

# Issue Analysis Form

**Date:** January 22, 2019

**Item:** Par 5 Devt Group LLC Conditional Rezoning

**Department:** Community Development - Planning

**Contact Person:** Douglas Miles, Planning Manager



## Description and Current Status

Par 5 Development Group, LLC (Dollar General) is conditionally rezoning the front portion of the property to permit a retail store and other similar B-1 zoning land uses.

## Government Path

**Does this require IDA action?**

Yes  No

**Does this require BZA action?**

Yes  No

**Does this require Planning Commission action?**

Yes  No  
December 20, 2018  
Recommended for  
Approval by 7-0 vote.

**Does this require Board of Supervisors action?**

Yes  No  
January 22, 2019

**Does this require a Public Hearing?**

Yes  No

**If so, before what date?**

n/a

## Fiscal Impact Statement

The proposed Dollar General retail store land use and other related commercial uses will positively impact Prince George County by providing for an increased retail tax base by offering up retail grocery and pharmacy goods as a neighborhood commercial use.

## County Impact

The proposed conditional rezoning case for a new retail store to be located in Garysville will provide for additional retail grocery and pharmaceutical goods in an underserved area for new neighborhood commercial uses to be offered along the Route 10 corridor.

## Notes

n/a

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 22nd day of January 2019:

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Present:

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

Vote:

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REZONING CASE RZ-18-05 Request of Par 5 Development Group LLC to conditionally rezone 2.5 acres from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for neighborhood commercial uses. The subject property is part of Tax Map 270(0A)00-069-0 and is located in the northeast quadrant of Moody Road and James River Drive in Garysville.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-18-05 is granted as an amendment to the official zoning map with the following conditions:

The Owner and the Applicant in this case, pursuant to Sections 15.2-2296 and 15.2-2297 of the Code of Virginia (1950 as amended) and Article XVII of the Zoning Ordinance of Prince George County, for themselves and their respective successors or assigns, do hereby proffer that the development of the Property shall be used in strict accordance with the following conditions set forth in this submission, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffered conditions shall immediately be null and void and of no further force or effect.

1. Notwithstanding the fact that such uses are permitted pursuant to Section 90-392 of the Prince George County Zoning Ordinance, the following uses shall be prohibited on the Property:
  - (13) Funeral Homes,
  - (14) Service Stations with major repair facilities under cover,
  - (17) Lumber and building supply with storage facilities under cover,
  - (20) Waterfront business activities,

- (24) General Advertising signs,
  - (37) Cemeteries,
  - (38) Circuses, carnivals or similar temporary activities,
  - (39) Noncommercial fairgrounds, and
  - (45) Mobile home and recreational vehicle sales, service repair.
2. Notwithstanding the fact that such uses are permitted pursuant to Section 90-393 of the Prince George County Zoning Ordinance, the following uses shall be prohibited on the Property:
- (6) Outdoor theater, outdoor motion picture theater,
  - (10) Dancehall,
  - (11) Auto repair garage, wrecking service,
  - (16) Motor freight terminal, transshipment facility,
  - (17) Automotive service station with major repair under cover,
  - (18) Bulk gasoline and petroleum storage,
  - (19) Commercial amusement park,
  - (21) Turkey shoot,
  - (25) Circus, carnival or other similar temporary activities when organized or sponsored by commercial enterprise,
  - (29) Tree stump landfills,
  - (31) Outdoor flea markets,
  - (33) Family day care (large) in existing dwelling, and
  - (36) Vehicle impound facility.
3. Storm water quantity and quality shall be provided for this site through development of on-site best management practices.
4. All storm water easements and basins shall be maintained by the Property owner.
5. All utilities will be provided underground for the development described in the Application, including, but not limited to, power, telephone, gas, and cable television.

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Adopted on January 22, 2019 and becoming effective immediately.

**BOARD OF SUPERVISORS  
CONDITIONAL REZONING REPORT**

**CASE NUMBER:** RZ-18-05

**APPLICANT:** Par 5 Development Group, LLC (Dollar General)

**LOCATION OF PROPERTY:** Northeastern quadrant of Route 10 & Moody Road

**TAX MAP #** 270(0A)00-069-0 (part of)

**PLANNING DISTRICT:** Rural Conservation Area

**REQUESTED ACTION:** Conditional Rezoning Case Request

**EXISTING ZONING:** R-A, Residential – Agricultural District

**PROPOSED ZONING:** B-1, General Business with conditions

**EXISTING USE:** Vacant

**SURROUNDING ZONING:**

**North and East:** R-A, Residential Agricultural Zoning

**South and West:** B-1, General Business Zoning

**UTILITIES:** Commercial well and Private septic

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

**MEETING INFORMATION:**

**Community Meeting:** **Monday, November 5, 2018 at 6:00 pm**  
The applicant, property owner, engineer, Planning Manager and two Board members; along with the adjacent property owners and interested citizens were in attendance and in support of the request.

**Planning Commission:** **Thursday, December 20, 2018 at 6:30 pm**  
Planning Commission recommended Approval 7-0 with stated proffered conditions onto the Board of Supervisors. No comments and no citizens were in attendance at Planning Commission public hearing.

**Board of Supervisors:** **Tuesday, January 22, 2018 at 7:30 pm**

**RECOMMENDATION:** Planning Commission and Staff recommend Approval with the Applicant’s revised proffer statement letter dated November 6, 2018 relative to certain land uses and to stormwater management.

## **BOARD OF SUPERVISORS STAFF REPORT**

### **CONDITIONAL REZONING AMENDMENT – CASE RZ-18-05 PAR 5 DEVELOPMENT GROUP, LLC (DOLLAR GENERAL)**

**PUBLIC MEETING: JANUARY 22, 2019**

#### **Request:**

The applicant proposes to conditionally rezone 2.5 acres of Tax Map 270(0A)00-069-0 from R-A, Residential Agricultural to B-1 in order to construct a new retail store on the premises.

Par 5 Development Group, LLC is looking to develop a 9,100 square foot retail store with 6 to 8 employees with the operating hours between 8:00 am to 10:00 pm. The proposed structure will incorporate an appealing architectural exterior that will further enhance the Garysville area and the surrounding properties and will add to the Route 10 corridor in a positive manner. Refuse and recycling areas will be screened from view from the public right-of-way and surrounding properties. Lighting will dark skies compliant and will not produce glare in the roadway or onto the adjacent properties as the Garysville area is very dark at night along the Route 10 corridor.

#### **Comprehensive Plan:**

The 2014 Comprehensive Plan identifies this area in Garysville for neighborhood commercial land uses which includes small scale commercial uses that provide basic goods and services designed to meet the needs of the surrounding community. Therefore, the proposed retail store and other permitted B-1 uses are considered to be in compliance with the Comprehensive Plan.

#### **Planning Department:**

The proposed use in this area is in compliance with the Plan and the intent of the B-1, General Business Zoning District which covers that portion of the community intended for the conduct of business uses to which the public requires direct and frequent access as brick and mortar store. The proposed retail store is not characterized by heavy trucking access, other than stocking and delivery of light retail goods, or by any nuisance factors other than incidental light and noise due to the congregation of customers and light passenger vehicles. The B-1 District includes such uses as retail stores, banks, professional business offices, restaurants and auto repair shops.

The subject property is located within the Chesapeake Bay Preservation Area (CBPA) and the applicant has proffered that both stormwater quality and quantity shall be provided for this site through development of on-site best management practices and compliance with the County's Zoning Ordinance relative to the Bay Act. All of the stormwater easements and basins shall be maintained by the property owner/retail store operator. All utilities will be provided underground for the development, including, but not limited to power, phone, gas and television utility lines. As this will further enhance this store's operating capacity during periods of bad weather storms.

#### **Health Department:**

The Virginia Department of Health has reviewed the request and stated they have no objection to the proposed conditional rezoning. They stated generally these stores have very low water usage and they pose no sewage disposal problems beyond that of a standard household use.

Typically, there is no water served to the public and a water fountain is provided for employees. This allows for the usage to remain under the limit needed to require a non-community type well for the proposed 9,100 square foot retail store. Other commercial uses would have to be analyzed at the time of site plan review that might be constructed within the B-1 Zoning District.

**Transportation Department:**

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objection to the proposed conditional rezoning based upon the preliminary site plan as provided by the applicant with their conditional rezoning application request. A commercial entrance meeting VDOT standards and specifications will be required to provide access to the site. In accordance with the provided plan access to the site is being proposed from Moody Road, SR 641. Moody Road is functionally classified as a local road and an entrance on Moody Road will not be subject to VDOT's Access Management Regulations. Sufficient separation from SR 10, James River Drive to the proposed commercial entrance will be required to provide adequate corner clearance.

SR 10, James River Drive is functionally classified as a minor arterial road. If an entrance is proposed on James River Drive it will be required to meet spacing requirements in VDOT's Access Management regulations for a minor arterial roadway with a 55 Mile Per Hour (MPH) speed limit. An entrance proposed on SR 10 would require an Access Management Exception as sufficient road frontage is not available to meet the spacing standards for a partial access or full access entrance.

Based upon the proposed use and the Annual Average Daily Traffic (AADT) on Moody Road, it is not anticipated that turn lanes or tapers will be required for the proposed entrance. A turn lane warrant analysis will be required to be submitted for review and approval during the site plan review process. VDOT's review of the preliminary site plan included with this application is a general review and does not guarantee that the preliminary site plan meets all of VDOT's requirements. VDOT reserves the right to provide additional comments during the site plan review process when detailed data and additional information is submitted for site plan review.

**Recommendation:**

The Planning Commission and Staff recommend Approval of this B-1 conditional rezoning request along with the applicant's proffers dated November 6, 2018 for the site development of the property for a retail store use and other permitted land uses under the proffered conditions. The administrative site plan process will be utilized to implement the site layout, landscaping, and lighting for the proposed retail store generally depicted on the Summit Engineering layout dated December 12, 2018.

The Comprehensive Plan calls for neighborhood commercial land uses such as retail store uses. The Route 10 and Old Stage Road area has historically provided limited retail service-based uses such as a fueling station, automotive repair and general store uses to also serve the local residents. The proposed retail store that would be permitted will offer up greater convenience and variety of grocery, dry goods and retail items that were previously offered within Garysville.



## *County of Prince George, Virginia*

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

**January 11, 2019**

### **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, January 22, 2019 beginning at 7:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875 to consider the following request that involves the Prince George County Zoning Ordinance:

**REZONING CASE RZ-18-05** Request of Par 5 Development Group LLC to conditionally rezone 2.5 acres from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for neighborhood commercial uses. The subject property is part of Tax Map 270(0A)00-069-0 and is located in the northeast quadrant of Moody Road and James River Drive in Garysville.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and 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. We have included a copy of the general location of the request site for your use in determining the proposed store location.

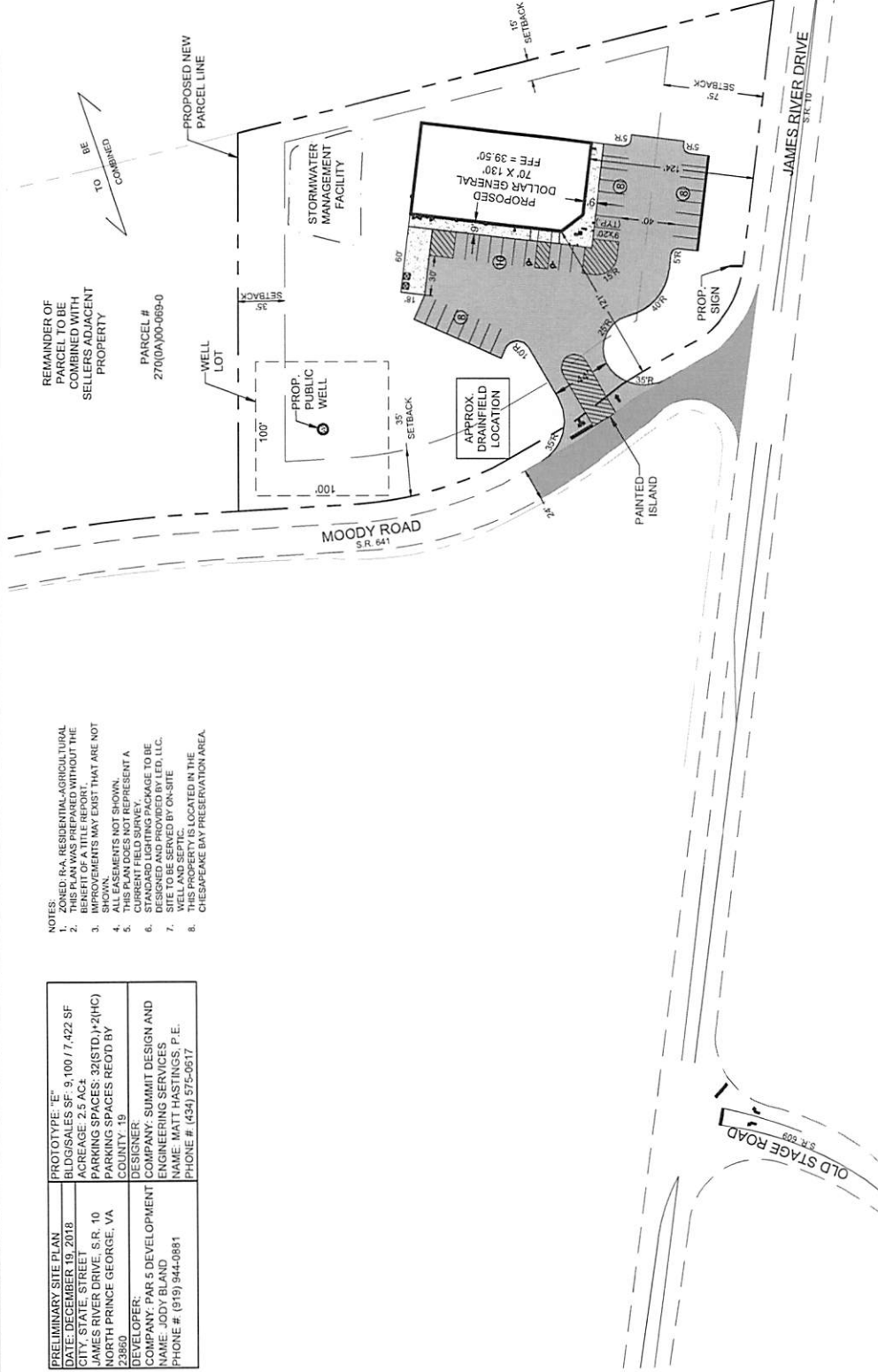
Sincerely,

*Douglas Miles*

Douglas Miles, AICP, CZA  
Planning Manager / Zoning Administrator

PRELIMINARY SITE PLAN	PROTOTYPE: "E"
DATE: DECEMBER 19, 2018	BLDG/SALES SF: 9,100 / 7,422 SF
CITY, STATE, STREET	ACREAGE: 2.5 AC±
JAMES RIVER DRIVE, S.R. 10	PARKING SPACES: 32(STD), 2(HC)
NORTH PRINCE GEORGE, VA	PARKING SPACES RECD BY
23860	COUNTY: 19
DEVELOPER:	DESIGNER:
COMPANY: PAR 5 DEVELOPMENT	COMPANY: SUMMIT DESIGN AND
NAME: JODY BLAND	ENGINEERING SERVICES
PHONE #: (919) 944-0881	NAME: MATT HASTINGS, P.E.
	PHONE #: (434) 575-0517

- NOTES:
1. ZONED R-4, RESIDENTIAL-AGRICULTURAL. THIS SITE PLAN WAS PREPARED WITHOUT THE NECESSITY OF A PRELIMINARY SUBMITTAL.
  2. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
  3. ALL EASEMENTS NOT SHOWN. PRESENT A CURRENT FIELD SURVEY.
  4. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
  5. WELL AND SEPTIC BY ON-SITE.
  6. THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA.



SCALE	1" = 80'
FIRST ISSUE DATE	12-19-2018
PROJECT NO.	18-0232
SHEET NO.	X-1

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 ENGINEERING SERVICES  
 DRAWING ALTERATION

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**DOLLAR GENERAL**  
**PAR 5 DEVELOPMENT GROUP, LLC**  
 S.R. 10 - JAMES RIVER DRIVE  
 NORTH PRINCE GEORGE, VA 23860

**PRELIMINARY SITE PLAN**

**SUMMIT**  
 DESIGN AND ENGINEERING SERVICES

Creatively Inspired - Technically Executed

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 Voice: (919) 732-3883 Fax: (919) 732-6676  
 www.summit-engineer.com





## *County of Prince George, Virginia*

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

### **Memorandum**

To: Alice Weathers, Senior Environmental Health Specialist  
Angela Blount, Environmental Program Coordinator  
Dean Simmons, Building Official and Fire Official  
Frank Haltom, Director of Engineering & Utilities  
Paul Hinson, VDOT – Petersburg Residency Office

C: Percy C. Ashcraft, County Administrator  
Jeff Stoke, Deputy County Administrator  
Julie C. Walton, Department Director

From: Douglas Miles, Planning Manager

Date: November 30, 2018

Subject: **Par 5 Development Group LLC (Dollar General) – Route 10 B-1 Rezoning**

Please find the attached Dollar General rezoning application and their textual statement with a 2.5 acre portion of this subject property to be rezoned from R-A to the B-1, General Business Zoning District based upon our pre-application meeting discussion on Thursday, October 4th.

Please review this information and provide any staff report comments that you deem appropriate for this conditional rezoning request. They have provided similar B-1 proffered conditions as what was done on the Bogese Office Building conditional rezoning case request on Route 10. **Please provide comments by Thursday, December 13th** [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov)



# REZONING APPLICATION

Department of Community Development and Code Compliance  
 6602 Courts Drive  
 Prince George, VA 23875  
 Planning Division (804) 722-8678  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-18-05

DATE SUBMITTED:

11/5/18

(Please fill-in all blanks)

GENERAL PROPERTY INFORMATION

**LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:**

Arthur D. Chambliss Jr. & Jerry A. Chambliss

**ADDRESS:**

14100 James River Road

**TAX MAP OF SUBJECT PARCEL:**

270(OA)00-069-0

**CITY:**

North Prince George

**STATE:**

VA

**ZIP CODE:**

23860

**DISTRICT:**

P1

**E-MAIL ADDRESS:**

**RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:**

DEED BOOK 16 PAGE 327 Date 2/5/2016 DEED RESTRICTIONS: N/A

**CURRENT LAND USE:**

Vacant

**ACREAGE:**

2.5 Acre portion of 5.2 Acre parent tract

**COMPREHENSIVE PLAN DESIGNATION:**

Neighborhood Commercial

**ZONING CLASSIFICATION**

**PRESENT ZONING :**

R-A, Residential Agricultural

**PROPOSED ZONING:**

B-1, General Business

**REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:**

9,100SF Retail Store

OWNER AGENT/REP

**AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):**

Par 5 Development Group, LLC

**NAME:**

Jody Bland

**PHONE NUMBER:**

910-944-0881

**ADDRESS:**

2075 Juniper Lake Road

**CITY:**

West End

**STATE:**

NC

**ZIP CODE:**

27376

**E-MAIL ADDRESS:**

jody@rhetsoncompanies.com

PROJECT DESCRIPTION

**PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)**

See Attachment(s)

Paid 11/8/18 OK # 3855 \$1400.00 (11/6)

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: ARTHUR S. CHAMBLISS, JR  
SIGNED: Arthur S. Chambliss Jr. DATE: 10-15-18  
MAILING ADDRESS: 14100 JAMES RIVER RD.  
CITY/STATE/ZIP: Hopewell, VA 23860  
PHONE NUMBER: 804-541-0766  
E-MAIL ADDRESS: ARTHUR.CHAMBLISS@DIEBOLDNIXSORF.COM

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

NAME: ZAC NEY  
MAILING ADDRESS: 2075 Juniper Lake Rd  
CITY/STATE/ZIP: WEST END, NC 27374  
PHONE NUMBER: (910) 944-0881  
E-MAIL ADDRESS: Zac@parrsdevelopment.com

AFFIDAVIT

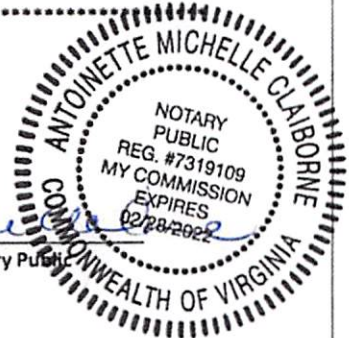
STATE OF VIRGINIA

COUNTY OF: PRINCE-GEORGE Petersburg

Subscribed and sworn before me this 15 day of October, 20 18.

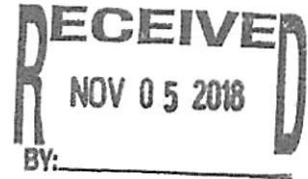
My Commission expires: 02/28, 20 22

Antoinette Michelle Claiborne  
Notary Public





TO: Prince George County Planning Commission and Board of Supervisors



FROM: Matt Hastings, PE  
Project Manager – Land Development

RE: Par 5 Development Group, LLC – Hopewell Dollar General Site Rezoning Application

Summit Design and Engineering Services is filing this Rezoning Application on behalf of Par 5 Development Group, LLC. The current zoning of Tax Map Parcel is 270(0A)00-069-0 is R-A, Residential Agricultural District.

The property in question is designated on the Future Land Use map as Neighborhood Commercial. The category designates those areas where small scale commercial uses are encouraged. Such uses provide goods and services designed to meet the needs of the surrounding residential community.

This proposed Rezoning to B-1, General Business District would satisfy the following goals and objectives of the 2014 Prince George County Comprehensive Plan.

**Economic Development:**

**Goal #1:** To enhance the economic base and employment opportunities in Prince George County.

**Objective #1:** Develop a strong and diversified tax base through guided office, commercial retail and industrial development.

**Land Use:**

**Goal #1:** To achieve a balanced land use system that provides sufficient and compatible land areas for all community land use needs, while protecting sensitive natural environments and important local historic and cultural resources.

**Objective #1:** Promote a strong and diversified industrial and commercial base which does not create significant impacts on residential areas, prime agricultural lands or public facilities.

**Strategies: #1:** Use the future land use map contained in this plan as a general guide for future commercial and industrial land use decisions.

The proposed use in this area is compliance with the Comprehensive Plan and the intent of the B-1 General Business district, which “covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This district includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns and garages and service stations.”

## **Project Narrative:**

Par 5 development Group, LLC is rezoning from R-A to B-1, to develop a 70' x 130' 9,100 square foot retail store with 6-8 Employees with operating hours between 8 a.m.- 10 p.m. The proposed new building has a total of 7,422 sq. ft. of retail floor space which would require a minimum of 19 parking spaces by Zoning Ordinance. There is a total of 32 standard parking spaces and 2 handicapped/van accessible spaces being proposed.

The establishment, maintenance, and operation resulting from the rezoning will not be detrimental to or pose any danger to the public health, safety, morals, comfort or general welfare. Furthermore, the rezoning will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The rezoning will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water areas, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The Engineer has consulted with VDOT to determine the requirements for the proposed use and verified that a TIA is not required based on the anticipated traffic count. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility, and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety and general welfare of the community. The parking arrangement as shown on the site concept plan is designed in order to provide a formal and flowing site with standardized parking and drive aisle, landscaping and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Zoning Ordinance. The proposed site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All setbacks and other open spaces are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood and the other properties in the zoning district. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Prince George County Zoning Code.

## **STATEMENT OF PROFFERS**

**Prince George County Rezoning Application by  
Arthur D. Chambliss, Jr. and Rosalind T. Chambliss (together referred to herein as "Owner") and  
Par 5 Development Group, L.L.C. ("Applicant")  
Tax Map Parcel 270(0A)00-069-0 ("the Property")  
November 6, 2018**

The Owner and the Applicant in this case, pursuant to Sections 15.2-2296 and 15.2-2297 of the Code of Virginia (1950 as amended) and Article XVII of the Zoning Ordinance of Prince George County, for themselves and their respective successors or assigns, do hereby proffer that the development of the Property shall be used in strict accordance with the following conditions set forth in this submission, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffered conditions shall immediately be null and void and of no further force or effect.

1. Notwithstanding the fact that such uses are permitted pursuant to Section 90-392 of the Prince George County Zoning Ordinance, the following uses shall be prohibited on the Property:

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- (14) Service Stations with major repair facilities under cover,
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- (24) General Advertising signs,
- (37) Cemeteries,
- (38) Circuses, carnivals or similar temporary activities,
- (39) Noncommercial fairgrounds, and
- (45) Mobile home and recreational vehicle sales, service repair.

2. Notwithstanding the fact that such uses are permitted pursuant to Section 90-393 of the Prince George County Zoning Ordinance, the following uses shall be prohibited on the Property:

- (6) Outdoor theater, outdoor motion picture theater,
- (10) Dancehall,
- (11) Auto repair garage, wrecking service,
- (16) Motor freight terminal, transshipment facility,
- (17) Automotive service station with major repair under cover,
- (18) Bulk gasoline and petroleum storage,
- (19) Commercial amusement park,
- (21) Turkey shoot,
- (25) Circus, carnival or other similar temporary activities when organized or sponsored by commercial enterprise,
- (29) Tree stump landfills,

- (31) Outdoor flea markets,
- (33) Family day care (large) in existing dwelling, and
- (36) Vehicle impound facility.

3. Storm water quantity and quality shall be provided for this site through development of on-site best management practices.

4. All storm water easements and basins shall be maintained by the Property owner.

5. All utilities will be provided underground for the development described in the Application, including, but not limited to, power, telephone, gas, and cable television.

I hereby acknowledge as the Property Owner that the Rezoning of the Property gives rise to the need for these conditions.

Respectfully submitted,

*Kerry Brian Hutcherson, as  
attorney-in-fact for Arthur D.  
Chambliss, Jr.*  
Arthur D. Chambliss, Jr.

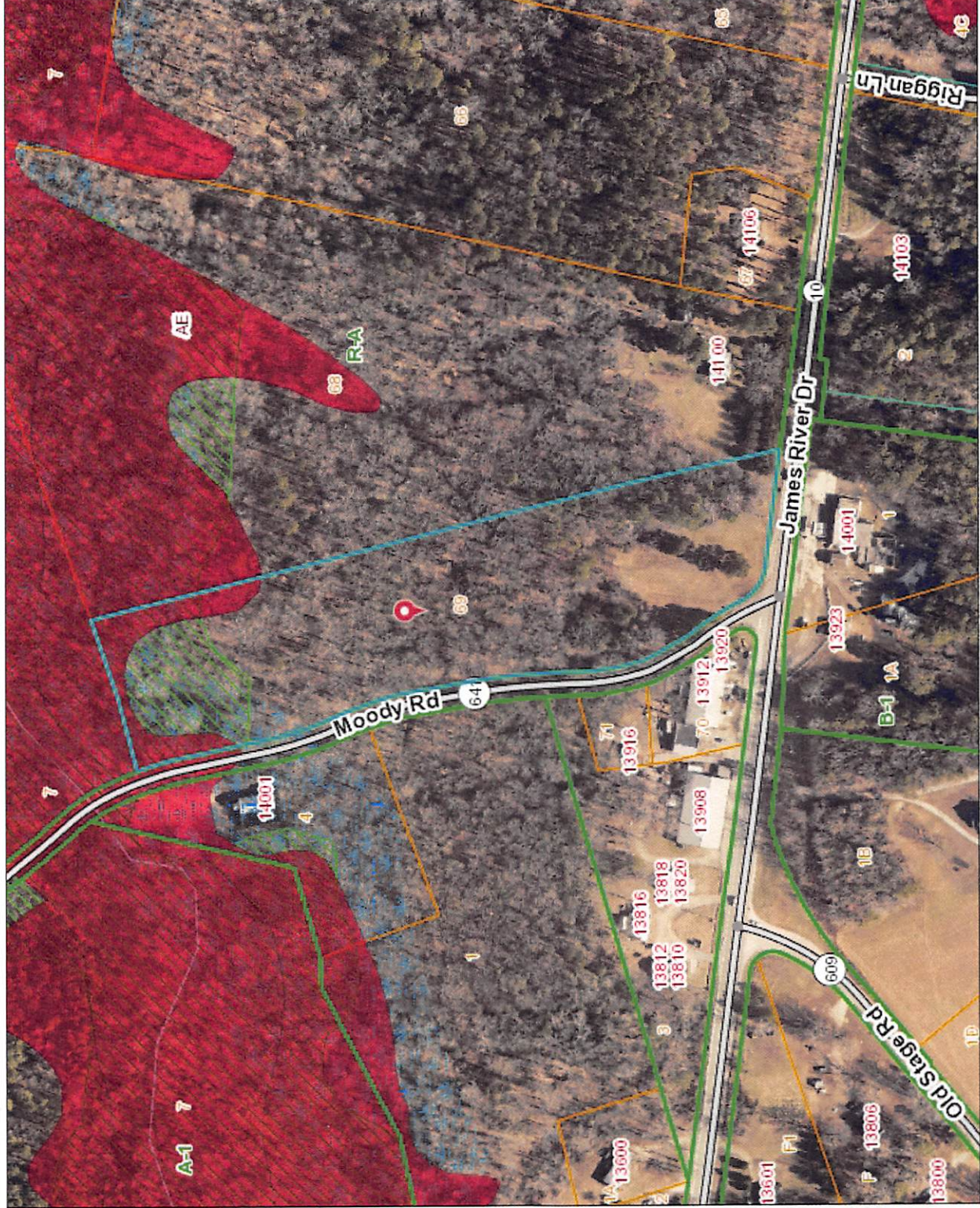
*Kerry Brian Hutcherson, as  
attorney-in-fact for Rosalind T.  
Chambliss*  
Rosalind T. Chambliss

I hereby acknowledge as the Applicant that the Rezoning of the Property gives rise to the need for these conditions.



R. Lee Pittman, Manager of  
Par 5 Development Group, L.L.C.,  
Applicant

County of Prince George



Legend

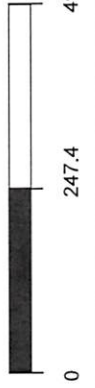
- Zoning Outlines
- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- Swamps

Notes



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



Map Scale 1: 2,969

9/28/2018





**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 a public hearing on Tuesday, January 22, 2019 beginning at 7:30 p.m. concerning the following public hearing request:

**REZONING CASE RZ-18-05** Request of Par 5 Development Group LLC to conditionally rezone 2.5 acres from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The Comprehensive Plan indicates that the subject property is appropriate for neighborhood commercial uses. The subject property is part of Tax Map 270(0A)00-069-0 and is located in the northeast quadrant of Moody Road and James River Drive in Garysville.

The meeting will be held within the Board 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 and is open from 8:30 a.m. to 5:00 p.m., Monday – Friday, (804) 722-8678. All interested persons shall have the opportunity to be heard at said public hearing.

Percy C. Ashcraft  
County Administrator