS AND CONSTRUCTION OF THE STATE OF VIRGINIA WITHIN THE COUNTY OF PRINCE GEORGE, VIRGINIA, HAVE BEEN CONDUCTED WITH DUE CARE AND ACCORDING TO THE BEST OF MY ABILITY AND UNDER THE SUPERVISION OF THE BOARD OF SURVEYORS AND COMMISSIONERS OF LAND RECORDS AND CONSTRUCTION OF THE STATE OF VIRGINIA.

GENERAL NOTES:

- OWNER: WALLERMAN, LLC - T.P.# 340(0A)00-146-C
- 10.26 AC ± BEING ADJUSTED FROM T.P.# 340(0A)00-146-C TO T.P.# 340(0A)00-146-A
- APPROXIMATE WETLANDS ARE SHOWN BY THE SHADING AND HATCHING THEREIN. THE EXACT LOCATION IS UNKNOWN AT THIS TIME.
- THE PROPERTY IS IN ZONES "A", "K", "AS" PER FIRM COMMUNITY PANEL# 5148201608, EFFECTIVE 5-16-2012.
- THE PROPERTY ZONING IS M-1.
- THIS PROPERTY IS LOCATED IN PRINCE GEORGE PLANNING AREA 146.
- IRONS TO BE SET AT ALL CORNERS UPON COUNTY APPROVAL.
- WATER & SEWER ARE PUBLIC - T.P.# 340(0A)00-146-C
- THIS PROPERTY LINE ADJUSTMENT IS BETWEEN T.P.# 340(0A)00-146-C, T.P.# 340(0A)00-146-A & T.P.# 340(0A)00-146-0
- OWNER: PRINCE GEORGE COUNTY - T.P.# 340(0A)00-146-A
- 10.26 AC ± BEING ADJUSTED FROM T.P.# 340(0A)00-146-C TO T.P.# 340(0A)00-146-A
- THIS PROPERTY IS LOCATED OUTSIDE OF THE CHESAPEAKE BAY PRESERVATION AREA.
- ZONING CASE EM-09-002, APPROVED 6-25-2000
- A PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE CROSSING OR DISTURBING WETLANDS.
- TOTAL ACRES OF NEW PARCEL CREATED FROM P/L ADJUSTMENTS IS 10.26 AC.

GENERAL NOTES:

- THIS PLAT IS MADE WITHOUT THE BENEFIT OF A SURVEY AND ANYTHING IS SUBJECT TO ANY EXISTING SURVEYS AND THEY MAY BE SUBJECT TO THE RIGHTS OF ANY OTHER PERSONS.
- THE PROPERTY IS IN ZONES "A", "K", "AS" PER FIRM COMMUNITY PANEL# 5148201608, EFFECTIVE 5-16-2012.
- THE PROPERTY IS LOCATED IN PRINCE GEORGE PLANNING AREA 146.
- IRONS TO BE SET AT ALL CORNERS UPON COUNTY APPROVAL.
- WATER & SEWER ARE PUBLIC - T.P.# 340(0A)00-146-C
- THIS PROPERTY LINE ADJUSTMENT IS BETWEEN T.P.# 340(0A)00-146-C, T.P.# 340(0A)00-146-A & T.P.# 340(0A)00-146-0
- OWNER: PRINCE GEORGE COUNTY - T.P.# 340(0A)00-146-A
- 10.26 AC ± BEING ADJUSTED FROM T.P.# 340(0A)00-146-C TO T.P.# 340(0A)00-146-A
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- TOTAL ACRES OF NEW PARCEL CREATED FROM P/L ADJUSTMENTS IS 10.26 AC.



ACREAGE SCHEDULE

EXISTING ACRES OF
 T.P.# 340(0A)00-146-C = 6.6 AC ±
 T.P.# 340(0A)00-146-A BEING 5.982 AC ±
 P/L ADJUSTMENT ADDING 1.05 AC ± TO T.P.# 340(0A)00-146-C
 T.P.# 340(0A)00-146-A REMAINING = 4.932 AC ±
 T.P.# 340(0A)00-146-0 BEING 26.3 AC ±
 P/L ADJUSTMENT ADDING 2.61 AC ± TO T.P.# 340(0A)00-146-C
 T.P.# 340(0A)00-146-0 REMAINING = 23.7 AC ±
 MAKING A NEW TOTAL OF 10.26 AC ± FOR
 T.P.# 340(0A)00-146-C

OWNERS CONSENT AND DEDICATION
 BEING ALL MEN, THESE PRESIDENTS OF THE PLATTERS HEREBY CONSENT AND DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND RIGHT OF EASE TO THE PUBLIC ROAD AND HIGHWAY SHOWN ON THESE PLATS AND TO BE USED BY THE PUBLIC FOR THE PURPOSES OF THE PLAT UNDER OUR HANDS THIS _____ DAY OF _____ 2022.

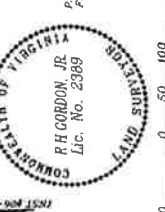
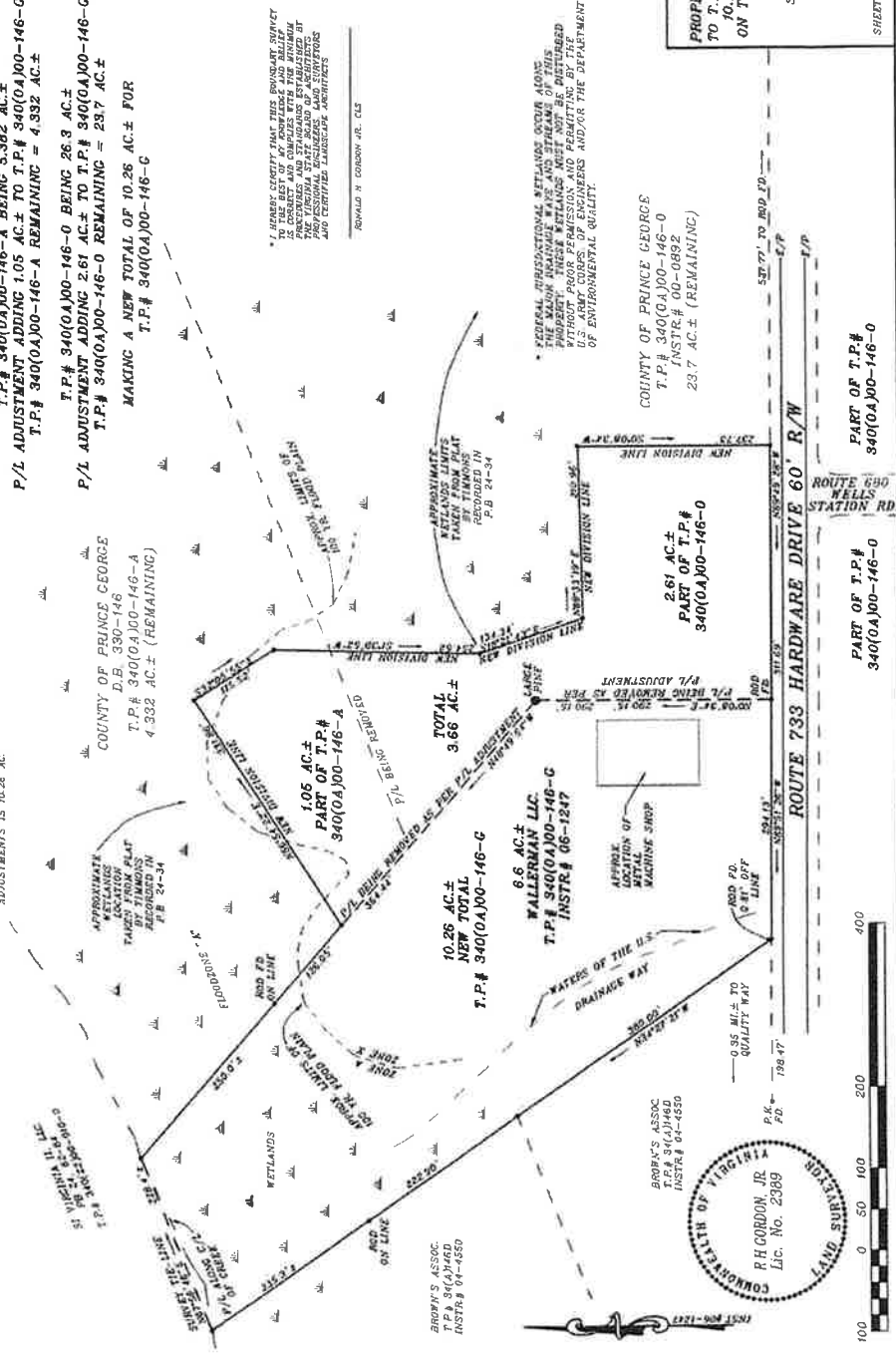
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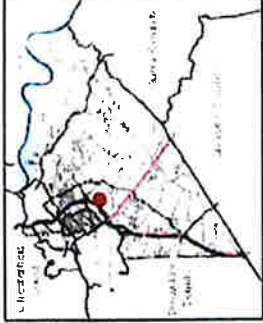
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PLAT SHOWING A PROPERTY LINE ADJUSTMENT ADDING 3.66 AC ± TO T.P.# 340(0A)00-146-C MAKING A TOTAL OF 10.26 AC ± FOR WALLERMAN, LLC LOCATED ON THE NORTH SIDE OF HARDWARE DRIVE IN PRINCE GEORGE COUNTY, VIRGINIA.
 SCALE 1"=100'
 REVISIONS: JULY 20, 2022
 REVISIONS: AUGUST 11, 2022
 RONALD H. GORDON & ASSOCIATES, LLC
 14100 LAND SURVEYORS ROAD
 GAINESVILLE, VIRGINIA 23841
 F.B. FILE # 22-140 MACHINE COMPANY P/L ADJUSTMENT
 SHEET 1 OF 1



County of Prince George



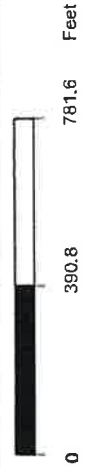
- Legend**
- Schools
 - Firestations
 - SiteAddresses
 - Political Boundaries
 - FEMA Floodzones
 - Taxparcels
 - Access Easements
 - Swamps
 - RPA
 - Planning Area

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.



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Map Scale 1: 4,689

7/27/2022

Ad Preview

**NOTICE OF PUBLIC
HEARING
COUNTY OF PRINCE
GEORGE**

Notice is hereby given to all interested persons that the Prince George Board of Supervisors will hold a public hearing on November 9, 2022 beginning at 7:30 p.m. in the Board of Supervisors Meeting Room, Third Floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, (located at the intersection of Laurel Springs Road and Courts Drive in the County Government Complex) pursuant to § 15.2-1427, Code of Virginia (1950), as amended, to consider:

Sale of County owned property located off Hardware Drive, Tax Map #340(0A)00-00-146-A and #340(0A)00-146-0 to Wallermann, LLC.

All interested persons shall be given an opportunity to be heard.

Jeffrey D. Stoke
County Administrator

11-03/22