



County of Sussex, Virginia

Planning Commission Meeting

Monday, October 3 , 2022
6 p.m.

Planning Commission Members

Terry Massenburg, Chair
J. Lafayette Edmond, Vice Chair
Kevin Bracy
Frank Irving
Roger King
Dennis Mason
Andrew Mayes
Rudolph Shands



ADOPTION OF AGENDA

DEPARTMENT OF PLANNING
Beverly Walkup, Director of Planning
Phone (434) 246-1043
Fax (434) 246-2175



COUNTY OF SUSSEX, VIRGINIA
P. O. BOX 1397 ~ 20135 PRINCETON ROAD
SUSSEX, VIRGINIA 23884-0397
www.sussexcountyva.gov

Sussex County Planning Commission Meeting
Monday, October 3, 2022 at 6:00 P.M.
General District Courtroom at Sussex Judicial Center
15098 Courthouse Road, Sussex, VA 23884

Agenda

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. APPROVAL OF MINUTES

- a. August 1, 2022 Public Meeting

D. PUBLIC HEARING

- 1) Zoning Map Amendment #2022-02, Costa Verde Food, Inc.

E. OLD BUSINESS

- a. None

F. NEW BUSINESS

- a. None

G. ADJOURNMENT

APPROVAL OF MINUTES

**Minutes of the
SUSSEX COUNTY PLANNING COMMISSION MEETING**

**Monday, August 1, 2022 at 6:00 P. M.
General District Courtroom- Sussex Judicial Center
15098 Courthouse Road, Sussex, VA 23884**

PLANNING COMMISSIONERS PRESENT

Terry Massenburg, Chair
J. Lafayette Edmond, Vice Chair
Kevin Bracy
Frank Irving
Roger King
Rudolph Shands
Dennis P. Mason
Andrew Mayes

PLANNING COMMISSIONERS ABSENT

None

STAFF PRESENT

Beverly Walkup, Director of Planning
Michael Poarch, County Planner

CALL TO ORDER:

COMMISSIONER MASSENBURG, called the Planning Commission Meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

ON MOTION OF COMMISSIONER EDMOND and seconded by COMMISSIONER IRVING: RESOLVED that the agenda be approved for the August 1, 2022 meeting as presented.

Voting aye: Commissioners Massenburg, Edmond, Bracy, Irving, King, Mason, Mayes and Shands (8-0)

APPROVAL OF MINUTES:

ON MOTION OF COMMISSIONER EDMOND and seconded by COMMISSIONER Irving and carried: RESOLVED that the minutes be approved for the July 11, 2022 Public Meeting.

Commissioner Mason and Mayes abstained.

Voting aye: Commissioners Massenburg, Edmond, Bracy, Irving, King, and Shands with no Commissioners voting against. (6-0-2)

Chairman Massenburg opened the public hearing on Conditional Use Permit Application #2022-02.

ENTER PUBLIC HEARING for Conditional Use Permit #2022-02, IUOE Joint Apprenticeship Program, applicant

1) STAFF PRESENTATION

Beverly Walkup, Director of Planning, presented a staff presentation which briefly summarized the application and information within the staff report. Ms. Walkup stated for the record that written opposition was received from an adjacent property owner, 21980 Cabin Point Road, a copy of which has been placed at the Commissioners seats.

STAFF REPORT

APPLICATION SUMMARY:

Project:	IUOE Joint Apprenticeship Program
Location:	The property is located east of Jerusalem Plank Road (Rt. 35), approximately 2.5 miles northeast along Cabin Point Road (Rt. 602).
Tax Parcel Number(s):	24-A-1
Proposal:	Construct an additional building for IUOE Joint Apprenticeship and Training Program
Applicant: Program	IUOE Local 147 Joint Apprenticeship & Training 21883 Cabin Point Road Disputanta, VA 23842

APPLICATION:

The applicant, IUOE Joint Apprenticeship under Conditional Use Permit (CUP) #2022-02 seeks to expand an existing training facility which trains heavy equipment operators and crane operators through a 4-year state registered apprenticeship. The CUP is

necessary to conform to current zoning regulations. The property is located on Cabin Point Road (Rt.602), approximately 2.5 miles east of its intersection with Jerusalem Plank Road (Rt. 35).

ELECTION DISTRICT:

Courthouse Election District

LOCATION:

The location for the training facility is on tax parcel 24-A-1 consisting of approximately 27 acres. The property is bordered by overhead transmission lines, forested, and agricultural lands on the northern side of the property. To the south, there are few residential properties, but mostly forested and agricultural land. To the west, there are mostly forested and agricultural lands. To the east, there are several residential properties.

BACKGROUND:

The applicant has been in operation and registered, with the Commonwealth of Virginia, as a private, non-profit organization to provide educational training to persons within the construction industry since 1966. The facility usually conducts most of its training on one or two weekends out of each month. However, the facility is making a shift to having sessions throughout the week once a month. The existing facility was erected in 2006 prior to the adoption of the current zoning ordinance which was revised on January 1, 2008 to require a Conditional Use Permit for this use. As a result of this revision, it made the facility a legal non-conforming use. In order for IUOE Apprenticeship Program to add a building expansion, the land use must conform to the current zoning regulations.

DESCRIPTION:

The applicant is requesting a conditional use permit to expand an existing training facility on a 27-acre lot. The plans are to build a new 4,000 square feet building for additional classroom space. The existing training facility consists of a 5,122 square feet building which includes a classroom and a shop. The training areas are placed on the southern portion of the site away from the transmission lines that run along the northern side.

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan existing & future land use designation for this property is Agricultural/Forested/Open Space. Appropriate uses for the Agricultural land use designation include forestry, passive recreation, and other conservation uses, as well as incidental residential use. The overall density of these uses should be kept at a relatively low level by maintaining a minimum lot area of one acre.

ORDINANCE REVIEW:

The current zoning designation for this property is the General Agricultural (A-1) District. The district is established to protect land and property values, ground water and surface water quality, and other resources. The intent is to provide for the continued security of the county's agricultural sector by encouraging the orderly and responsible growth of its livestock, dairy, and poultry industry. Limited residential development is anticipated in these areas.

The zoning district only allows this use through a CUP. If the CUP is granted, the applicant will be required to submit a site plan for staff approval prior to construction of any new site improvements, including building expansion.

STAFF CONCLUSIONS:

Strengths:

1. Well screened
2. Asset to the county
3. Site established with utilities (well, septic, electric)
4. The site has existed harmoniously with surrounding uses for 16 years with no known complaints.

Weaknesses:

1. None identified at this time.

AGENCY/DEPARTMENTAL COMMENTS:

- Department of Environmental Quality (DEQ): There is not enough information provided for DEQ staff to determine if there are applicable state environmental laws and regulations for this proposal. **The applicant for the local zoning conditional use permit should consult with the DEQ - Piedmont Regional Office to determine if environmental permitting is required.** As a reminder if land disturbing activities are proposed, erosion and sediment control plans and Construction Stormwater General Permit coverage may be required *prior* to commencing construction activities.
- Virginia Department of Transportation (VDOT): No comments received.
- Virginia Department of Health (VDH): No comments received.
- Sussex County Erosion and Sediment Control Program: If the project disturbs over 10,000 square feet, Erosion and Sediment Control Plans will be need to be submitted to the county for review and approval along with a land disturbance permit.
- Public Safety: No comments received.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit contingent with the following conditions:

- Any future building improvements to the site will require site plan review.

ATTACHMENTS:

- Application
- Concept Plan
- Statement Letter
- Description of the property
- Copy of Deed
- Photo of the applicant’s current facility

Representing the applicant, Matt Baker, Training Director of IUOE Local #147 Joint Apprenticeship Program, and Brady Horne, Business Manager, briefly explained how the organization got started, gave an overview of the apprenticeship program, and how training is facilitated on-site.

Questions/ Concerns from the Commission

When the property was bought or developed? Applicant Response: They have been established at the site for about 20 years.

Public Comments

- John Gilbert, adjacent property owner, 21886 Cabin Point Road, is in favor of the Conditional Use Permit.

Chairman Massenburg closed the public hearing on Conditional Use Permit Application #2022-02.

Commission’s Action on Conditional Use Permit #2022-02, IUOE Joint Apprenticeship Program, applicant

ON MOTION OF COMMISSIONER IRVING, seconded by COMMISSIONER BRACY and carried: RESOLVED that the Planning Commission recommends Conditional Use Permit Application #2022-02, IUOE Joint Apprenticeship Program to the Board of Supervisors for approval contingent upon the following conditions:

1) Any future building improvements to the site will require site plan review.

Voting aye: Commissioners Massenburg, Edmond, King, Young, Irving, Mason, Shands, and Mayes (8-0)

Chairman Massenburg opened the public hearing on Conditional Use Permit Application #2022-03.

ENTER PUBLIC HEARING for Conditional Use Permit #2022-03, A.A. Gibbs Lumber

Company, applicant

2) STAFF PRESENTATION

Beverly Walkup, Director of Planning, presented a staff presentation which briefly summarized the application and information within the staff report.

STAFF REPORT

APPLICATION SUMMARY:

Project:	A.A. Gibbs Lumber Company Inc.
Location:	The property is located on the south side of Rt. 40 (Sussex Drive), approximately 0.08 miles along Parham Lane (Rt. 1213)
Tax Parcel Number(s):	67-A-38
Proposal:	Expand
Applicant:	A.A. Gibbs Lumber Company Inc. 13056 Parham Lane Stony Creek, VA 23882

APPLICATION:

The applicant, A.A. Gibbs Lumber Company Inc. under Conditional Use Permit (CUP) #2022-03 seeks to expand and upgrade operations for an existing sawmill. The operations for this sawmill will primarily focus on producing pallet components. The property is located on the south side of Rt. 40 (Sussex Drive), approximately 0.08 miles along Parham Lane (Rt. 1213)

ELECTION DISTRICT:

Stony Creek Election District

LOCATION:

The location for the sawmill is on tax parcel 67-A-38 which consist of 9.46 acres. The property sits on the boundary of the Town of Stony Creek and Sussex County. To the north, it is adjacent to the Stony Creek Convenience Center, the Town of Stony Creek, and agricultural lands. To the south, there is mostly forested lands. To the west, it is adjacent to a recently approved rock bagging and sorting facility. To the east, the property is adjacent to a cemetery and CSX Railroad.

BACKGROUND:

The applicant has an existing sawmill company that was established in 1984. The company has had a change in ownership. The new owners are seeking to make necessary improvements in order to keep up with supply and demand. These improvements will result in expanding the current footprint of the sawmill operations. The facility was established prior to the adoption of the current zoning ordinance which was revised on January 1, 2008 to require a Conditional Use Permit for this use. As a result of this revision, it made the facility a legal non-conforming use. In order for these improvements to take place, the land use must conform to the current zoning regulations.

DESCRIPTION:

The applicant is requesting a Conditional Use Permit to expand an existing sawmill facility on a 9.46-acre parcel. The plans are to upgrade existing equipment and machinery along with expanding the current facility to provide adequate protection for ongoing production. The ongoing production consists of pallet components and assembly. AA Gibbs Lumber Company anticipates hiring at least 5 employees. The facility will be in operation Monday through Friday. The hours of operation will vary depending on the season. For the summer months, the hours of operation would be 7:00 am to 3:30 pm. For the winter months, the hours of operation would be 8:00 am to 4:00 pm.

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan land use designation for this property is Agricultural/Forested/Open Space. Appropriate uses for the Agricultural land use designation include forestry, passive recreation, and other conservation uses, as well as incidental residential use. The overall density of these uses should be kept at a relatively low level by maintaining a minimum lot area of one acre.

ORDINANCE REVIEW:

The current zoning designation for this property is A-1. The district is established to protect land and property values, ground water and surface water quality, and other resources. The intent is to provide for the continued security of the county's agricultural

sector by encouraging the orderly and responsible growth of its livestock, dairy, and poultry industry. Limited residential development is anticipated in these areas.

The zoning district only allows this use through a CUP. If the CUP is granted, the applicant will be required to submit a site plan for staff approval prior to construction of any new site improvements, including building expansion.

STAFF CONCLUSIONS:

Strengths:

5. Improves the operation of a local business
6. Most of the infrastructure is already in place
7. Not in close proximity to residences
8. Adjacent to a similar operation (rock sorting and bagging) that will utilize materials from this facility in the business operation.

Weaknesses:

2. No operating well and septic system
3. Aesthetics
4. Concern about potential dust control

AGENCY/DEPARTMENT COMMENTS:

- Department of Environmental Quality (DEQ): There is not enough information provided for DEQ staff to determine if there are applicable state environmental laws and regulations for this proposal. **The applicant for the local zoning conditional use permit should consult with the DEQ - Piedmont Regional Office to determine if environmental permitting is required.** As a reminder if land disturbing activities are proposed, erosion and sediment control plans and Construction Stormwater General Permit coverage may be required *prior* to commencing construction activities.
- Virginia Department of Transportation (VDOT): No comments received.
- Virginia Department of Health (VDH): No comments received.
- Sussex County Erosion and Sediment Control Program: If the project disturbs over 10,000 square feet, Erosion and Sediment Control Plans will be need to be submitted to the county for review and approval along with a land disturbance permit.
- Public Safety: No comments received.

STAFF RECOMMENDATION:

The staff recommends approval of the conditional use permit contingent with the following conditions:

- Any part of the existing facility that cannot be utilized, shall be removed and disposed of off-site.

- Stockpiles of sawdust and wood chips shall not be maintained on the property due to environmental and fire hazard concerns. Any sawdust and/or wood chips shall be disposed of within an appropriate timeframe of 90 days.
- Implement proper measures to minimize the amount of sawdust off-site such as a dust collection collector system to reduce the potential of air pollution.
- The site shall provide a toilet facility for men and women, handwashing stations, and potable water available for its employees prior to full operation.
- Any future building improvements to the site will require site plan review.

Voting aye: Commissioners Massenburg, Edmond, King, Young, Irving, Mason, Shands, and Mayes (8-0)

ATTACHMENTS:

- Application
- Statement Letter
- Property Record
- Site Survey Exhibit
- Photo of the applicant’s current facility

Representing the applicant, Woody Parrish of Creekside Materials (adjacent business owner) stated that Angel Gonzalez, a representative with A.A. Gibbs Lumber Company, Inc. is present and has requested that he assist him in representing the application. Mr. Parrish gave an overview of the company, and addressed some issues that were pointed out within the staff report.

Questions/ Concerns from the Commission

- Concern with intersection/ crossing- Response: VDOT reviewed the application and stated no concerns with the intersection.
- Cemetery- Representative Response: They don’t have problem with putting up a vegetative buffer along where the cemetery is.
- Existing businesses/ facilities having to go through this process- Ms. Walkup Response: Only if they are looking to expand the site. Otherwise, businesses that existed prior to the amendment requiring a conditional use permit may continue to operate without effect. This business is looking to expand.

- Dust Control- Representative Response: The facility already has a vacuum collection system in place.

Public Comments

- None

Chairman Massenberg closed the public hearing on Conditional Use Permit Application #2022-03.

Commission’s Action on Conditional Use Permit #2022-03, A.A. Gibbs Lumber Company, Inc., applicant

ON MOTION OF COMMISSIONER IRVING, seconded by COMMISSIONER BRACY and carried: RESOLVED that the Planning Commission recommends Conditional Use Permit Application #2022-02, IUOE Joint Apprenticeship Program to the Board of Supervisors for approval contingent upon the following conditions:

- Any part of the existing facility that cannot be utilized, shall be removed and disposed of off-site.
- Stockpiles of sawdust and wood chips shall not be maintained on the property due to environmental and fire hazard concerns. Any sawdust and/or wood chips shall be disposed of within an appropriate timeframe of 90 days.
- Implement proper measures to minimize the amount of sawdust off-site such as a dust collection collector system to reduce the potential of air pollution.
- The site shall provide a toilet facility for men and women, handwashing stations, and potable water available for its employees prior to full operation.
- Added Condition: Provide vegetative buffer/screening between the cemetery and sawmill.
- Any future building improvements to the site will require site plan review.

Chairman Massenburg opened the public hearing on Ordinance Amendment #2022-02.

ENTER PUBLIC HEARING for Ordinance Amendment #2022-02, Appendix B, Zoning: Article II, General Agricultural (A-1) District

3) STAFF PRESENTATION

Beverly Walkup, Director of Planning, presented a staff presentation which briefly summarized the application and information within the staff report.

STAFF REPORT

The proposed amendment is to the General Agricultural (A-1) zoning district regulations to allow the following amendments:

1. Amend certain currently “permitted uses” to be allowed as a conditional use”. These uses include:
 - Lodges, cabins, groups of cabins, camps, and travel trailers for seasonal occupancy
 - Hunt clubs, fishing clubs, yacht clubs, and small boat docks (with repair)
 - Sporting clays field and pistol range

These uses have the potential to pose a nuisance to surrounding residential uses, and can be difficult to regulate. Requiring a conditional use means the use will only be permitted after careful examination and under certain conditions as may be determined in each case during a public hearing by the Board of Supervisor following a recommendation from the Planning Commission.

The proposed amendment is to the General Agricultural (A-1) zoning district regulations to allow the following amendments:

2. Clarify regulations for a garage apartment. Currently, garage apartments are only permitted “within or attached” to the single-family residence. The amendment will allow a “detached” garage apartment provided that at least 50% of the structure is for storage.
 - This provision will be in addition to the current regulations that:
 - a) Limit a garage apartment to no more than two (2) rooms plus a kitchenette and bathroom
 - b) The owner must reside in the single-family residence.
 - c) The garage apartment shall not be offered to the general public for rent and the use of which shall be limited to either members of the principal’s owner’s family or to domestic servants/caretakers employed by the owner.

The proposed amendment is to the General Agricultural (A-1) zoning district regulations to allow the following amendments:

3. Add provisions for consideration of increased height above thirty-five (35) feet as permitted in the underlying A-1 zoning district for industrial uses approved under Conditional Use Permit.
 - The provision will allow industrial uses granted as a conditional use in the A-1 zone to achieve a height increase equivalent to that which is allowed in the industrial zoning districts. The height increases may be granted pending approval by the Zoning Administrator, or as a condition granted during the public hearing by the Board of Supervisor following a recommendation from the Planning Commission.
4. Formatting and other minor edits/clarifications.

Questions/ Concerns from the Commission

- Concern with existing traveling trailers or recreational vehicles being used as permanent residence. How individuals can obtain connection to electric and construct or connect to private well or septic system. Ms. Walkup Response: That is the reason for the change. Currently, the ordinance allows travel trailers, etc. as a permitted use and people inquire to put them on property, set up electricity and get an address for seasonal purposes. Once that occurs, it is difficult to regulate and the use may continue to intensify by becoming more permanent and/or a nuisance. This will allow a process through which the County can more closely vet the use to determine what is the seasonal nature of the use, whether it is appropriate at that location, and under what conditions it may be appropriate.
- Concern about regulations affecting existing hunt clubs. Ms. Walkup Response: Once this amendment is put in place, all existing hunt clubs will become legal-nonconforming. They can still operate as established. If they decide to change or expand the use, it will be required to go through a public hearing process for a Conditional Use Permit.
- Concern about regulations affecting shooting ranges for private use and public use. Ms. Walkup Response: The amendment is focused on shooting ranges open to the public for safety, as well as nuisance issues etc. It does not regulate a private individual from shooting on their own property.

Public Comments

- Leah Brantley, County Resident (Courthouse District), speaks in favor of the ordinance amendment.

Chairman Massenburg closed the public hearing on Conditional Use Permit Application #2022-03.

Commission's Action on Ordinance Amendment #2022-02, Appendix B, Zoning: Article II, General Agricultural (A-1) District.

ON MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER MASON and carried: RESOLVED that the Planning Commission recommends Ordinance Amendment #2022-02, Appendix B, Zoning: Article II, General Agricultural (A-1) District to the Board of Supervisors for approval.

Voting aye: Commissioners Massenburg, Edmond, King, Young, Irving, Mason, Shands, and Mayes (8-0)

OLD BUSINESS

- a. None

NEW BUSINESS

- a. **Presentation Briefing on Clenera Blackwater Utility Scale Solar Project Proposal**

- i. Presenters were not able to be at the meeting. They will reschedule for another meeting.

- b. **Schedule for a Special Joint Meeting with the Board of Supervisors**

ON THE MOTION OF COMMISSIONER IRVING, seconded by COMMISSIONER EDMOND and carried: RESOLVED that the Sussex County Planning Commission and the Board of Supervisors will hold a special joint meeting session on August 22, 2022.

Voting aye: Commissioners Massenburg, Edmond, King, Young, Irving, Mason, Shands, and Mayes (8-0)

ADJOURNMENT – The meeting adjourned at 7:20 pm

ON THE MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER MASSENBURG and carried: RESOLVED that the Sussex County Planning Commission is hereby adjourned.

Voting aye: Commissioners Massenburg, Edmond, King, Young, Irving, Mason, Shands, and Mayes (8-0)

Submitted by: Michael Poarch

Approved by PC:

PUBLIC HEARING

- a. Zoning Map Amendment # 2022-02, Costa Verde Investment, LLC, applicant

STAFF REPORT

APPLICATION SUMMARY:

Project: Costa Verde Food, Inc.

Location: The property is located at 21330 Blue Star Highway in Jarratt.

Parcel Record Number(s): 137-A-15 & 137-A-15A

Proposal: Rezone for Wholesale Food Warehouse Distribution

Applicant: Costa Verde Investment, LLC
9060 Euclid Ave
Manassas, VA 20110

APPLICATION:

The applicant, Costa Verde Investment, LLC under ZA #2022-02 seeks to rezone Tax Parcel Number 137-A-15 & 137-A-15A containing a total of 4.91 acres from A-1, General Agricultural to I-1, Limited Industrial to accommodate a wholesale business (food warehouse distribution). The property is located at 21330 Blue Star Highway in Jarratt.

ELECTION DISTRICT:

Henry District

LOCATION:

The proposed location for the rezoning is located at 21330 Blue Star Highway in Jarratt. It is bordered by the CSX Railroad along its northern side. To the west, there is Rideout Equipment Company, Inc which includes two manufactured homes, and 301 self-storage. To the east, there is a communication tower and forested land. To the south, Blue Star Highway (Rt. 301) and I-95 runs parallel to the site.

BACKGROUND:

The subject property was previously operated as a material recycling facility for plastic, cardboard, and aluminum under a Conditional Use Permit approved on March 19, 2015. Prior to March 2015, there were previous Conditional Use Permits that allowed for the storage of sand, gravel, and mineral sands on the property.

DESCRIPTION:

The applicant is requesting rezoning to the Limited Industrial District (I-1) to accommodate the use of a wholesale food warehouse distribution facility. The applicant proposes to use the existing buildings and infrastructure that are already in place.

The parcel is currently zoned General Agricultural District (A-1). The A-1 zoning district does not allow for a wholesale business (food warehouse distribution).

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan land use designation for this property is commercial.

Development at the I-95 interchanges and along U.S. 301 will ideally be concentrated into higher-density commercial centers, rather than occurring in strips along the area's major roadways. The presence of vacant and/or abandoned commercial structures in the Planning Area provide ample opportunities for reuse and should also guide the location of future commercial uses.

The proposed rezoning and use is consistent with the Comprehensive Plan.

ORDINANCE REVIEW:

The current zoning designation for this property is A-1. The district is established to protect land and property values, ground water and surface water quality, and other resources. The intent is to provide for the continued security of the county's agricultural sector by encouraging the orderly and responsible growth of its livestock, dairy, and poultry industry. Limited residential development is anticipated in these areas.

The proposed rezoning designation for this property is I-1. The I-1 district is to permit certain industries, which do not in any way detract from residential desirability, to be located in any area adjacent to residential uses. The limitations on (or provisions relating to) height, horsepower, heating, flammable liquids or explosives, controlling emissions of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

The applicant is currently proposing to use the site as currently developed. Any expansion of the site will require site plan review, including review and consideration of any anticipated additional traffic impacts, possible improvements to mitigate and other potential impacts that may be noted at the time of review.

AGENCY COMMENTS

- VDOT reviewed the application and noted no concerns with traffic impacts. (See attached)

Re: Rezoning- 21330 Blue Star Highway

Michael Poarch <mpoarch@sussexcountyva.gov>

Tue 9/20/2022 9:15 AM

To: Fowler, Jason <jason.fowler@vdot.virginia.gov>

Cc: Beverly Walkup <bwalkup@sussexcountyva.gov>

Good Morning,

Thank you for your feedback. I followed back up with the applicant on the expected number vehicles per day that will be entering and leaving the property. The applicant indicated that there will be 4 trucks per day.

Sincerely,

M. Poarch

County Planner

Sussex County Planning & Zoning Department

From: Fowler, Jason <jason.fowler@vdot.virginia.gov>

Sent: Tuesday, September 20, 2022 8:29 AM

To: Michael Poarch <mpoarch@sussexcountyva.gov>

Cc: Beverly Walkup <bwalkup@sussexcountyva.gov>

Subject: Re: Rezoning- 21330 Blue Star Highway

CAUTION: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Good Morning Michael,

From your description it does not appear that there will be an increase in traffic from the previous use. I would request that the applicant provide the expected vehicles per day entering and exiting on his application. The main entrance looks ok, but there is also another entrance on the property that may not meet access management requirements.

Thanks,

Jason

Jason Fowler

Franklin Residency / Hampton Roads District

23116 Meherrin Road

Courtland, VA 23837

757.346.3084 Office



On Mon, Sep 19, 2022 at 5:18 PM Michael Poarch <mpoarch@sussexcountyva.gov> wrote:

Good Afternoon,

I hope you are doing well. I just had a quick question in regards to any traffic impact for the above reference location (See attached). The property was previously used as Maverick Transportation, then Stony Creek Trucking (Material Sorting/Recycling). Now, we have an application to rezone to I-1 (Limited Industrial District) to accommodate a wholesale food warehouse distribution. The intent is to use the site as-is with its existing buildings. The applicant currently owns 6 box trucks and 1 van that may be coming in and out of the property at different times. The applicant only anticipates one full time employee and one part time employee on-site regularly. However, I just want to get your opinion on any foreseen issues to may see with this potential rezoning. Please let me know what you think.

Sincerely,

M. Poarch

County Planner

Sussex County Planning & Zoning Department

STAFF CONCLUSIONS:

Strengths:

1. Allows an opportunity to bring in more commercial uses in this area.
2. Repurposes an existing site with buildings and infrastructure (well and septic) already in place.
3. Adjacent to an existing commercial use (Rideout Equipment Company, Inc)
4. Access to Blue Star Highway; Proximity to I-95 interchange; Potential access to the railroad.
5. Consistent with the Comprehensive Plan.

Weaknesses:

1. None identified at this time.

STAFF RECOMMENDATION:

Staff recommends approval for this rezoning.

ATTACHMENTS:

- Application
- Narrative Description and Reason for Rezoning
- Photo of the property



"Good Things Are Happening in Sussex County!"

Sussex County, Virginia

Planning and Zoning Department

APPLICATION FOR REZONING/CONDITIONAL ZONING AMENDMENT

This application should be used to petition for a change to the Official Zoning Map or for an amendment of zoning conditions. The following application requirements are consistent with the procedures set forth in Section 34-36, *Amendments*, of the Sussex County Zoning Ordinance, as amended.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

Rezoning

Conditional Rezoning (Are voluntary proffered conditions attached?): Yes No

Request to change the subject property(s) from the _____ to the _____ zoning district.

Proposed Use or Activity: _____

Amendment to Conditional Zoning

Request to change conditional zoning as follows (Attach current and proposed conditions): _____

B. PROJECT DESCRIPTION:

Project Name: _____

Property Address (if any): 21330 Blue Star Hwy, Jarratt, VA 23867

Election District: _____

Comprehensive Plan Designation: _____

The rezoning will apply to 4.91 acres out of 4.91 total acres Approximately

Tax Parcel Identification # 137-A-15 Number of Acres to be Rezoned: 2.198

Requesting Zoning District Change from: Agricultural to Limited Industrial

Tax Parcel Identification # 137-A-15A Number of Acres to be Rezoned: 2.548

Requesting Zoning District Change from: Agricultural to Limited Industrial

Tax Parcel Identification # _____ Number of Acres to be Rezoned: _____

Requesting Zoning District Change from: _____ to _____

Proposed Utilities (check all that apply):
Public Water Private Well
Public Sewer Private Septic } EXISTING



"Good Things Are Happening in Sussex County!"

Sussex County, Virginia
Planning and Zoning Department

C. APPLICATION INFORMATION:

Applicant(s) Name(s): COSTA VERDE INVESTMENT, LLC

Address: 9060 Euclid AVE.

City, State, Zip Code: MANASSAS, VA 20110

Phone No.: 571-368-0670 Email: PERCYCOSTAVERDE@hotmail.COM Fax No.: _____

Property Owner(s) Name(s): JAMES M. MATTHEWS, SR. & PATRICIA MATTHEWS

Address: 10450 Blue Star Highway

City, State, Zip Code: STONY CREEK, VA 23882

Phone No.: 804-731-0917 Email: ptrmathe@aol.com Fax No.: —

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this rezoning application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: PERCY E. CHACON, Managing Member
Printed or Typed Name

Owner: James M Matthews Sr.
Printed or Typed Name

Applicant: [Signature] Date: 8/8/22
Signature

Owner: [Signature] Date: 8-10-22
Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Verenz E. Hernandez Moran A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 08 day of August, 2022

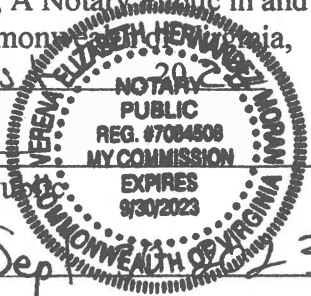
Subscribed and sworn to before me Randi Hawkins, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 16th day of August, 2022

[Signature]
Notary Public

[Signature]
Notary Public

My Commission Expires Sep 23

My Commission Expires 4/30/2026



RANDI F. HAWKINS
NOTARY PUBLIC
REG. # 7547764
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2026



"Good Things Are Happening in Sussex County!"

Sussex County, Virginia
Planning and Zoning Department

Applicant: _____
Printed or Typed Name

Owner: Patricia G. Matthews
Printed or Typed Name

Applicant: _____ Date: _____
Signature

Owner: Patricia G. Matthews Date: 8-16-2022
Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me _____
_____, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this _____ day of _____, 20 _____

Subscribed and sworn to before me Randi
Hawkins, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this 16th day of August, 20 22

Notary Public

Randi Hawkins
Notary Public

My Commission Expires _____

My Commission Expires 4/30/2026

**RANDI F. HAWKINS
NOTARY PUBLIC
REG. # 7547764
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2026**

OVERVIEW

Costa Verde Food, Inc. is an independent foodservice distributor company that has been in business since 2020 and are highly experienced in providing food product supply, distribution services and possess sound knowledge of food markets and sales industry trends. They purchase, store, sale, and deliver those products, providing foodservice operators with access to items from a wide variety of niche manufacturers. They procure pallets and bulk inventory quantities that are broken down to case and sometimes unit quantities for the foodservice business. Costa Verde Food, Inc. serves as the intermediary between manufacturers and foodservice operators. Their business is to function as a wholesale distributor and to break bulk and be an intermediary between food producers and groceries, convenience stores, or restaurants. They break down the large volumes of products from producers into smaller quantities that an operator can use. They store the products in their Manassas warehouse products and transport them to operators.

Costa Verde Food, Inc. is considered to be a specialty distributor because it focus on a certain type of product category that will supply the Latin and Central American customers. They work exclusively with South and Central American business across the Northern Virginia region to cater to their specific needs.

At present Costa Verde Food, Inc. has 7 employees: 1 Secretary, 3 drivers, and 3 owners that do the following: 1) Oversee the delivery, loading and unloading of products. 2) Ensure they products are safely transported and delivered in a timely manner. 3) Meet with sales representatives. 4) Conduct market research in the Northern Virginia area. 5) Perform regular inventory checks to maintain proper stock levels. 6) Follow with potential clients and secure new clients. 7). Maintain excellent product knowledge to ensure that quality goods are received, 8) Establish networks with suppliers and vendors to negotiate the best deals for their clients. 9) Contact clients and conduct post-delivery follow up, in a professional and effective manner and 10) Travel to various retail locations and solicited new business opportunities. All of this is done from their location in Manassas VA.

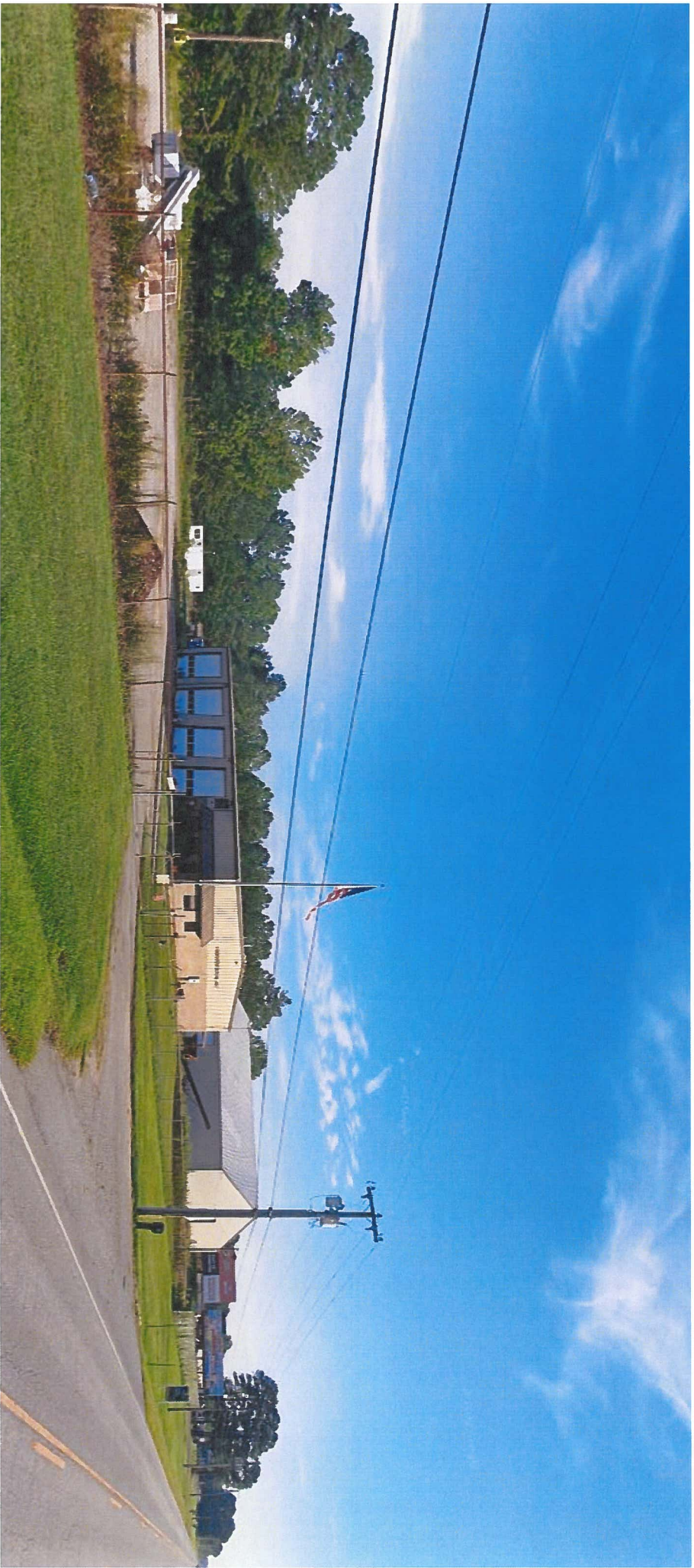
Given that Costa Verde Food, Inc. has position their company for growth and prosperity they are in need to purchase and additional location. Having a secondary warehouse will allow them to store approximately 50 pallets of different kind of beans, each pallets has 50 sacks of approximately 50 pounds of beans, 50 pallets of juices and sodas, there are 60 boxes in each pallets, and 50 pallets of nonperishable groceries and dried goods. This warehouse located at 21330 Blue Star Hwy, Jarrett, VA 23867 is large enough to store more wholesale good and will accommodate their current clients existing demands and future clients as well. Operating efficiency and having product availability are essential to the profitable execution of their business.

Costa Verde Food, Inc. owns 6 box trucks and 1 van. The trucks are approximately 16 feet long and they transport 16,000 pounds of merchandise each. The model of the trucks are Isuzu NPR truck. At the Jarrett location the plan is to have 1 full time/1 part time staff that will deliver the merchandise to the drivers as needed and receive twice a month the food containers that will replenish their inventory. These employees will be in charge of restocking the warehouse shelves after receiving new goods from suppliers, ensure on-time deliveries, and maintain adequate safety/buffer stock levels by communication with the manager.

Because Costa Verde Food, Inc. food transportation trucks are running around the clock to deliver essential items promptly, keeping vehicles maintained has never been more important

for their business. This is why buying this property makes sense for their business because the second building will be used to keep track of their fleet maintenance, to keep the box trucks safely operating to ensure on-time deliveries and prevent unwanted breakdowns while using data to prioritize necessary repairs and maintenance measures. The owners are very familiar with preventive maintenance, cleaning, and maintaining all assigned equipments and vehicles, properly. They understand that properly maintained trucks keep running and that is excellent for business.

The current use of the warehouse located at 21330 Blue Star Hwy, Jarratt, VA 23867 was allowed in the General Agricultural (A-1) District through Conditional Use Permit for a material recycling facility for plastic, cardboard, and aluminum. However, the propose use for the warehouse is not allowed in the A-1 District and will require rezone to Limited Industrial (I-1) in order to accommodate this use.



ADJOURNMENT