



City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
srobinson@petersburg-va.org

TO: Chairman Alexander and Members of the Petersburg Planning Commission

FROM: Reginald Tabor, Planning Manager
Sandra A Robinson, Zoning Administrator

DATE: April 27, 2023

SUBJECT: Case 2023-REZ-04
3287 County Drive
Tax Parcel: 061020001

A petition from Lingerfelt Development LLC, owner Diamond Park, LLC., represented by Andrew M. Condlin, Roth Jackson Gibbons Condlin, PLC to rezone 3287 County Drive further identified as T.P. # 061020001, approximately 4.805 acres from the B-2(c), General Commercial District to M-1, Light Industrial District to permit Industrial Development and Distribution uses. The property is located on the southeast side of the intersection of U.S. Route 460E (County Dr.) and State Route 106 (Courthouse Road). The subject property was rezoned from "A", Agricultural District to the present B-2(c) General Commercial District Designation on May 8, 1990, Ord. 90-65. The current Comprehensive Plan 2000 suggests that the area is suitable for commercial/industrial uses.

DATE: Delivery to the Planning Department initially in October 2022, for consideration in conjunction with a rezoning application submittal to the Prince George County Planning Commission that was later changed to a Special Exception Application January 27, 2023, to be heard by the Prince George County Planning Commission on Thursday, April 26, 2023. The Prince George County zoning ordinance lacked a definition for what constituted "wholesale and processing" and "warehousing" and added a definition to restrict fulfillment centers. The Prince George Co Comprehensive Plan's Future Land Use designation for the subject site is for commercial land uses.

I. APPLICANT'S PROPOSAL

The applicant is requesting an amendment to the previously approved conditional rezoning of vacant land which took place in May of 1990. The change is because of the applicant's desire to construct a speculative commercial structure to allow usage for wholesale, processing, and warehousing with indoor storage. The B-2(c) classification does not permit the operation of such uses therefore, the applicant is pursuing to rezone the

property. Currently, no user has been selected and the applicant would like to be prepared and in position to secure an industrial user involved in distribution, processing, production, and warehousing services.

The proposed rezoning designation M-1, which is the Light Industrial zoning designation would permit a range of light industrial uses, such as light manufacturing, trucking, storage, warehousing, and production operations. Typically, these types of uses have a lot of truck and vehicular traffic. The traffic can range depending on the extent of the use. It is also reasonable to expect congestion during shift changes and during the day with deliveries. The subject parcel is located off US 460 E (County Dr) and State Route 106 (Courthouse Rd) within and on the south side of the property along County Dr. towards the I-295 Ramp. See conceptual site plan renderings. The subject property is currently zoned B-2 (c), General Commercial District with conditions regarding use. Uses not permitted are as follows: used vehicle sales, vehicle rebuilding or body shops or repainting facilities or shops, used tire sales, towing lots, salvage dealers, or vehicle service operations which employ any form of outside storage of materials, equipment, and inoperable motor vehicles. In addition, Hotels, Motels, and motor hotels containing forty-five (45) or more units only. Childcare centers. Restaurants, service stations and other commercial venues. It should be noted that several of the above-mentioned uses would require the issuance of a Special Use Permit per Article 23. Supplementary Use Regulations – Special Uses Enumerated. Uses deemed permitted under the approved classification are printing, publishing, and engraving establishments, bottling works, dyeing and cleaning works or laundry, plumbing and heating shop, painting shop, upholstering shop, not involving furniture manufacturing; but no manufacturing; appliance repairs; and general service and repair establishments similar in character to those listed in this item; provided, that no outside storage of materials and equipment is permitted; and further provided, that no use permitted in this item shall occupy more than six thousand (6,000) square feet of floor area. Warehousing, wholesale distribution, fabrication, processing, and manufacturing are uses allowed under the M-1, Light Industrial zoning designations. It should be noted that in some instances, a particular use may be required to be approved for an overlay district classification per Article 23. Supplementary Use Regulations-Special Uses. The proposed use requested, if permitted, will be controlled by zoning conditions and ordinance standards.

The parcel is currently entirely wooded. The parcel is located between I-295, along County Dr. and Courthouse Rd with no impact on any neighboring residential developments or properties and allows interstate access. The location is excellent for commercial or light industrial activities, as it's near the highway and other industrial uses. A specific user has not been identified at the time of application submittal.

The applicant is proposing to provide appropriate landscaping and buffering of the project area within the City of Petersburg, Virginia to reduce any potential negative impact at Wagner Way, Courthouse Road and along County Drive. The applicant has met with the City's Development Review Team to discuss the regulations as it relates to public utilities, VDOT correspondence and Chesapeake Bay Regulations.

This rezoning request would only allow by-right development. If a use is deemed objectionable as defined in the Zoning Ordinance or as determined by the Zoning Administrator that use will require review and approval by the Planning Commission and City Council.

The development of this land would provide opportunities for additional jobs, and taxes for the City of Petersburg.

II. CHARACTER OF THE AREA

The subject property is immediately adjacent to the McDonalds fast-food restaurant and a convenience store/gas station (Miller Mart/BP station) which are located within the City of Petersburg, Virginia. Tractor Supply Company and Walton Elementary School are to the north. According to the site plan the section of

property located within the city limits will be located along County Drive (US 460 E) south of Wagner Way encompassing an area designated as a wetland, three (3) trucking lanes, and the corner of the proposed 480,000 square foot warehouse building/fulfillment center.

It is my understanding that both jurisdictions have discussed and determined that from an engineering standpoint, the subject parcel would be best served with utilities (water and sewer) through Prince George's system.

III. PUBLIC INPUT:

As of the writing of this report, the staff has received an email in support of the request from the Director of Economic Development, Mr. Brian Moore, no telephone calls, or letters have been received in support or in opposition to the request.

IV. FINDINGS AND STAFF ANALYSIS:

The City's Comprehensive Plan 2000 designates the area for commercial/Light Industrial uses. Staff recommends approval of the request to the subject property, Tax Parcel # 061020001 from B-2 (c) General Commercial District with conditions to M-1, Light Industrial District. The proposed use requested, if permitted, will be controlled by zoning conditions and ordinance standards.

Any land disturbance associated with the project more than 10,000 sq ft will require review and approval by Mr. Darryl Walker, Stormwater Manager, City of Petersburg. Other permits may be required contingent upon acreage/size of building.

Any disturbances to areas designated as wetlands must possibly undergo a review by the Army Corps of Engineers.

The proposed project will require the submission of a site plan and meet all applicable zoning requirements and regulations.

If the subject request is approved, the Petersburg Department of Planning and Community Development will work with the Prince George County Planning Department to ensure that all building/zoning permit reviews & approvals are granted prior to the construction of any new structures.

All buffering, landscaping, access and road improvements to include outdoor lighting will be addressed during the site plan review process with the Development Review Team and if need be, representatives of Prince George County.

The applicant will review a copy of this case report prior to the meeting date.

The request is in line with the City of Petersburg's Comprehensive Plan.

Staff recommend approval of the proposed rezoning contingent upon all recommended conditions of the Prince George County Board of Supervisors is granted.

V. EXHIBITS

Tax Parcel Map Extract

Zoning Map Extract

Comments

Applicants Petition

Public Notification Information

TIA-VDOT Correspondence to Prince George Co Planner II – Andre M. Greene

Petersburg, Virginia

Parcel: 061020001

Summary

Owner Name	DIAMOND PARK LLC	National Historic District:	
Owner Mailing Address	8901 BROOK RD GLEN ALLEN, VA 23060	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730811200
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	3287 COUNTY DR Petersburg, VA	Congressional District:	4
Legal Acreage:	4.805	City Ward:	1
Legal Description:	PART OF TRACTS A & B 4.8052 ACRES	Polling Place:	Blandford Academy
Subdivision:		Primary Service Area:	W-S
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/15/2008	\$3,900,000	2008/711

Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000

Property Tax (Coming Soon)

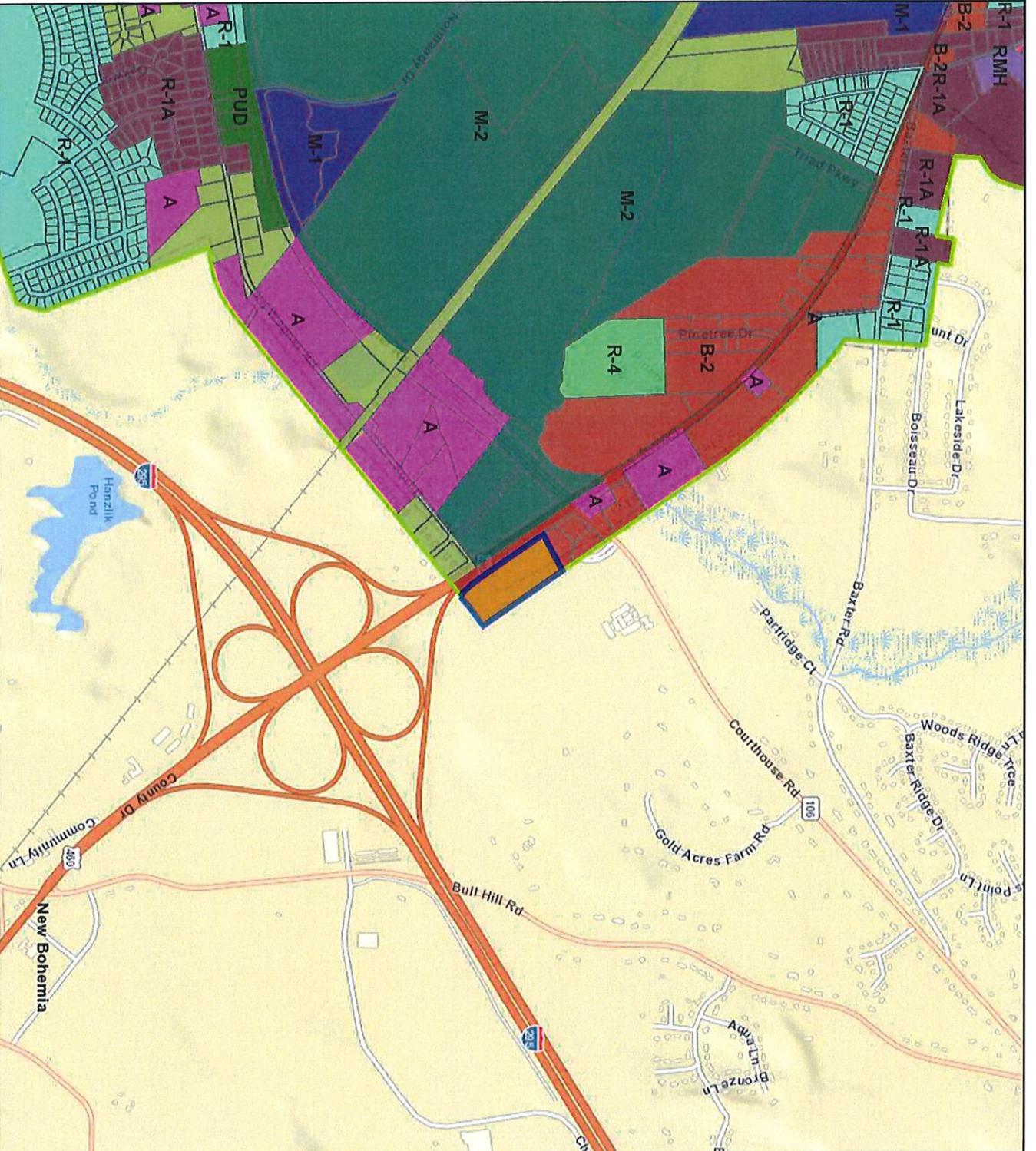
Petersburg, Virginia

Legend

- County Boundaries
 - Parcels
- ### Zoning

- A
- B-1
- B-2
- B-3
- M-1
- M-2
- MXD1
- MXD2
- PUD
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- RB
- RMH
- RTH

Feet



Parcel #: 061020001

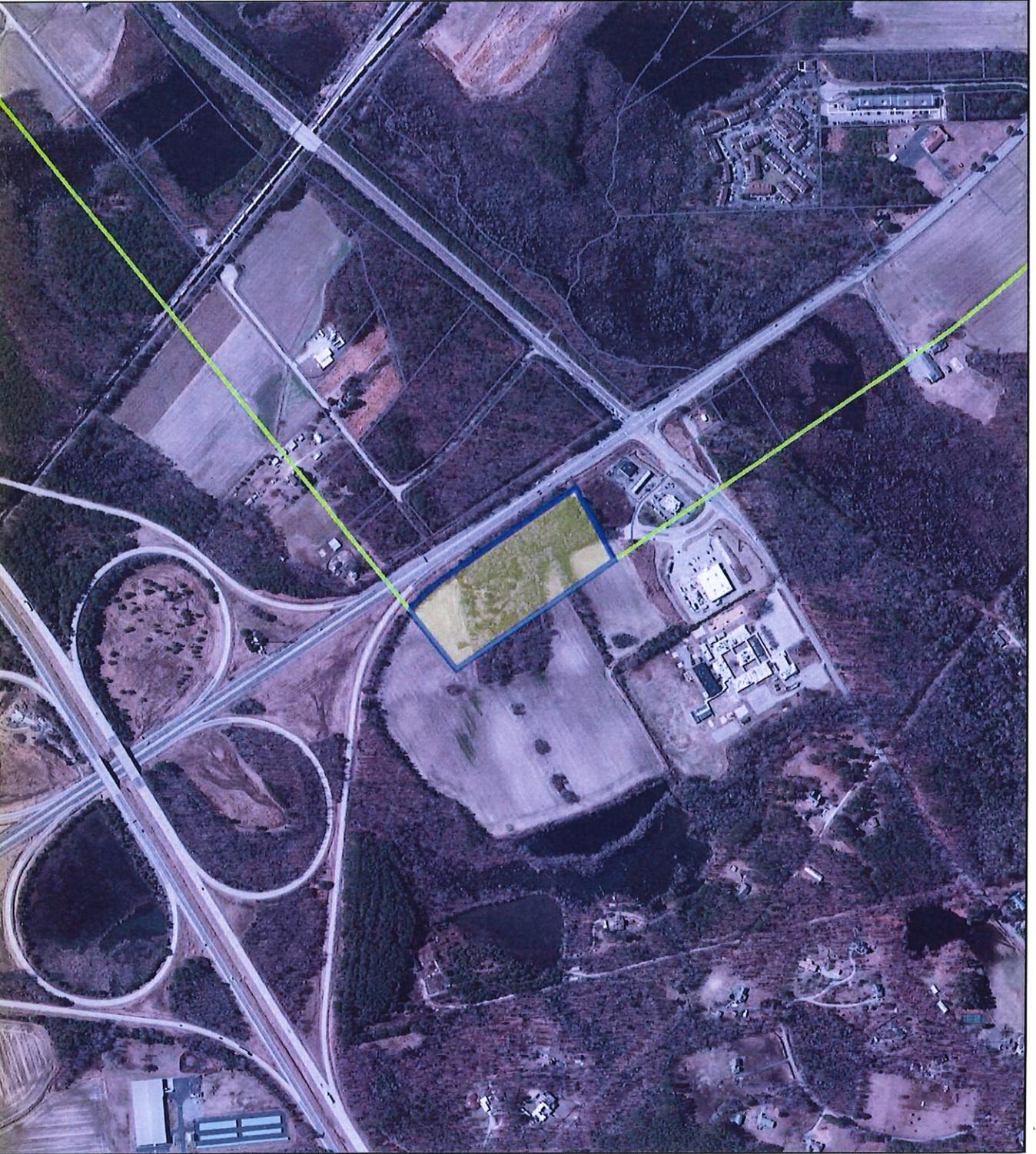
Date: 5/1/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Feet



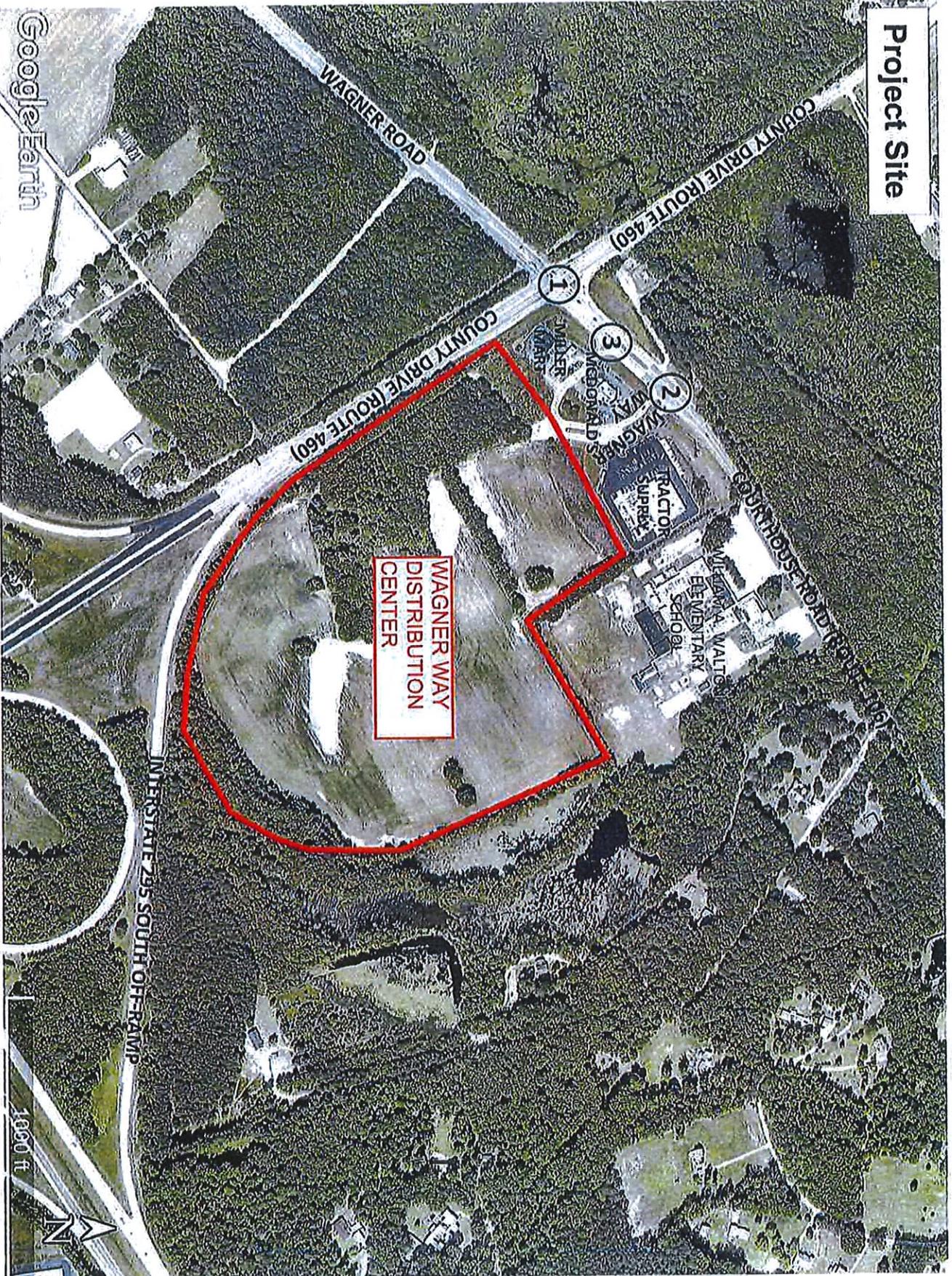
1:9,028 / 1"=752 Feet

Parcel #: 061020001

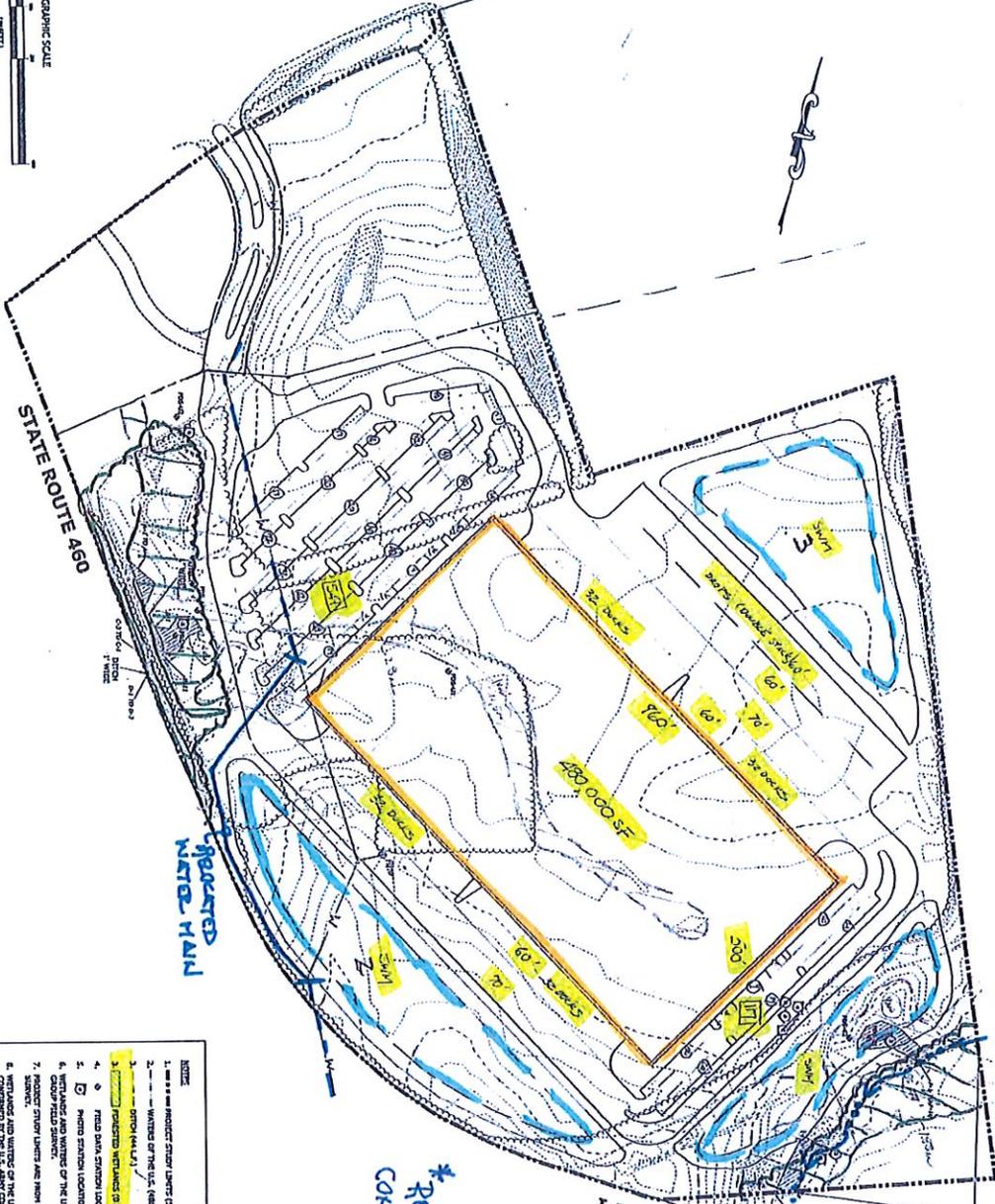
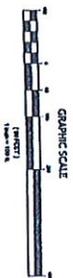
Date: 5/31/2022

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

Project Site



STATE ROUTE 106
COURTHOUSE ROAD
OF R/W



STATE ROUTE 460

GENERATED
WATER MAIN

I-295 RAMP D
VARIABLE WIDTH R/W

- NOTES**
1. SEE 8" PROPOSED GRAVEL DRIVE FOR 27' ACCESS
 2. --- WENTHROP FIELD (SEE U.P.)
 3. --- DRIVE (SEE U.P.)
 4. --- PROPOSED WETLANDS TO 30' BUFFER (50' U.P.)
 5. ○ FIELD DATA STATION LOCATION (WENTHROP)
 6. ○ FIELD STATION LOCATION
 7. WETLANDS AND WENTHROP OF THE U.S. AND FROM TYPHONIC CATCH FIELD STATION.
 8. PROPOSED STATION LIMITS ARE FROM TYPHONIC CATCH FIELD STATION.
 9. WETLANDS AND WENTHROP OF THE U.S. HAVE BEEN CHANGED BY THE U.S. ARMY CORPS OF ENGINEERS IN A LETTER DATED MARCH 7, 2008 FOR PROJECT # W00-029-18-01.

IMPACTS BY 3/26/22 NITRAADS
175% W. IMPROVED

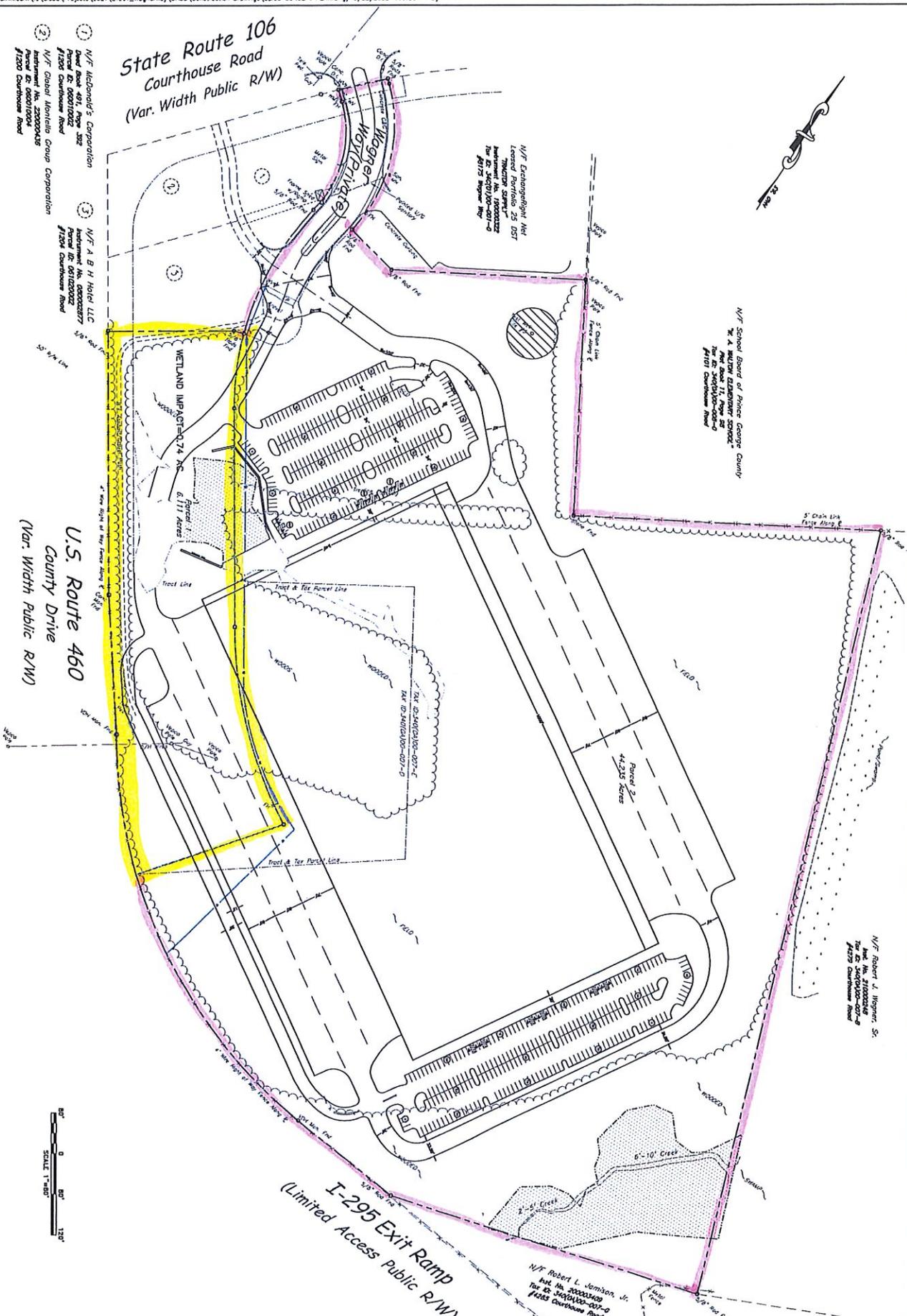
*RAISED
CONCEPT PLANS
1/27/22

WENTHROP FIELD
OF THE U.S.

State Route 106
 Courthouse Road
 (Var. Width Public R/W)

- 1 N/F. Madonick's Corporation
 Parcel No. 080010002
 Parcel ID: 080010002
 Instrument No. 200000435
 Parcel No. 080010004
 Parcel ID: 080010004
 Instrument No. 200000435
 Parcel No. 080010004
 Parcel ID: 080010004
- 2 N/F. Global Kentucky Group Corporation
 Parcel No. 200000435
 Parcel ID: 080010004
- 3 N/F. A. B. H. Hoyt, LLC
 Instrument No. 080002877
 Parcel ID: 080002877
 Parcel No. 080002877
 Parcel ID: 080002877

U.S. Route 460
 County Drive
 (Var. Width Public R/W)



I-295 Exit Ramp
 (Limited Access Public R/W)

RK&K
 P.O. Box 762, 1903
 2100 E. Cary St. Suite 3091 Richmond, VA 23220
 Engineers | Construction Managers | Planners | Scientists
 www.rk.com
 Responsive People | Creative Solutions

DATE: 8/25/2022	WAGNER WAY PRINCE GEORGE COUNTY, VA - RIVES DISTRICT CONCEPT PLAN
ENGINEER: _____	
CHECKED: _____	
CAD: _____	
JOB #: XXXXX-XX	

SHEET	PLAN REVISIONS --
C2.00	
SCALE	
1"=80'	



**City of Petersburg
Development Review - Meeting Request Form**

Consultant: MALACHI MILLS, PE
 Phone Number: 804-240-1488
 Email Address: mmills@rkk.com

Developer: LINGERFELT DEVELOPMENT (John Mason)
 Phone Number: 804-270-0015
 Email Address: jmason@lingerfelt.co

Site Plan Meeting Type Request (Please Check One):

Preliminary Meeting Site Plan Meeting

Site Information:

Project Name: WAGNER WAY INDUSTRIAL CENTER
 Proposed Use: Warehouse/Distribution/Light Industrial/Manufacture
 Property Zoning: B-2 Zoning Case/Approval Date (if applicable): unknown

Required Information:

Tax Map Number(s): 06 102 0001
 Site Address (if Assigned): 3287 COUNTY DRIVE
 Name of Property Owner: DIAMOND PARK, LLC
 Address: 8901 Brook Rd Glen Allen, VA 23060
 Phone: 804-347-7189 or 804-426-4800
 Email Address: arpinvestmentsandloans@gmail.com

THE DESIGN CONSULTANT MUST BE PRESENT AT THE SITE PLAN MEETING

Meeting Date: 3/24 or 3/30 Meeting Time: 9:30-11:30

To request a Development Review Meeting, please complete and submit this form to the Department of Planning and Community Development by postal mail: 135 N Union Street, Petersburg, VA 23803 or email: pcd@petersburg-va.org. Meetings are held every Thursday (except the 3rd Thursday of each month) between 9:30 a.m. and 11:30 a.m. If you have preliminary sketches or plans, please provide an electronic copy in an 8 1/2" x 11" pdf format, on or before the Monday prior to your scheduled meeting. Please contact the Department of Planning and Community Development at (804) 733-2308 if you would like additional information. The Department Office hours are: Monday through Friday, except State Holidays, from 8:30 a.m. to 5:00 p.m.

RE: Upcoming Rezoning - 3287 County Drive TP# 061020001 Diamond Park, LLC

Brian Moore <bamoore@petersburg-va.org>

Thu 4/20/2023 1:43 PM

To: Sandra Robinson <srobinson@petersburg-va.org>

Good afternoon,

I am in support of this project. No further comments.

Thank you,

From: Sandra Robinson <srobinson@petersburg-va.org>

Sent: Thursday, April 20, 2023 1:30 PM

To: Darryl Walker <dwalker@petersburg-va.org>; Randall Williams <rkwilliams@petersburg-va.org>; Richard Harris <rharris@petersburg-va.org>; Earle Greaves <egreaves@petersburg-va.org>

Cc: Jim Reid <jreid@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>; Brian Moore <bamoore@petersburg-va.org>

Subject: Upcoming Rezoning - 3287 County Drive TP# 061020001 Diamond Park, LLC

Good morning, Darryl and other City Staff,

Can you please provide me with any comments that you may have regarding the proposed rezoning request for the above-referenced property. As mentioned on the zoom call which several did not attend the City of Petersburg Planning Commission will hear and review the proposal at its May 4th, 2023, meeting at 6:30pm in the Multipurpose Room of the Petersburg Public Library, located at 201 W. Washington Street, Petersburg, VA 23803.

I have attached a copy of the site plan for the proposed rezoning. This request involves the construction of a spec base light manufacturing warehousing facility. The tenant is unknown at this time. Only a corner of the proposed structure will be based within the City of Petersburg, city limits and will include a parking area and drive lanes. The Prince George County Planning Commission will review a request for a Special Exception on April 27, 2023, for the part of the land located within the county.

It should be noted that if you have no comments/input please indicate that to acknowledge your review and familiarity with the proposal.

Thanking you in advance for your assistance in the handling of this matter. Have a wonderful weekend!

Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

Cell 804-481-0800



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

March 16, 2023

Andre M. Greene
Planner II - Prince George County Community Development
P.O. Box 68
Prince George, VA, 23875

**SUBJECT: TIA-23-04 Wagner Way Distribution Center
SR 106 Courthouse Road and Wagner Way (not state maintained)**

Dear Mr. Greene:

The Virginia Department of Transportation, Southern Region Land Development Office has reviewed the supplemental information dated 3-13-23 received at the Petersburg Residency on 3-14-23 by email in response to VDOT comments issued on 2-24-23. VDOT has reviewed the submitted information and determined that it addresses VDOT's concerns about differing land use codes and whether overall trip generation rates will exceed 5,000 VPD. The information demonstrates that the land use code (LUC) chosen by the applicant generates more traffic than any of the LUCs suggested by VDOT. Accordingly, the original TIA findings are valid that the project will have no adverse impact on the adjacent roadways and VDOT finds the TIA acceptable.

If you have any questions please feel free to contact me at 804-874-9309 or by email,
Paul.Hinson@VDOT.Virginia.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Paul F. Hinson".

Paul F. Hinson, P.E.
Southern Region Land Use Engineer

Cc: Crystal Smith, VDOT
Dianna Bryant, VDOT
Todd Cage, VDOT
Andrew M. Conklin, Agent
Malachi Mills, P.E., RK&K



MEMORANDUM

2100 E. Cary Street
 Suite 309
 Richmond, VA 23223
 Phone 804.782.1903
 Fax 804.782.2142
 www.rkk.com

Date: March 13, 2023
To: Mr. Paul Hinson, PE, Southern Region Land Use Engineer
From: RK&K
RK&K #: 21291
Re: Supplement to the Traffic Summary (dated 2/3/2022) for Wagner Way Distribution Center, Petersburg, VA / Prince George County, VA

This supplement is in response to the VDOT review/comment letter dated February 24, 2023. "Comment 1" was to evaluate optional land use codes (LUC) that may occupy the proposed facility and determine if the February 3, 2022, traffic summary required trip generation modification.

Our February 2022 traffic summary used LUC 110 "General Light Industrial" for trip generation data. See Table 1 for the comparison with the VDOT suggested LUC 150, 154, and 155. We combined "sort" and "non-sort" facilities for LUC 155 for this comparison. The ITE studies for LUC 155 are limited and for much larger buildings. The comparison table shows that the applicable daily, AM peak, and PM peak trip generation rates for LUC 110 are much higher or generally close to the suggested options.

In conclusion, it appears that LUC 110 is a responsible basis of data for the initial traffic summary study and results.

Table 1

LAND USE:	GENERAL LIGHT INDUSTRIAL			WAREHOUSING			HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE			HIGH-CUBE FULFILLMENT CENTER WAREHOUSE - AVERAGE SORT/NON-SORT		
	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING
LAND USE CODE:	110			150			154			155		
WEEKDAY VEHICLE TRIPS	2679	1339	1340	941	470	471	770	385	385	2269	1135	1135
AVERAGE RATE:	2679	1339	1340	941	470	471	770	385	385	2269	1135	1135
FITTED CURVE:	2118	1059	1059	907	454	453	-	-	-	926	463	463
AM PEAK HOUR VEHICLE TRIPS	407	358	49	94	72	22	44	34	10	281	228	54
AVERAGE RATE:	407	358	49	94	72	22	44	34	10	281	228	54
FITTED CURVE:	378	332	46	90	69	21	-	-	-	-	-	-
PM PEAK HOUR VEHICLE TRIPS	358	50	308	99	28	71	55	15	40	374	146	229
AVERAGE RATE:	358	50	308	99	28	71	55	15	40	374	146	229
FITTED CURVE:	137	19	118	92	26	66	-	-	-	-	-	-

PER ITE'S TRIP GEN MANUAL, 11TH EDITION

AM PEAK HOUR: PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.

PM PEAK HOUR: PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.



MEMORANDUM

2100 E. Cary Street
Suite 309
Richmond, VA 23223
Phone 804.782.1903
Fax 804.782.2142
www.rkk.com

Date: February 3, 2022
To:
From: RK&K
RK&K #: 21291
Re: Wagner Way Distribution Center Traffic Summary, Petersburg, VA / Prince George County, VA

This traffic memo summarizes traffic data collection, trip generation, trip distribution, and turn lane warrant analyses for the Wagner Way Distribution Center. The distribution center site is bounded by Wagner Way off Courthouse Road (Route 106) and existing commercial businesses to the north, County Drive (Route 460) to the west, and the Interstate 295 South off-ramp to the south. See Appendix A for an area map.

INTERSECTION TURNING MOVEMENT COUNTS

RK&K collected intersection turning movement counts at the following three intersections on January 11, 2022 from 4:00-6:00 PM (afternoon peak) and on January 12, 2022 from 7:00-9:00 AM (morning peak).

1. Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460)
2. Courthouse Road (Route 106) and Wagner Way
3. Courthouse Road (Route 106) and the Miller Mart / BP Gas Station and McDonald's Access Road
Right-in / Right-out

All intersection turning movement count data is attached to this memo and found in Appendix B.

TRIP GENERATION

The Wagner Way Distribution Center is planned to be 550,000 SF. Trip generation numbers for daily, AM peak and PM peak were calculated from the ITE Trip Generation Manual, 11th Edition as follows (*Land Use #110 General Light Industrial*):

Daily	2,118 VPD	(1,059 in / 1,059 out)
AM Peak	378 VPH	(332 in / 46 out)
PM Peak	138 VPH	(19 in / 119 out)

ITE trip generation equations and calculations are attached to this memo and found in Appendix C.

TRIP DISTRIBUTION

For trip distribution, RK&K assumed the following directional splits for the Wagner Way Distribution Center generated trips in both the AM and PM peaks:

- 90% to and from Wagner Way and points west,
 - 35% to and from Wagner Road and points west (including I-95),
 - 35% to and from County Drive / Route 460 and points south (including I-295),
 - 20% to and from County Drive / Route 460 and points north
- and 10% to and from Wagner Way and points east.

Trip distribution figures are attached to this memo and can be found in Appendix D.

TURN LANE WARRANT ANALYSES

RK&K evaluated right and left turn lane warrants with and without the Wagner Way Distribution Center generated traffic. See Appendix E for the turn lane warrant analysis charts. It should be noted that for this high-level traffic analysis evaluation, no reductions were made for internal capture and only the raw calculated trip generation numbers were used.

The following summarizes findings at each of the two studied intersections:

Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) – The existing intersection is a traffic signal with established turn lanes for all left and right turn movements. Based on evaluations during traffic data collection, the intersection functions adequately during AM and PM peak periods. The three primary inbound movements related to Wagner Way Distribution Center are the Wagner Road eastbound through, the County Drive (Route 460) southbound left, and the County Drive (Route 460) northbound right. The northbound right is approximately 200' of storage with a 200' taper, and the southbound left is approximately 200' of storage with a 200' taper. The three primary outbound movements related to Wagner Way Distribution Center are the Courthouse Road (Route 106) westbound through, left turn and right turn movements. The westbound right is a free-flowing channelized right turn. The westbound left is approximately 150' of storage with a 115' taper.

In terms of vehicles per hour, the distribution center generates 116 VPH for the eastbound through, 116 VPH for the northbound right, 67 VPH for the southbound left, 16 VPH for the westbound left, 16 VPH for the westbound through and 9 VPH for the westbound right, in the AM peak hour. In the PM peak hour, the site generates 7 VPH for the eastbound through, 7 VPH for the northbound right, 3 VPH for the southbound left, 42 VPH for the westbound left, 42 VPH for the westbound through and 23 VPH for the westbound right.

Based on evaluation of turn lane warrants for the northbound right at the intersection, the existing traffic (without Wagner Way Distribution Center) warrants a taper; and the existing + proposed traffic warrants a full width turn lane and taper. The existing intersection has a full width turn lane and taper already with adequate storage and taper distances (200' of storage and 200' of taper) so no additional infrastructure is needed.

Based on evaluation of turn lane warrants for the southbound left at the intersection, the existing traffic (without Wagner Way Distribution Center) warrants a left turn with at least 50' of storage; and the existing + proposed traffic warrants a left turn lane with at least 100' of storage distance. The existing intersection has a full width turn lane and taper already with adequate storage and taper distances (of 200' storage and 200' taper for the southbound left) so no additional infrastructure is needed.

Courthouse Road (Route 106) and Wagner Way – Existing Intersection is unsignalized with established turn lanes for the eastbound right and westbound left from Courthouse Road (Route 106) onto Wagner Way. The right turn lane is approximately 280' of full width turn lane with an 80' taper, beginning at the right-in for the Miller Mart / BP Gas Station and McDonald's access road to the intersection with Wagner Way. The left turn is approximately 100' of storage with a 200' taper. Wagner Way does not currently have separate, designated left and right turn lanes but one wide (~23'-24') travel lane for northbound Wagner Way.

In terms of vehicles per hour, Wagner Way Distribution Center generates 299 VPH for the eastbound right, 33 VPH for the westbound left, 41 VPH for the northbound left and 5 VPH for the northbound right, in the AM peak hour. In the PM peak hour, the distribution center generates 17 VPH for the eastbound right, 2 VPH for the westbound left, 107 VPH for the northbound left and 12 VPH for the northbound right.

Because the eastbound right turn lane is used for traffic turning right at the Miller Mart / BP Gas Station and McDonald's access road and for the traffic turning right at Wagner Way, the right turn lane warrant analysis includes the eastbound right turning traffic volume onto the access road along with the eastbound traffic volume at Wagner Way. Turn lane warrant analysis for the eastbound right at the intersection indicates that the existing traffic (without Wagner Way Distribution Center) warrants a full width turn lane and taper. The existing intersection has a full width right turn lane and taper already with approximately 280' of storage and 80' of taper.

Turn lane warrant analysis for the westbound left at the intersection indicates that neither the existing traffic (without Wagner Way Distribution Center) or the existing + proposed traffic require a turn lane. The existing intersection has a full width left turn lane and taper already with approximately 100' of storage and 200' of taper so no additional infrastructure is needed.

To summarize all the turn lane warrant findings, there are three turn lane warrants that were found:

- With Wagner Way Distribution Center, a full width northbound right turn lane storage and taper at Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) is required. A full

width right turn lane with approximately 200' of storage and 200' of taper is currently provided; therefore, no additional infrastructure is needed.

- With Wagner Way Distribution Center, a full width southbound left turn lane with at least 100' of storage at Courthouse Road (Route 106) / Wagner Road and County Drive (Route 460) is required. A full width left turn lane with approximately 200' of storage and 200' of taper is currently provided; therefore, no additional infrastructure is needed.
- With and without Wagner Way Distribution Center, a full width eastbound right turn lane storage and taper at Courthouse Road (Route 106) and Wagner Way is required. A full width right turn lane with approximately 280' of storage and 80' of taper is currently provided. This total dimension of storage and taper is 360' and a total storage and taper distance of 400' is preferred. The existing available distance is 40' less than preferred; however, based on visual observations appears to function adequately. RK&K recommends seeking approval to use the existing distances as-is.

*Refer
sted*

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, AS HERETOFORE AMENDED, BY AMENDING THE DISTRICT MAP CONSTITUTING A PART OF SAID ORDINANCE, AS AMENDED, SO AS TO CHANGE CERTAIN PROPERTY FROM "A", AGRICULTURAL DISTRICT, TO "B-2(c)", GENERAL COMMERCIAL DISTRICT WITH CONDITIONS.

WHEREAS, there has been presented to the City Council of the City of Petersburg a recommendation by the Planning Commission that the Zoning Ordinance of the City of Petersburg be amended as hereinafter set forth; and

WHEREAS, a public hearing has been held at the meeting pursuant to notice thereof as required by law on the aforesaid amendment to the Zoning Ordinance; and

WHEREAS, City Council is of the opinion that the aforesaid recommendation of the Planning Commission should be adopted.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Petersburg that the Zoning Ordinance of said City, as heretofore amended, be amended further by amending the District Map constituting a part of said Ordinance, as amended, from "A", Agricultural District, to "B-2(c)", General Commercial District with conditions, the following described property:

"that certain parcel of land situated at the southeast side of the intersection of U. S. Route 460E (County Drive) and State Route 106 (Court-house Road), containing approximately fourteen (14) acres of land, currently addressed as 3287 County Drive and further identified as Tax Parcel 060-01-001;"
061-02-001

The conditions to the use of said property are as follows:

1. The property will be developed generally in accordance with that certain Tentative Plan made by J. K. Timmons & Assoc., P.C., and dated March 15, 1990.

2. The property will be used for substantive taxable improvements and not just for parking lots, landscaped areas or other similar uses which are ancillary to improvements located on adjoining property outside the City of Petersburg.

3. The property will not be used for churches, exhibits by nonprofit organizations (as a principal use), clubs or lodges, auto sales and service, machine sales and service, volunteer fire or rescue squads, circuses, carnivals or similar activities, dance halls, auto repair garages or wrecking services, commercial truck stops or adult book stores.

4. No portable signs will be used on the property.

A COPY, TESTED, Barbara A. Moore
CLERK OF COUNCIL

Inv. 3560
Envs Gov SE-23-0022

	<h1 style="margin: 0;">SPECIAL EXCEPTION APPLICATION</h1> <p style="margin: 0;">Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678 www.princegeorgecountyva.gov</p>		OFFICE USE ONLY APPLICATION #: SE-23-02 DATE SUBMITTED: RECEIVED JAN 27 2023
	APPLICANT FILL-IN ALL BLANKS		
	REQUEST	REQUEST: A Special Exception according to Code Section 90-393 for (1) Wholesale and processing and (15) Warehouse with indoor storage	
REQUEST PROPERTY ADDRESS / LOCATION: Courthouse Road (Route 160) and Route 460			
REQUEST TAX MAP PIN(S): (List all) 340(OA)00-007-D and 340(OA)00-007-E		AFFECTED ACREAGE (Each parcel): 44.235	ENTIRE PARCEL (Y / N) - Each parcel: Y
ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input checked="" type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> ADDITIONAL ATTACHMENTS: <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN * (Show proposed improvements; Use GIS or Engineer Drawing)			
LEGAL OWNER	NAME(S): Diamond Park, LLC		
	MAILING ADDRESS: (Incl. City, State, Zip): 8907 Brook Road Glen Allen, Virginia 23060		
	E-MAIL:	PHONE:	
APPLICANT CONTACT	NAME(S): If different than owner): Lingerfelt Development, LLC c/o Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC		
	RELATION TO OWNER: Attorney for the Contract Purchaser		
	MAILING ADDRESS: (Incl. City, State, Zip): 1519 Summit Ave, Suite 102 Richmond, Virginia 23230		
	E-MAIL: acondlin@rothjackson.com tcraddock@rothjackson.com	PHONE: 804-977-3373 or 804-441-8606	
OFFICE USE ONLY (Completed at the time of application)			
ZONING DISTRICT(S): B-1		LAND USE(S) CODE REFERENCE(S):	
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	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:

Andrew M. Conclin, by Power of Attorney

NAME:

SIGNED:

[Handwritten signature]

SIGNED:

DATE:

1/26/23

DATE:

NOTARIZATION:

STATE OF VIRGINIA

CITY: Richmond
COUNTY OF: Richmond

Subscribed and sworn before me this 26th day of January, 20 23.

[Handwritten signature: Tracy Gibrall Craddock]
Notary Public

My Commission expires: Nov. 30, 20 25



Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

AFFIDAVIT



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

April 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, April 27, 2023 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land 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/. 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 with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

Andre Greene
Planner II

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Prince George County Planning Commission will hold public hearings on Thursday, April 27, 2023 beginning at 6:30 p.m. concerning the following requests:

COMPREHENSIVE PLAN AMENDMENT CPA-23-02: Request of It's His Land, LLC to amend the Comprehensive Plan Future Land Use Map designation for the property identified as Tax Map 350(0A)00-044-A from "Residential" to "Commercial", in order to support a companion rezoning request for the same property. The property is approximately 14.8 acres in size, and is located on the West side of Prince George Drive at the intersection with West Quaker Rd.

REZONING RZ-23-02: Request of It's His Land, LLC to conditionally rezone 14.8 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The applicant seeks to develop the property for a mini storage facility, as well as office, retail and potentially restaurant uses. The subject property is identified as Tax Map 350(0A)00-044-A and located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-03: Request of It's His Land, LLC to permit warehousing with indoor storage within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(15). The purpose of the request is to allow the development of a mini storage (self-storage) facility with outdoor boat/RV storage. The subject property, approximately 14.8 acres in size, is identified as Tax Map 350(0A)00-044-A and is located on the West side of Prince George Drive at the intersection with West Quaker Rd. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Residential" land uses; however, the applicant has requested to change the Future Land Use designation to "Commercial".

SPECIAL EXCEPTION SE-23-02: Request of Lingerfelt Development, LLC, contract purchaser, to permit "Wholesale and processing" and "Warehousing with indoor storage" land uses within a General Commercial (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Sections 90-393(1) and (15). The purpose of the request is to allow warehouse space to be developed on the property. The subject property is approximately 44.235 acres in size, located on Wagner Way at the intersection of Courthouse Road and Route 460, and is identified as Tax Map Numbers 340(0A)00-007-D and 340(0A)00-007-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for "Commercial" land uses.

REZONING RZ-23-03: Request of Roslyn Farm Corporation to conditionally rezone approximately 159.64 acres from Residential Agricultural (R-A) and Limited Residential (R-2) Zoning Districts to General Industrial (M-2) Zoning District. The purpose of the rezoning is to allow development of the property for industrial uses. The subject property is located on both sides of Rives Road in between the interchanges for Interstate 95 and Interstate 295, and is identified by seven (7) Tax Map Numbers: 330(0A)00-015-0, 016-A, 018-0, 019-0,

020-0, 0-21-0, and 024-A. The overall development plan extends across the County line into the City of Petersburg. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial / Industrial” land uses.

SPECIAL EXCEPTION SE-23-04: Request of the County of Prince George to permit “Buildings or uses for local governmental purposes” within a Residential Agricultural (R-A) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(35). The purpose of the request is to allow a convenience center, which is a facility allowing residents and business to drop off solid waste and recyclable materials to be collected and taken away to off-site transfer stations or landfills. The facility would occupy approximately 7 acres of land located on the southeast portion of the subject property. The subject property, approximately 175 acres in total size, is located on the east side of Prince George Drive at the intersection with East Quaker Road, and is identified as Tax Map 350(0A)00-046-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for “Public / Semi-Public” land uses.

The public hearings 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/. Public comments can be submitted prior to 5:00 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>.

Tim Graves
Planner
(804)722-8678