

Issue Analysis Form

Date: May 24, 2016

Item: Conditional Rezoning: Prince George County requests to conditionally rezone 5.7 +/- acres for a future fire station location.



Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager

Description and Current Status

Prince George County is requesting to conditionally rezone 5.7 +/- acres from R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 land uses to include a future fire station. The Fire & EMS Director along with other staff members have performed GIS research in order to locate a potential fire station in relation to the other existing fire stations that serve the Route 10 Corridor. The subject property was chosen based upon the potential for future residential growth in the northern portion of the County and the potential for commercial growth along the Route 10 Corridor that will need both fire protection and ambulance service; and the ISO ratings for fire insurance will get better due to the new fire station serving this area of Prince George County.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
April 28, 2016
Recommended for
Approval by 5-0 vote.

Does this require Board of Supervisors action?

Yes No
May 24, 2016

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

The proposed conditional rezoning will allow for better long term planning of needed public safety facilities and services to provide better serve the citizens and business owners and ultimately reducing the cost of fire and life safety insurance expenditures.

County Impact

The proposed conditional rezoning will provide a Fire Station along the Route 10 Corridor to provide better response times to our citizens and the other adjoining jurisdictional mutual aid agreements that we have with other adjoining localities.

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 24th day of May 2016:

Present:

Vote:

William A. Robertson, Jr., Chairman
Jerry J. Skalsky, Vice Chairman
Alan C. Carmichael
Donald Hunter
T. J. Webb

REZONING CASE RZ-16-01 Request of Prince George County to conditionally rezone a 5.7+/- acre parcel zoned R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 uses. The subject property is located in the northwest quadrant of James River Drive and Moody Road and is known as Tax Map 150(0A)00-023-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Case identified as RZ-16-01 is granted to the official zoning map with the following proffered conditions:

1. The following A-1, General Agricultural land uses shall be permitted on the property as found under Section 90-52 Uses and structures permitted by right:

(1) Agricultural uses involving tilling soil, raising of crops, horticulture, forestry and gardening.

(3) Detached single-family dwelling on an individual lot.

(7) Park or playground.

(9) Home Occupations: a. Office and b. Home occupation child care.

(10) Volunteer fire or rescue squad.

(19) Temporary Outdoor Christmas tree sales and holiday items provided that:

a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands, and similar decorative horticultural materials and holiday craft items.

b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.

c. Sufficient area shall be set aside to provide a minimum of five temporary off street parking spaces. If the sales are conducted on the same lot with the existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.

d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15th.

The following A-1 General Agricultural land uses shall be permitted on the property by Special Exception as found under Section 90-53 Uses and structures permitted by special exception:

- (9) Assembly hall.*
- (12) Professional office.*
- (15) Public utility generating station, transmission line, and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station or regulator station.*
- (23) Animal hospital, animal boarding place or veterinary service.*
- (35) Community center.*
- (36) Buildings or uses primarily for federal, state, county or local governmental purposes except public school, park or playground.***
- (38) Wayside stand for display and sale of farm products.*
- (42) Agricultural equipment sales and service.*
- (52) Home professional and trade offices.*
- (53) Cottage industry home occupation on a parcel of five acres or more in area.*
- (54) Family daycare home (large).*
- (55) Home occupation in an accessory building.*
- (56) Bingo Hall.*

2. Stormwater quantity and quality shall be provided for this site through development of on-site best management practices. All stormwater easements and basins shall be maintained by the property owner.
3. All utilities will be provided underground for this development, to include, but not limited to, power, telephone, gas and cable television lines.
4. The applicant shall provide and maintain a natural and/or landscaped fifty (50) foot buffer along the eastern, western and northern property lines by taking advantage of any existing, mature evergreen trees on the subject property or by using a combination of evergreen trees and shrubs within the fifty (50) buffer. The height of the trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of the shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The evergreen trees and shrubs should be native or direct cultivars of native plants (nativars) to Virginia. To ensure survival and plant growth, the landscaping shall be bonded or a guarantee provided by the nursery for a period of one year after installation on the subject property through site plan approval as stated in Sections 90-826 through 90-826.8 in the buffers, screening and landscaping standards of the Zoning Ordinance.

Adopted on May 24, 2016 and becoming effective immediately.

**BOARD OF SUPERVISORS
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-16-01

APPLICANT: Prince George County

LOCATION OF PROPERTY: Northwest quadrant of Route 10 and Moody Road

PARCEL ID #: 150(0A)00-023-0

PLANNING DISTRICT: Prince George Planning Area

REQUESTED ACTION: Conditional Rezoning Request

EXISTING ZONING: R-1, Limited Residential

PROPOSED ZONING: A-1, General Agricultural

EXISTING USE: Vacant

PROPOSED USE: Fire Station and Rescue Squad

SURROUNDING ZONING:

North South East and West: A-1, General Agricultural
R-1, Limited Residential
R-2, Limited Residential

UTILITIES: Private Well and Septic

REAL ESTATE TAXES: No delinquent taxes are owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, March 24, 2016 at 7:30 p.m.
Public Hearing was held – No public comments provided and no action taken by Commission.

Thursday, April 28, 2016 at 7:30 p.m.
Planning Commission Recommended Approval to the Board of Supervisors as presented 5-0.

Board of Supervisors: Tuesday, May 24, 2016 at 7:30 p.m.

RECOMMENDATION: Staff recommends Approval with the recommended conditions relative to uses; underground utilities; and stormwater easement and basin requirements.

ATTACHMENTS:

1. Rezoning Application
2. GIS Map showing area
3. Staff Report

**BOARD OF SUPERVISORS
STAFF REPORT
REZONING REQUEST – CASE RZ-16-01
PRINCE GEORGE COUNTY
PUBLIC HEARING: MAY 24, 2016**

Request:

The applicant proposes to conditionally rezone 5.7 +/- acres from R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 land uses to include a future fire station.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this general area for residential uses. The Future Land Use Map serves as a general guide for the future development of the county. The Planning Commission and Board of Supervisors can use this map as a source of information when planning public facilities such as a future fire station location. The Fire & EMS Director along with other staff members have performed GIS research in order to locate a potential fire station in relation to the other existing fire stations that serve the Route 10 Corridor (see map).

The subject property was chosen based upon the potential for future residential growth in the northern portion of the County and the potential for commercial growth along the Route 10 Corridor that will need both fire protection and ambulance service; and the ISO ratings for fire insurance will get better due to the new fire station serving this area of Prince George County.

County Attorney:

On January 12, 2016, the Board of Supervisors authorized the County Administrator to enter into a real estate purchase agreement in which the Board agreed to purchase a 5.7 +/- acre parcel. On February 23, 2016, the Board of Supervisors initiated a rezoning application to be reviewed by the Planning Commission and returned to the Board of Supervisors for final action.

Community Development:

The Community Development and Code Compliance Department has reviewed the request with respect to the Virginia Uniform Statewide Building Code. Construction of any new buildings will require permits from the Inspections Division. A Certificate of Occupancy will be required once the building is complete and ready to be occupied by County Staff and volunteers at the station.

Transportation:

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objection to the proposed conditional rezoning. The proposed access location to this site on Moody Road will be subject to VDOT review and comment at the time of site plan review for the new fire station use.

Planning Commission:

The Planning Commission held a Public Hearing on March 24, 2016 with no public comments provided and then deferred any action on the conditional rezoning request. On April 28, 2016 the Planning Commission recommended approval of the request onto the Board of Supervisors.

Recommendation:

The Planning Commission and Staff recommend Approval of this conditional rezoning request for the development of the subject property and the following Board imposed conditions, in lieu of proffers, that would include:

1. The following A-1, General Agricultural land uses shall be permitted on the property as found under Section 90-52 Uses and structures permitted by right:

- (1) *Agricultural uses involving tilling soil, raising of crops, horticulture, forestry and gardening.*
- (3) *Detached single-family dwelling on an individual lot.*
- (7) *Park or playground.*
- (9) *Home Occupations: a. Office and b. Home occupation child care.*
- (10) *Volunteer fire or rescue squad.***
- (19) *Temporary Outdoor Christmas tree sales and holiday items provided that:*
 - a. *Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands, and similar decorative horticultural materials and holiday craft items.*
 - b. *Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.*
 - c. *Sufficient area shall be set aside to provide a minimum of five temporary off street parking spaces. If the sales are conducted on the same lot with the existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.*
 - d. *All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15th.*

The following A-1 General Agricultural land uses shall be permitted on the property by Special Exception as found under Section 90-53 Uses and structures permitted by special exception:

- (9) *Assembly hall.*
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- (15) *Public utility generating station, transmission line, and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station or regulator station.*
- (23) *Animal hospital, animal boarding place or veterinary service.*
- (35) *Community center.*
- (36) *Buildings or uses primarily for federal, state, county or local governmental purposes except public school, park or playground.***
- (38) *Wayside stand for display and sale of farm products.*
- (42) *Agricultural equipment sales and service.*
- (52) *Home professional and trade offices.*
- (53) *Cottage industry home occupation on a parcel of five acres or more in area.*
- (54) *Family daycare home (large).*
- (55) *Home occupation in an accessory building.*
- (56) *Bingo Hall.*

2. Stormwater quantity and quality shall be provided for this site through development of on-site best management practices. All stormwater easements and basins shall be maintained by the property owner.
3. All utilities will be provided underground for this development, to include, but not limited to, power, telephone, gas and cable television lines.
4. The applicant shall provide and maintain a natural and/or landscaped fifty (50) foot buffer along the eastern, western and northern property lines by taking advantage of any existing, mature evergreen trees on the subject property or by using a combination of evergreen trees and shrubs within the fifty (50) buffer. The height of the trees at the time of planting shall be a minimum of six (6) feet with an ultimate height of twelve (12) feet. The height of the shrubs at the time of planting shall be a minimum of three (3) feet with an ultimate height of six (6) feet. The evergreen trees and shrubs should be native or direct cultivars of native plants (nativars) to Virginia. To ensure survival and plant growth, the landscaping shall be bonded or a guarantee provided by the nursery for a period of one year after installation on the subject property through site plan approval as stated in Sections 90-826 through 90-826.8 in the buffers, screening and landscaping standards of the Zoning Ordinance.

***Community Development &
Code Compliance***



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

May 11, 2016

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, May 24, 2016, beginning at 7:30 p.m.** in the Board Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, VA, to consider the following request that involve the Prince George County Zoning Ordinance:

REZONING CASE RZ-16-01 Request of Prince George County to conditionally rezone a 5.7+/- acre parcel zoned R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 uses. The subject property is located in the northwest quadrant of James River Drive and Moody Road and is known as Tax Map 150(0A)00-023-0.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. The department is open from 8:30 am to 5:00 pm, Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing.

Sincerely,

Douglas Miles

Douglas C. Miles
Planning Manager

Areas and Addresses within 5 Driving Miles of Potential Fire Station

Potential Station

Potential Station Addresses (1,479)

Fire Stations

Potential Station

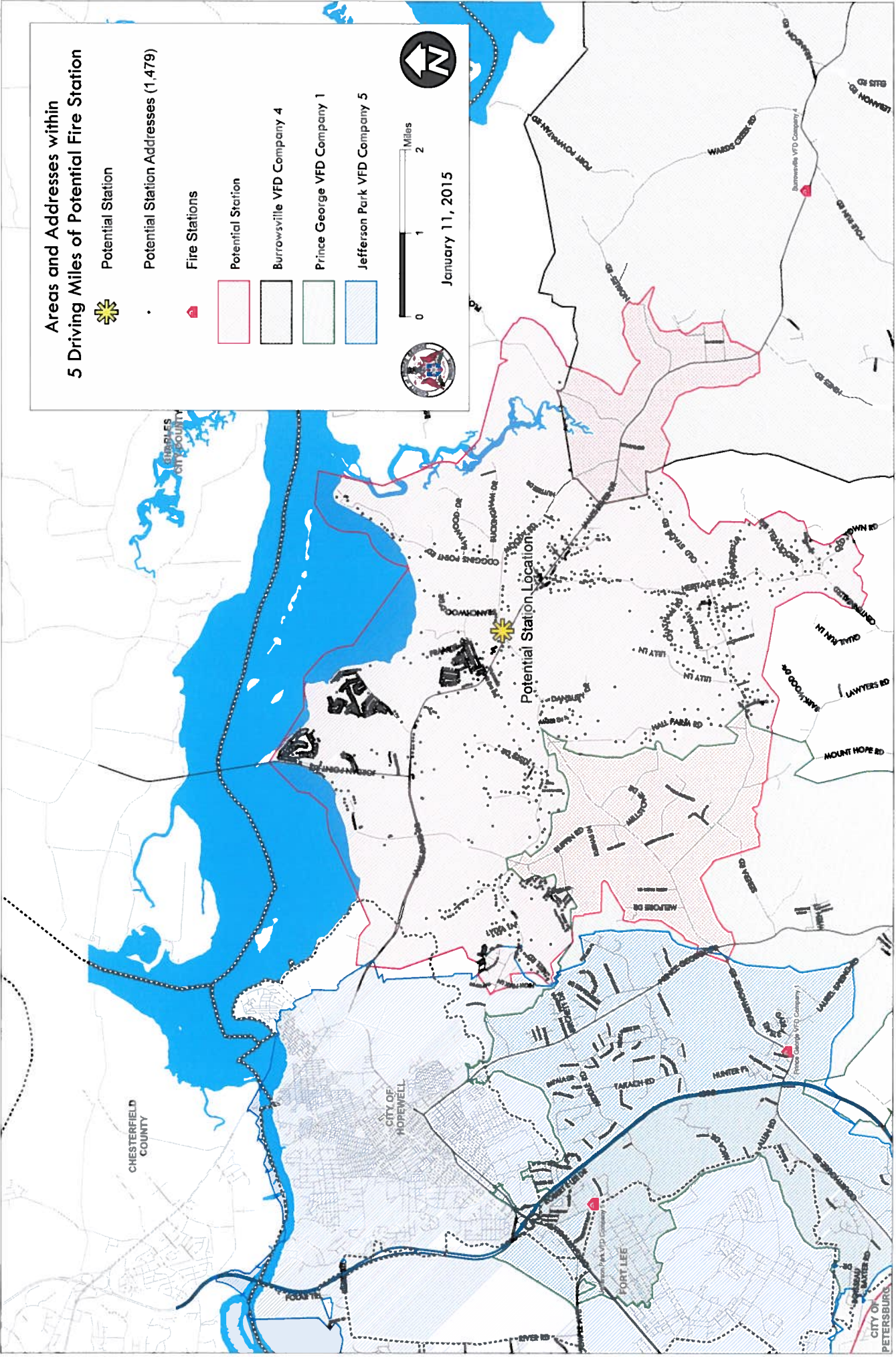
Burrowsville VFD Company 4

Prince George VFD Company 1

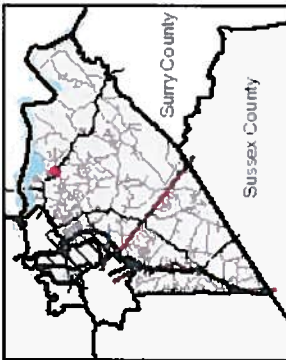
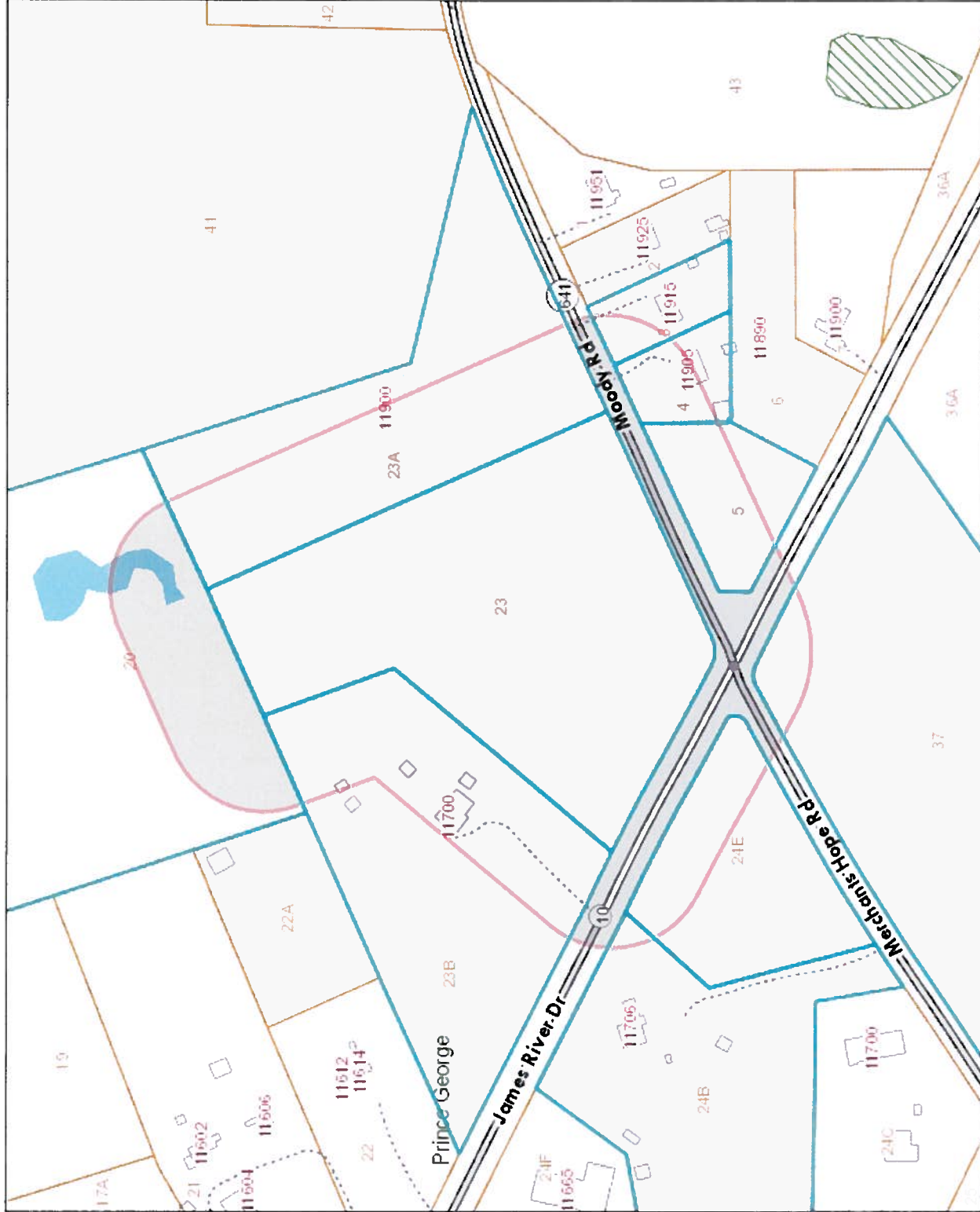
Jefferson Park VFD Company 5



January 11, 2015



County of Prince George



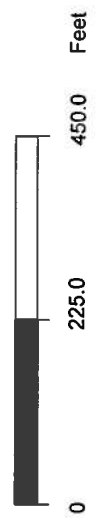
Legend

- FEMA Floodzones
- TaxParcels
- Access Easements
- Wetlands
- Swamps
- RPA Area
- Planning Districts

Notes



Map Scale 1: 2,700
2/29/2016



The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.
Copyright, 2014 County of Prince George, VA



AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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: Jeffrey D. Stoke
SIGNED: [Signature] DATE: 3/16/16
MAILING ADDRESS: 6602 Courts Drive
CITY/STATE/ZIP: Prince George, VA 23875
PHONE NUMBER: (804) 722-8600
E-MAIL ADDRESS: jstoke@princegeorgecountyva.gov

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE NUMBER: _____
E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 16 day of March, 2016.

My Commission expires: November 30, 2019 [Signature] Notary Public

CHARLES BROWN
NOTARY PUBLIC
REG. #7622986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

AFFIDAVIT

MY COMMISSION EXPIRES NOV. 30, 2018
COMMONWEALTH OF VIRGINIA
REG # 282288
NOTARY PUBLIC
CHARLES BROWN

**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, May 24, 2016 beginning at 7:30 p.m. concerning the following requests:

REZONING CASE RZ-16-01
Request of Prince George County to conditionally rezone a 5.7+/- acre parcel zoned R-1, Limited Residential to A-1, General Agricultural to permit certain A-1 uses. The subject property is located in the northwest quadrant of James River Drive and Moody Road and is known as Tax Map 150(0A)00-023-0.

SPECIAL EXCEPTION SE-16-01 Request of Sun Pool 1, LLC in the R-A, Residential - Agricultural District for the expansion of Pine Ridge Mobile Home Park with connection to County water and sewer on Route 156. The site is located at 400 Swift Street and is known as Tax Map 240(0A)00-099-0. The comprehensive plan indicates the subject property is appropriate for residential land uses.

REZONING CASE RZ-16-02
Request of Donald P. Vtipil, Jr. to rezone a 65 +/- acre parcel from R-1, Limited Residential to the R-A, Residential-Agricultural Zoning District, located on the west line of Route 156 and north of Trailing Rock Road and known as Tax Map 13B(01)00-00D-0. The comprehensive plan indicates the subject property is appropriate for residential land uses.

The meeting will be held in the Board of Supervisors Meeting Room, third floor, County Administration Building, pursuant to §15.2-2204, §15.2-2225 and §15.2-2285, The Code of Virginia (1950, as amended). A copy of the related material may be examined in Planning and Zoning in the County Administration Building, first floor, open from 8:30 a.m. to 5:00 p.m., Monday – Friday, or 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearing.

Douglas C. Miles
Planning Manager