

# Issue Analysis Form

**Date:** February 6, 2023

**Item:** Conditional Rezoning Request (RZ-22-02)

**Applicants:** Jeff Oakley, Robert Forehand, Jr., and  
Buckingham Pines, LLC.



**Lead Department:** Community Development

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

## Description and Current Status

The applicants would like to conditionally rezone approximately 12.18 acres from M-1 Light Industrial to M-2 General Industrial. The purpose of the rezoning is to have the zoning be consistent with existing and future land uses.

Existing uses of the property are related to trucking and truck maintenance/repair.

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-22-02) of Jeff Oakley, Robert Forehand, Jr., and Buckingham Pines, LLC to conditionally rezone approximately 12.18 acres from M-1 Light Industrial to M-2 General Industrial in order to have the zoning consistent with existing and future land uses located along Harvest Road and further identified as **Tax Parcels 240(0A)00-69-A,B,F,G,K,L & M** subject to the proffered 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, on what date?**

February 14, 2023

## Fiscal and Economic Impact Statement

The continued operation of existing trucking and truck related uses in an already established industrial park that serve as sources of both local tax revenue and employment

**County Impact**

Existing land uses will be brought into compliance with the Zoning Ordinance

**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 \_\_\_\_ day of \_\_\_\_, 2023:

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Present:

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

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Vote:

**REZONING RZ-22-02:** Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District, to have existing and future land uses be consistent with the Zoning Ordinance Regulations. The subject property consists of seven (7) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, and is identified as Tax Maps 240(0A)00-069-A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is planned for Industrial uses.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-02 is granted as an amendment to the official zoning map; and

The Property, known as Tax Maps # 240(0A)00-069-A, B, F, G, K, L, and M, consisting of 12.18 acres (as illustrated on maps in the staff report provided to the Board of Supervisors), is hereby rezoned from M-1, Limited 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. The use of the Property shall be subject to, unless otherwise excluded or limited by these proffers, the uses and development standards permitted in the M-2 (General Industrial) Zoning District, as stipulated in the current adopted County of Prince George Zoning Ordinance. The following uses will not be permitted upon the Property:
  - 1) Blacksmith shops.
  - 2) Sawmills and planing mills.
  - 3) Brick manufacture.
  - 4) Boiler shops.

- 5) Meat, poultry and fish processing.
- 6) Conservation areas.
- 7) Game preserves.

2. The following development standards shall be applicable to the Property: The first 15-20 feet of the Harvest Road commercial entrance off Route 156 (Prince George Drive) will be repaved.

Additional development standard shall be applicable to the subject properties:

3. Any new businesses or expansions of existing businesses will require trip generation data and a turn warrant analysis at the time of site plan submittal.

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Adopted on \_\_\_\_\_, 2023 and becoming effective immediately.



## BOARD OF SUPERVISORS STAFF REPORT

Public Hearing February 14, 2023

### RZ-22-02– Harvest Road

**Applicant:** Ashley Forehand Oakley

**Owners :** Jeff Oakley, Robert Forehand, Jr., and Buckingham Pines, LLC.

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

#### I. Request

This request is to conditionally rezone approximately 12.18 acres from M-1, Limited Industrial to M-2, General Industrial in order to have existing and future land uses be consistent with the Zoning Ordinance.

#### II. Property

**Address:** Harvest Road Industrial

**Tax Map:** 240(0A)00-069- A,B,  
F,G,K,L and M.

**Site Size:** Approximately 12.18 acres

**RE Taxes Paid?:** Yes

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

**Current Use:** Industrial (Trucking and Truck  
Repair and Maintenance)

**Comp Plan Land Use:** Industrial

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:** None

Figure 1: Aerial view of request area





### III. Meeting Information

Planning Commission Public Hearing: January 26, 2023  
Board of Supervisors Public Hearing: February 14, 2023

### IV. Background

Since 1981, industrial uses related to trucking and truck repair and maintenance have existed on the subject properties within the Harvest Road Industrial Park located off Prince George Drive (Route 156). The current zoning of the properties is M-1, Limited Residential. However, the appropriate zoning for these uses is M-2, General Industrial.

### V. Applicant Proposal & Rationale

The applicants (who own most of the lots in the industrial park) wish to have the existing tenants and any future industrial users be in conformance/compliance with County's Zoning regulations. Therefore, they are requesting a rezoning from M-1 to M-2. The owners have stated that no new businesses will be locating in the Harvest Road Industrial Park at this time. So there will be no increase in traffic, no disturbance of land and no increase in noise.

### VI. Exhibits

Exhibit 1: Zoning Map – Light Grey is M-1, Limited Industrial, Dark Grey is General Industrial

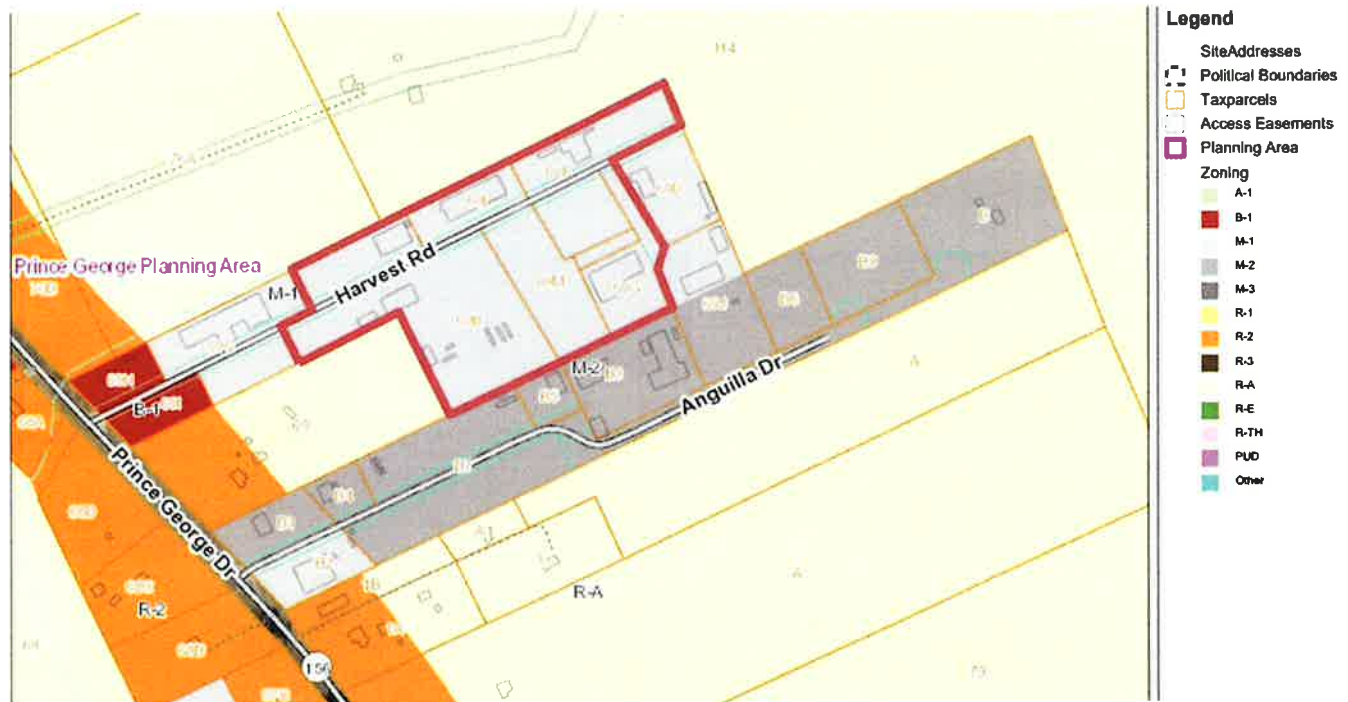


Exhibit 2: Future Land Use Map Purple = Industrial, Red=Commercial

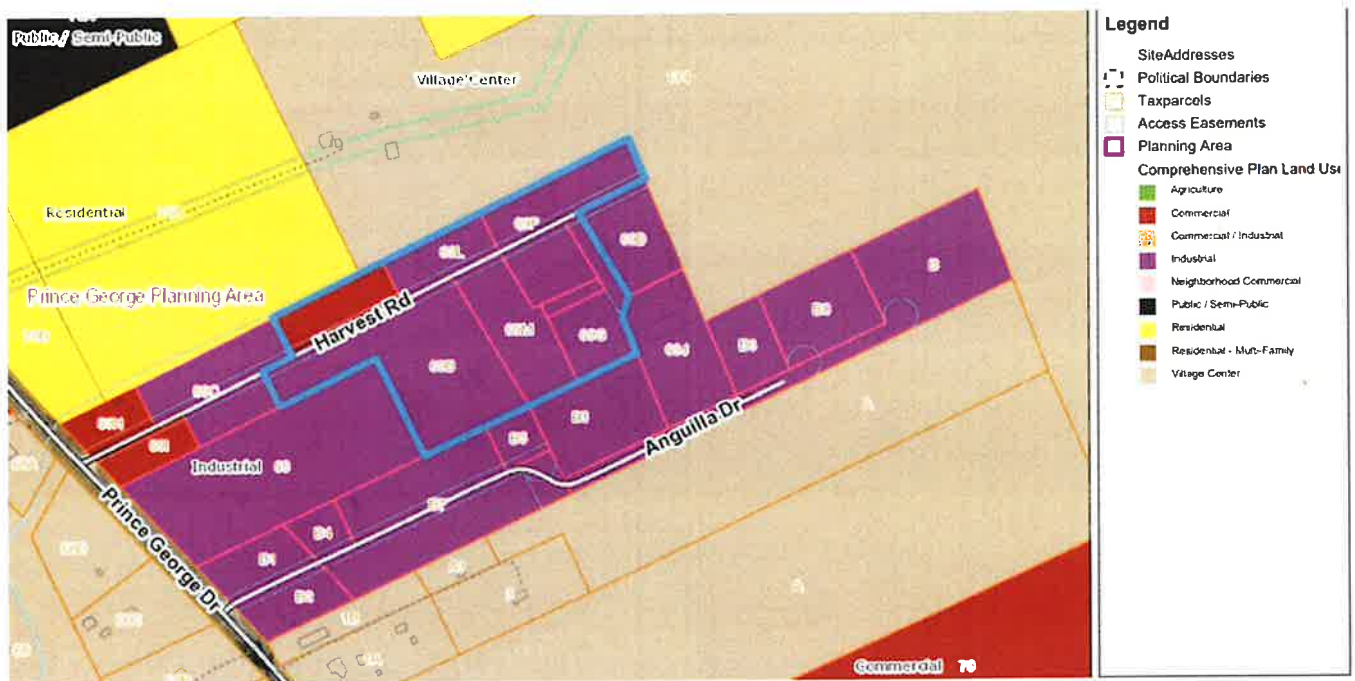


Exhibit 3. Harvest Road Industrial Park







## VII. Planning and Zoning Review Comments

1. The proposed rezoning affects land and structures that have been utilized over the years (since 1981) for industrial purposes. The current land uses are permitted “by-right” in the M-2, General Industrial, Zoning District. However, the land is presently zoned M-1. There are no new development plans and no new establishments will be locating in the industrial park at the time of this request. Consequently, there will be no change in the flow of traffic in and out of the existing industrial park.
2. The proposed rezoning is consistent with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area (See Exhibit 2: Comprehensive Plan Future Land Use Map). There appears to be a commercial designation on one (1) of the lots in question but a rezoning to M-2, General Industrial is justified because the property has been used for industrial purposes over many years.
3. Any new tenants or owners will be limited by existing infrastructure space and current requirements.

## VIII. Supplemental Staff Review Comments

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

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the rezoning application dated 8-22-22 received at the Petersburg Residency on 10-12-22 and offers the following comments for the applicant’s and the County’s use:



1. The proposed blanket zoning case involves over 18 acres of land. The proposed zoning application did not provide a concept plan or potential trip generation numbers for the undeveloped parcel for review. VDOT is recommending that the County require trip generation data be submitted. VDOT also suggests that the County require the submission of turn lane warrant analyses for the existing entrance road. It is likely that the existing uses alone would warrant a right and/or left turn lane from SR 156.

This issue has been resolved because new businesses are not locating into the existing industrial park at this time. Also, a condition has been recommended by staff that requires any new businesses or expansions of existing business to provide trip generation data and a turn warrant analysis at the time of site plan submittal.

2. The existing entrance serving the property does not meet VDOT's current standards for commercial entrances on roads with AADT in excess of 5,000 VPD. Consideration should be given to requiring repairs or improvements to the commercial entrance serving the parcels in this zoning case to bring it into compliance with current VDOT standards.

The applicants have voluntarily proffered to repave the first 15-20 feet of the existing commercial entrance.

3. It appears the parcels are all accessed by a private road. VDOT recommends that a road and entrance maintenance agreement be required in conjunction with the proposed rezoning case that binds all users to the continued maintenance of the commercial entrance and private road.

The applicants are planning to repair the entrance and Harvest Road appears to be in satisfactory condition.

4. Parcel 240(0A)00-069-0 does not appear to have access to Harvest Road or Anguilla Road. Access to this parcel will be restricted to a right-in/right-out entrance as there is not sufficient spacing between Harvest Road and Anguilla Road for a full access commercial entrance that meets VDOT's Access Management spacing standards. 470' is required between full access entrances on a road with a functional classification of minor arterial and a 45 MPH speed limit. An exception can be requested for entrances that do not meet spacing standards, but must be approved by the Richmond District TLUD.

The applicants removed Parcel 240(0A)00-069-0 from their rezoning request.

The departments below reviewed this request and had no comments.

**Environmental Division**  
**Real Estate Assessor**  
**Fire & EMS Department**  
**Building Inspections Division**  
**Virginia Department of Health**  
**PG Police Department**  
**PG Sheriff's Department**

#### **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.
- 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.

## **X. Staff and Planning Commission Recommendations**

**Approval,** subject to the applicant's proffered conditions.

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses. The site in question adjoins properties zoned M-2, General Industrial located on Anguilla Drive.
2. A rezoning from M-1, Limited Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The issues and concerns of VDOT have been addressed.
4. No public opposition has been received prior to publishing the staff report.
5. The applicants proffered several conditions which staff and the Planning Commission found acceptable (see proffer statements).

## **XI. Proffered Conditions**

1. The following uses will not be permitted upon the Property:
  - Blacksmith shops.
  - Sawmills and planing mills.
  - Brick manufacture.
  - Boiler shops.
  - Meat, poultry and fish processing.
  - Conservation areas.
  - Game preserves.
2. The Applicants have proffered to repave the first 15-20 feet of the Harvest Road commercial entrance off Route 156 (Prince George Drive).

## **XII. Additional Staff Recommended Condition**

An additional recommended development standard shall be applicable to the subject properties:

1. Any new business or expansions of existing businesses will require trip generation data and a turn warrant analysis at the time of site plan submittal.

## **XIII. Additional information:**

The following is a list of all M-2, General Industrial Uses (uses in red will not be allowed, per the applicant's proffers):

### **Sec. 90-492. - Permitted uses.**

In the M-2 general industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) **Blacksmith shops**, welding or machine shops.

- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- (11) Public utilities.
- (12) Conservation areas.
- (13) Game preserves.
- (14) Accessory uses.
- (15) General advertising signs.
- (16) Location signs.
- (17) Concrete products or central mixing and proportioning plants.
- (18) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (19) Vehicle impound facility.
- (20) All M-1 permitted uses.

**Sec. 90-493. - Uses and structures permitted by special exception.**

The following uses are permitted by special exception in the M-2 general industrial district:

- (1) Sanitary landfill in accordance with the requirements of [section 90-1033](#).
- (2) Tree stump landfills. Stumps and other natural vegetation may be buried in designated areas, provided:
  - a. A surveyed plat of the landfilling site so designated is recorded in the clerk of the circuit court's office;
  - b. All county erosion control and reclamation ordinances are adhered to; and
  - c. Such other conditions as required by the board of supervisors that are deemed appropriate.
- (3) Dredged material disposal site.
- (4) Public utility generating station, transmission station, transmission line and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station, regulation station.
- (5) Small solar energy facility.
- (6) Large-scale solar energy facility.
- (7) Tier 2 battery energy storage system, in accordance with [section 90-1042](#).

**Sec. 90-493.1. - Uses and structures permitted by special exception granted by the board of zoning appeals.**

Animal boarding place, private.

(Code 1988, § 17-232; Ord. No. O-09-11, 11-12-2009; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-14-16, § 1, 7-22-2014; Ord. No. O-20-18, § 4, 8-11-2020; Ord. No. O-20-26, § 1, 12-16-2020)  
 (Code 1988, § 17-233; Ord. No. O-17-04, § 1, 4-25-2017; Ord. No. O-22-13, § 3, 5-10-2022)  
 (Ord. No. O-12-37, § 1, 11-27-2012)





R2-22-0006  
INV 00002692



BY: \_\_\_\_\_

## 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 #:

R2-22-02

DATE SUBMITTED:

AUG 22 2022

BY: TWG

### APPLICANT FILL-IN ALL BLANKS

#### REQUEST:

Rezone to M2

#### REQUEST PROPERTY ADDRESS / LOCATION:

7526 Harvest Rd. 7530 Harvest Rd. 7543 Harvest Rd.  
7515 Harvest Rd. 7540 Harvest Rd. 5201 Prince George Dr.

#### REQUEST TAX MAP(S): (List all)

240(OA)00-069-A 240(OA)00-069-B  
240(OA)00-069-B 240(OA)00-069-C  
240(OA)00-069-L 240(OA)00-069-J  
240(OA)00-069-F 240(OA)00-069-K  
240(OA)00-069-M 240(OA)00-069-K

#### AFFECTED ACREAGE:

19

#### ENTIRE PARCEL?: (Y / N)

Y

#### CURRENT ZONING:

M1,  
R-A, R-290

#### PROPOSED ZONING:

M2

#### REQUIRED ATTACHMENTS: (Check if Attached; \* = Required)

☐ APPLICANT STATEMENT\* (Specify goals, details, etc.)

☒ PROPOSED CONDITIONS / PROFFER STATEMENT

☐ CONCEPTUAL SITE PLAN\*

(Show any planned improvements; Use GIS or Engineer Drawing)

☐ COMMUNITY MEETING SUMMARY

☐ SURVEY OR LEGAL DESCRIPTION OF REZONING  
REQUEST AREA (If different than recorded lot)

☒ ADDITIONAL ATTACHMENTS:

REQUEST DETAILS

LEGAL OWNER

#### NAME(S):

Jeff Oakley, Robert E Forehand Jr.

#### MAILING ADDRESS (Incl. City, State, Zip)

5115 Prince George Dr. Prince George, VA 23875

E-MAIL: bforehand@earthlink.net

joakley@oakleytanklines.com

PHONE: Jeff Oakley Bob Forehand

804-543-4173 804-731-2278

APPLICANT CONTACT

#### NAME(S) (If different than owner):

Ashley Forehand Oakley

#### RELATION TO OWNER:

Spouse daughter

#### MAILING ADDRESS: (Incl. City, State, Zip)

5115 Prince George Drive, Prince George, VA 23875

#### E-MAIL:

ashley@ashleyfoakley.com

#### PHONE:

804-731-2755

OFFICE USE ONLY (Completed at time of application)

#### COMMENTS:

PAYMENT

#### FEE DUE:

\$3,710  
Rezoning: \$1,050 + [See Fee Schedule]  
Amend Existing Zoning Case: \$1,050

#### 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:

Jeffrey S. Oakley

NAME:

Robert F. Forehand Jr

SIGNED:

Jeffrey S. Oakley

SIGNED:

Robert F. Forehand Jr

DATE:

8/22/22

DATE:

8/22/2022

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this

22

day of

August

20 22

Notary Public

Cathy Diane Taylor

My Commission expires:

8-31-

20

23



AFFIDAVIT

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:

Jeffrey Scott Oakley  
Buckingham Pines LLC

NAME:

SIGNED:

Jeffrey Scott Oakley

SIGNED:

DATE:

October 4, 2022

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 4 day of October, 2022.

Margaret Ann Compton  
Notary Public

My Commission expires: April 30, 2023





COUNTY OF PRINCE GEORGE  
COMM DEV & CODE COMPLIANCE  
PO BOX 156  
6602 COURTS DR  
PRINCE GEORGE, VA 23875-0156  
(804)722-8750  
Welcome

19997685-0001 Teresa C. 08/25/2022 03:50PM

EG INVOICE

Oakley, Ashley

2022 Item: INV-00002692

Base fee for a Rezoning  
Application request 1,050.00

PGC Rezoning to M-2  
\$140 per acre  
calculated 2,660.00

-----  
3,710.00

Subtotal 3,710.00

Total 3,710.00

CHECK 3,710.00

Check Number 4062

-----  
Change due 0.00

Paid by: Oakley, Ashley

Thank you for your payment

CUSTOMER COPY

August 10, 2022

RE: Rezoning request from M-1 to M-2  
7526, 7530, 7543, 7515, 7540, Harvest Drive  
5201 Prince George Drive

To whom it may concern:

Please consider the below conditions for the Rezoning request of the property owners for the above referenced properties.

The properties are located in an industrial park off Prince George Drive which has been in existence since before 1981. The properties over the years have been zoned various classifications, including Business, M-1, M-2 and I-2 (I-2 has since been removed from the Zoning districts). Our goal is to have one consistent Zoning that encompasses all the uses currently in park and allows for future owners and tenant to have clear guidance on allowable uses in the park.

The M-2 Zoning district designation for the industrial park would best fit the current and planned uses for the properties, with the following use restrictions:

Under Section 90-492. – Permitted Uses.

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.

August 19, 2022

Re: Preliminary Rezoning Application #21-03 Response to Comments

For the past 30 years at least 75% of the business in this park have required M-2 zoning. This includes some 25 different businesses.

Through this time county officials, property owners in the park, and neighbors all thought this park was zoned M-2.

We are seeking consistent zoning in this small industrial park so current businesses which have all been issued appropriate business license are in compliance.

Additionally, the rezoning is for existing parcels only. There are no new development plans, there will be no increased traffic in to and out of the park, and the present buildings have all been in existence since 1981.

Ultimately when the zoning is corrected there will be no change to the impact for VDOT, public safety, business uses, or public opinion. The only change will be that current and future businesses will be operating in compliance with zoning laws and county tax income from the park will increase vs decrease.

A handwritten signature in black ink, appearing to read "Jeffrey S Oakley", written over a horizontal line.

Jeffrey S Oakley

A handwritten signature in black ink, appearing to read "Robert E Forehand JR", written over a horizontal line.

Robert E Forehand JR



**Andre M. Greene**

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**From:** bforehandjr <bforehandjr@aol.com>  
**Sent:** Monday, December 5, 2022 1:10 PM  
**To:** Andre M. Greene  
**Cc:** Ashley Oakley; Jeff Oakley; Linda Forehand  
**Subject:** Rezoning. Parcel 240(OA)00-069-0 6.02 acres

Please remove the referenced parcel from the rezoning request to be heard before the planning commission on December 22, 2022. We anticipate other uses for the parcel moving forward. We thank you in advance for your consideration.

Robert and Linda Forehand  
Sent from my iPhone

Robert E. Forehand, Jr.  
P. O. Box 2050  
Prince George, VA 23875

Jeffrey S. Oakley  
P. O. Box 2528  
Prince George, VA 23875

Prince George Planning Department  
P. O. Box 68  
Prince George VA 23875

**Attention:** Andre Green, Planner II

**Reference:** Rezoning Application RZA-22-02

Dear Sir,

The applicants are please to proffer the following:

- Re-pave the entrance at Harvest Drive and Prince George Drive. The extent of the repaving will cover and area 15-20 feet in length and 25 feet into Harvest Drive.

We would appreciate your consideration and approval of this rezoning case.

We thank you in advance for your support and understanding on this issue.

Authentisign  
Robert E Forehand Jr 12/14/22

Robert E. Forehand, Jr.      Date

Authentisign  
Jeffrey S Oakley 12/14/22

Jeffrey S. Oakley



## County of Prince George, Virginia

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

January 12, 2023

### PLANNING COMMISSION - 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 Planning Commission will hold a public hearing on **Thursday, January 26, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING RZ-22-02:** Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District, to accommodate existing and future industrial land uses. The subject property consists of seven (7) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, and is identified as Tax Maps 240(0A)00-069-A, B, F, G, K, L, and M. The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is planned for Industrial uses.

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

Page 21

BENNETT JOSEPH L JR  
PO BOX 238  
DISPUTANTA, VA 23842-0238

BUCKINGHAM PINES LLC  
5115 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

CLEAN HARBORS INDUSTRIAL SERVICES  
C/O CLEAN HARBORS ENVIRO SERV  
PO BOX 9149  
NORWELL, VA 02061

COOPER LONNIE D & THELMA F  
117 CHRISTOPHER NEWPORT DR  
HOPEWELL, VA 23860

EDWARDS JOHN D & DEBORAH H  
PO BOX 669  
PRINCE GEORGE, VA 23875

FOREHAND ROBERT E JR & LINDA M  
PO BOX 2050  
PRINCE GEORGE, VA 23875-1339

FOREHAND ROBERT E JR ET ALS  
PO BOX 2050  
PRINCE GEORGE, VA 23875-1339

LAWSON KENNETH H  
PO BOX 338  
PRINCE GEORGE, VA 23875

LUCY LAWRENCE A JR & KEVIN  
5280 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

LUCY TIMOTHY A  
5116 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

MELlichAMPE ENTERPRISES LLC  
6801 CYPRESS DR  
PRINCE GEORGE, VA 23875

OAKLEY REALTY LLC  
5115 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

PRINCE GEORGE CTY FARM BUREAU  
5291 PRINCE GEORGE DR  
PRINCE GEORGE, VA 23875

RENTALS BY STIRLING LLC  
PO BOX 334  
PRINCE GEORGE, VA 23875

VAUGHANS CUSTOM CRAFTSMANSHIP  
14821 PLEASANT GROVE DR  
DISPUTANTA, VA 23842

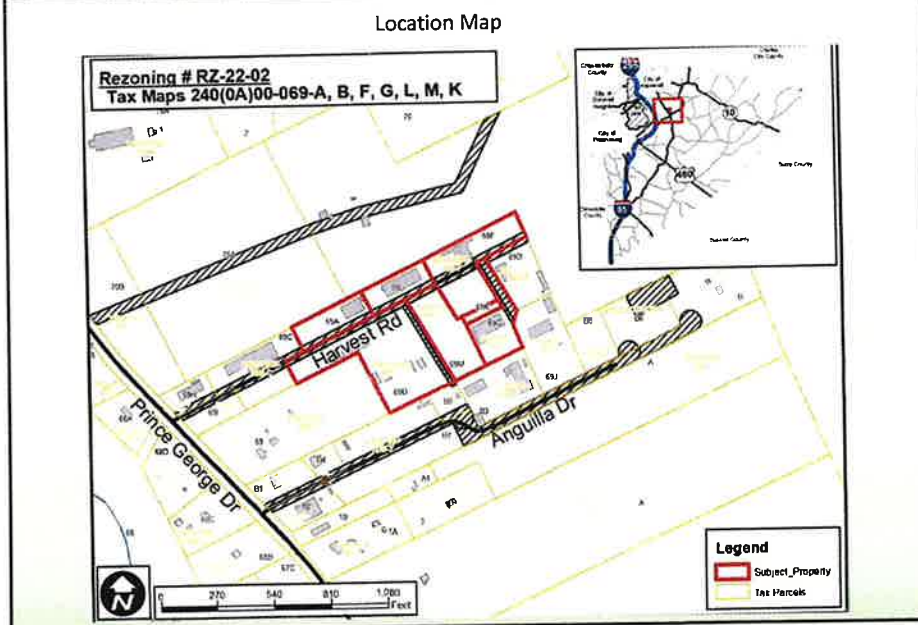
YMCA OF GREATER RICHMOND  
2 W FRANKLIN ST  
RICHMOND, VA 23220



## REZONING RZ-22-02:

Request of Jeff Oakley, Robert Forehand, Jr. and Buckingham Pines, LLC to conditionally rezone approximately 12.18 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to have the zoning be consistent with existing and future land uses. The subject properties are located on the north and south sides of Harvest Road in an existing industrial park located off Prince George Drive (Route 156). The properties are identified as Tax Maps 240(OA)00-69-A,B,F,G,K,L & M. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

### RZ-22-02 | Harvest Road



## RZ-22-02 | Harvest Road

Aerial View



## RZ-22-02 | Harvest Road

Zoning Map

Zoning Map – Light Grey is M-1, Limited Industrial  
Dark Grey is M-2, General Industrial



## RZ-22-02 | Harvest Road

### Future Land Use

Future Land Use Map - Purple = Industrial  
Red=Commercial



## RZ-22-02 | Harvest Road

### Background

- Since 1981, industrial uses related to trucking and truck repair and maintenance have located in the Harvest Road Industrial Park located off Prince George Drive (Route 156). The current zoning of the properties utilized for trucking related purposes is M-1, Limited Industrial. It has been determined that the appropriate zoning for the type of uses in the industrial park is M-2, General Industrial.

## Request Summary

- The owners of the lots in the industrial park wish to have the existing tenants and any future industrial users to be in conformance/compliance with County's Zoning regulations. Therefore, they are requesting a rezoning from M-1 to M-2.
- The owners have stated that no new businesses will be locating in the Harvest Road Industrial Park at this time. So there will be no increase in traffic, no disturbance of land and no increase in noise.
- Proffer statements were voluntarily submitted with the rezoning request.

## Industrial Park Pictures





### Planning & Zoning Staff Review Comments

- The proposed rezoning affects land and structures that have been utilized over the years (since 1981) for industrial purposes and are land uses currently permitted “by-right” in the M-2, General Industrial, Zoning District. There are no new development plans and no new establishments will be locating in the industrial park at the time of this request. Consequently, there will be no change in the flow of traffic in and out of the existing industrial park.
- The proposed rezoning is consistent with the Comprehensive Plan because The Future Land Use Map calls for Industrial Uses in this area (See Exhibit 2: Comprehensive Plan Future Land Use Map). There appears to be a commercial designation on one (1) of the lots in question but a rezoning to M-2, General Industrial is justified because the property has been used for industrial purposes over many years.
- Any new tenants or owners will be limited by existing infrastructure space and current requirements

### Other Staff Review Comments

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

**ISSUE 1- No traffic Study Provided** - VDOT recommended that the County require trip generation data and the submission of turn lane warrant analyses for the existing entrance road. A condition has been recommended by staff that requires any new businesses or expansions of existing business to provide trip generation data and a turn warrant analysis at the time of site plan submittal.

**P&Z Response/Update:** This issue has been resolved because new businesses are not locating into the existing industrial park at this time.

**ISSUE 2- Condition of the Commercial Entrance** - Consideration should be given to requiring repairs or improvements to the commercial entrance serving the parcels in this zoning case to bring it into compliance with current VDOT standards.

**P&Z Response/Update:** The applicants have voluntarily proffered to repave the first 15-20 feet of commercial entrance (proffer attached).



## RZ-22-02 | Harvest Road

**Issue 3 – Road Maintenance Agreement** - VDOT recommends that a road and entrance maintenance agreement be required in conjunction with the proposed rezoning case that binds all users to the continued maintenance of the commercial entrance and private road.

**P&Z Response/Update:** The applicants are planning to repair the entrance and Harvest Road appears to be in satisfactory condition.

### **Issue 4 – Parcel 240(0A)00-069-0 – Entrance off Route 156**

Parcel 240(0A)00-069-0 does not appear to have access to Harvest Road or Anguilla Road. Access to this parcel will be restricted to a right-in/right-out entrance as there is not sufficient spacing between Harvest Road and Anguilla Road for a full access commercial entrance that meets VDOT's Access Management spacing standards.

**P&Z Response/Update:** The applicants removed Parcel 240(0A)00-069-0 from their rezoning application.

## RZ-22-02 | Harvest Road

### Proffered Conditions

#### Applicant

1. The following M-2, General Industrial uses will not be permitted upon the Property:

- Blacksmith shops.
- Sawmills and planing mills.
- Brick manufacture.
- Boiler shops.
- Meat, poultry and fish processing.
- Conservation areas.
- Game preserves.

2. The Applicants have proffered to repave the first 15-20 feet of the Harvest Road commercial entrance off Route 156 (Prince George Drive).

#### County Recommended Condition

- Any new business or expansion of an existing business on the subject properties will require trip generation data and a turn warrant analysis at the time of site plan submittal.

### Staff Recommendation

**Approval**, subject to the applicant's proffered conditions.

This recommendation is based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses. The site in question adjoins properties zoned M-2, General Industrial, located on Anguilla Drive.
2. A rezoning from M-1, Limited Industrial to M-2, General Industrial is consistent with the Prince George County adopted Comprehensive Plan.
3. The issues and concerns of VDOT have been addressed.
4. No public opposition has been received prior to publishing the staff report.
5. The applicants proffered several conditions which staff and the Planning Commission found acceptable (see proffer statements).

### Questions?

*See Staff Report for Draft Resolution*



## 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, February 14, 2023 beginning at 7:30 a.m. concerning the following requests:

**REZONING RZ-22-02:**  
Request of Jeff Oakley, Robert Forehand Jr., and Buckingham Pines, LLC to conditionally rezone approximately 12.18 acres from M-1 (Limited Industrial) District to M-2 (General Industrial) District to accommodate existing and future industrial land uses. The subject property consists of seven (7) tax parcels located on the north and south sides of Harvest Road within an existing industrial park, and is identified as Tax Map 240(0A100-949-A, B, F, G, K, L, and M). The Comprehensive Plan Future Land Use Map indicates that the land underlying all affected tax parcels is planned for industrial use.

**SPECIAL EXCEPTION SE-22-12:** Request of Dennis and Wendy Pifer to permit an Animal Boarding Place in a Residential Agricultural (R-A) Zoning District pursuant to Prince George County Zoning Ordinance Section 90.103(23). The purpose of the request is to allow a dog-breeding business to operate within the existing single-family dwelling on the property. The subject property is approximately 2.76 acres in size, located at 1809 Walton Lake Road, and is identified as Tax Map 440(0A100-001-A). The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for residential use.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Court Drive, Prince George, Virginia 22925, pursuant to §§15.2-2204, §§15.2-2225, §§15.2-2226, 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.princegeorgescountysva.gov/live-stream/>. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submission forms and information on accessing this meeting electronically are available at <https://www.princegeorgescountysva.gov>.

Jeffrey D. Sloke  
County Administrator  
February 7, 9, 2023 6398129