

MINUTES
Board of Supervisors
County of Prince George, Virginia

Special Meeting

December 20, 2022

County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

MEETING CONVENED. Chair Marlene J. Waymack called a regular meeting of the Board of Supervisors of the County of Prince George, Virginia, to order at 5:00 p.m. on December 20, 2022 in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia.

ATTENDANCE. The following members responded to Roll Call:

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

Also present was: Betsy Drewry, Deputy County Administrator; Julie C. Walton, Deputy County Administrator; and Dan Whitten, County Attorney.

Invocation. Mr. Hunter gave the Board's invocation.

Pledge of Allegiance to U.S. Flag. Mr. Webb led the Pledge of Allegiance to the U.S. Flag.

APPROVAL OF AGENDA. Mr. Carmichael made a motion, seconded by Mr. Webb, to adopt the agenda as presented. Roll was called on the motion.

On roll call the vote was:

In favor: (4) Hunter, Webb, Waymack, Carmichael

Opposed: (0)

Absent: (1) Brown

POSTPONED ITEMS

P-1. SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A,

040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses. Mr. Tim Graves, Planner, stated that this item was postponed from the Board of Supervisors December 13 Regular Meeting. At that meeting the applicant's attorney, Mr. Lafayette provided the Board with several requested changes to Staff's recommended conditions. The Board postponed the decision on this item for an opportunity to see a clean copy of the applicant's requested conditions. To aid the Board in considering these changes, Staff has also provided the Board with comments and responses to each of the applicant's changes. Staff also provided the Board with its final recommended conditions. Staff does not support acceptance of the applicant's requested changes. Some of those changes would constitute a waiver request from standard County Code requirements and they also requested to eliminate the requirement for a turn lane analysis and eliminate the restriction on the number of special events permitted annually. Staff recommends retaining both of those conditions in order to mitigate potential impacts on the surrounding properties. Staff recommends approval of the Special Exception with Staff recommended conditions, which does include a few minor revisions that can be supported by Staff. Mr. Hunter made a motion, seconded by Mr. Webb, to approve the Special Exception with Staff recommended conditions as presented. Roll was called on the motion.

O-22-39

P-1.

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)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-22-07 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to PG 1100 Jordan Point LLC ("the Owner") for the property delineated by Tax Maps 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1, as depicted by the boundary lines on the Conceptual Map dated 7-20-22.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the

conditions.

3. The use of the portions of the property located on the east side of Jordan Point Road, zoned R-1 Limited Residential shall be restricted to the following uses:
 - a. "Golf course" as defined; and/or
 - b. Bicycle/multi-use trails in association with country club or golf course activities on the property. ATVs and gas-powered vehicles (other than golf carts and maintenance vehicles) are not permitted.
4. The following uses and activities shall be permitted on the portions of the property located on the west side of Jordan Point Road, zoned R-A Residential-Agricultural:
 - a. Golf course as defined
 - b. Country club in existing structures. For the purposes of this special exception, the country club land use is defined as "a suburban club for social life and recreation" where membership is offered, and it will permit amenities consistent with this definition, including a swimming pool and snack bar, and allowing the hosting of events such as weddings and receptions.
 - c. Recreation structures and uses related to outdoor recreation. Only the following activities shall be permitted as part of this land use:
 - i. Bicycle/multi-use trails. ATVs and gas-powered vehicles (other than golf carts and maintenance vehicles) are not permitted.
 - i. Tennis/pickleball courts.
 - ii. Driving range (limited to the existing location as depicted on the map dated 7-20-22).
 - iii. Dog park.
 - iv. Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning.
5. The Owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.
6. Parking on the property shall be in accordance with County Code Chapter 90 - Article XIX - Offstreet Parking and Loading Requirements and Chapter 78 – Traffic and Vehicles, as amended.
7. Parking within any easement or right-of-way shall be prohibited.
8. The Owner shall conduct a Turn Lane Warrant Analysis using trip generation data for the approved Special Exception uses including peak hour traffic volume as agreed upon by the Planning Office and VDOT. The analysis shall be completed within 12 months of opening the development for use. Any infrastructure improvements determined to be needed according to the analysis shall be installed at the Owner's expense within 36 months of the date of the County's acceptance of the analysis. If the analysis determines that turn lane(s) are warranted, the Planning Director may restrict particular use(s) to a smaller scale that does not require turn lane(s) until the infrastructure improvements are completed. After initial acceptance of the analysis, if a new or expanded use is proposed at a later time that was not considered in the accepted analysis, the analysis shall be updated with revisions submitted to

the Planning Office and VDOT for review and acceptance. Should a revised analysis reveal that turn lane(s) are warranted for additional or expanded use(s), the necessary turn lane(s) shall be installed prior to opening the use to the public.

9. For water quality protection purposes within the Chesapeake Bay Preservation Area (CBPA), in addition to applicable requirements in the zoning ordinance:
 - a. Porous materials shall be used to the greatest extent practicable for any new parking areas to be established on the property after special exception approval, as approved by the Director of Planning.
 - b. The Owner shall complete an on-site delineation of wetlands and Resource Protection Areas and submit it to the Planning & Zoning office prior to the first subsequent zoning approval involving development, including land disturbance, construction of buildings or parking areas, or boundary line changes such as subdivision. The delineation required by this condition shall at a minimum cover the areas on parcel 040(02)00-001-0 as of the date of this approval and any additional areas of the property that are likely to be affected by the development that triggers this requirement.
 - c. If fertilizer is used, the Owner shall use eco-friendly fertilizer on the property.
 - d. New impervious areas shall be located and designed to minimize runoff into the James River or any connected waterways.
 - e. Prior to the opening of the golf course use, a Nutrient Management Plan shall be submitted to the Virginia Department of Conservation and Recreation (DCR) for approval. Once approved, the plan shall be submitted to the Planning Department with the approval certification from DCR.
 - f. Any dog park shall be located and designed to minimize runoff of pet waste into the James River or any connected waterways.
10. Signage for the business shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit. No electronic message boards shall be permitted. Any lighting of the signs shall be limited to soft spotlighting. Rebuilding of a damaged sign shall be in accordance with County Code Chapter 90 – Article XVI – Non-Conforming Uses.
11. Hours and days for operations shall be limited to:
 - a. 9am to 10pm Monday through Thursday.
 - b. 9am to midnight Friday through Sunday.
 - c. 9am to 2am for New Year's Eve holiday.
 - d. All music and activities shall occur indoors after 10pm.
12. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
13. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.

14. The Owner shall obtain all required permit(s) for any addition(s), renovation(s), or alteration(s) to existing structure(s), not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the Virginia Uniform Statewide Building Code, prior to the commencement of any construction activities. All subsequent inspection(s) shall be performed and receive approval prior to issuance of any associated Occupancy Certificate(s) granting use of the structure(s).
15. Existing facilities may utilize private water and sewer systems as approved by the Health Department. Future proposed facilities for uses permitted by this special exception shall connect to public systems unless alternatives are permitted by the County Code at the time of development.
16. The Owner 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.
17. The Owner shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to, the following: well and septic permits from the Department of Health; commercial entrance permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for any on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; Special Event permit if required by the County Code; and local business license from the Commissioner of the Revenue.
18. The following conditions shall apply to all events:
 - a. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.
 - b. The number of attendees for events shall be limited as determined by applicable building code and health code regulations.
 - c. The Owner shall notify the Prince George County Police Department at least fifteen (15) days prior to any scheduled event that is expected to exceed 150 event attendees.
 - d. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the Virginia Department of Health. Proper litter control measures shall be put in place at events with the use of both trash containers and recycling bins.
 - e. No more than 12 special events requiring a "Special Event Permit" shall be permitted each calendar year.
 - f. No Special Events shall be permitted on the portion of the property located on the east side of Jordan Point Road.
19. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.

20. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the Owner to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on December 20, 2022 and becoming effective immediately.

On roll call the vote was:

In favor: (4) Hunter, Webb, Waymack, Carmichael

Opposed: (0)

Absent: (1) Brown

ADJOURNMENT. Mr. Hunter moved, seconded by Mr. Webb to adjourn. Roll was called on the motion.

On roll call the vote was:

In favor: (4) Hunter, Webb, Waymack, Carmichael

Opposed: (0)

Absent: (1) Brown

The meeting adjourned at 5:06 p.m.

[Draft Minutes prepared December 21, 2022 for consideration on January 10, 2022; adopted by unanimous vote.]

Marlene J. Waymack
Chair, Board of Supervisors

Jeffrey D. Stoke
County Administrator