

Issue Analysis Form

Date: September 16, 2022

Item: Special Exception Request (SE 22-08)

Applicant: Vonda Greene Capria

Lead Department: Community Development

Contact Person: Andre M. Greene, Planner II



Description and Current Status

The applicant would like to renovate an existing single-family dwelling and convert it into a Bed & Breakfast (Cottage Industry Home Occupation for the rental of rooms).

The applicant is requesting a special exception for a home occupation cottage industry pursuant to Section 90-103(52) of the Zoning Ordinance.

Staff and the Planning Commission recommended **APPROVAL** of this request, subject to several conditions contained in the Draft Ordinance.

Staff, on behalf of the Planning Commission, has attached the Draft Ordinance for consideration and is requesting a motion to **APPROVE** the Ordinance.

Sample Motion:

"I move that the Board approve the Special Exception request (SE-22-08) of Vonda Greene Capria to operate a bed & breakfast at 8601 Robin Road and further identified as Tax Parcel 530(0A)00-043-A subject to the specified conditions."

Government Path

Does this require IDA action?

☐ Yes ☒ No

Does this require BZA action?

☐ Yes ☒ No

Does this require Planning Commission action?

☒ Yes

On August 27, 2022
the PC Recommended
Approval by a **5-0** vote
Public Hearing on
Sept. 27, 2022

Does this require Board of Supervisors action?

☒ Yes

Does this require a Public Hearing?

☒ Yes ☐ No

If so, before what date?

N/A

Fiscal and Economic Impact Statement

If approved, the proposed use would generate tax revenue from as a commercial operation and increase tourism in the County.

County Impact

The special exception would allow a new small business (Bed & Breakfast) into the County.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; Public notice: APO letter, map, list, newspaper ad; PowerPoint presentation.

County of Prince George, Virginia

DRAFT Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2022:

Present:

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

Vote:

SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) "Cottage industry home occupation on a parcel of five acres or more in area.". The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-08 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for the following use on Tax Map 530(0A)00-043-A:
 - A. Cottage industry home occupation on a parcel of no less than five acres in size, for the rental of rooms not to exceed four, including bed and board.
2. The cottage industry home occupation (bed and breakfast) use is subject to the following conditions:
 - A. Overnight accommodations shall not exceed four (4) bedrooms including bed and board (food).
 - B. The term of overnight stays shall be limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
 - C. The owner or operator shall maintain records to uniquely identify occupants and length of stay which shall be provided to the County upon written request.
 - D. The owner or operator shall collect transient lodging tax which shall be reported and submitted to the Commissioner of Revenue office on a schedule as required by law.
 - E. During any period in which the property is used for the permitted Cottage industry home occupation use, either the property owner or business operator shall live in the permitted dwelling unit on the property.

3. The applicants shall provide adequate parking on-site.
4. Signage for the business on the property shall be limited to two freestanding signs with an aggregate square footage no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting sign setback requirements in the zoning ordinance.
5. The applicants shall take appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
7. The applicants shall obtain and hold all required State and County permit or license approvals, which may include: Drinking water permit from the Virginia Department of Health; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Permits as required for any on-site or off-site food preparation; Business licenses from the Commissioner of Revenue.
8. This Special Exception is renewable or transferrable to future owners only with approval from the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
9. This Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2022 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing September 27, 2022

SE-22-08 –Bed and Breakfast

Applicant: Vonda Greene Capria

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

Request

The applicant would like to renovate an existing single-family dwelling and convert it into a Bed & Breakfast (Cottage industry home occupation for the rental of rooms).

Property

Address: 8601 Robin Road

Tax Map: 530(0A)00-043-A

Site Size: Approx. 6.18 acres

Legal Owner: Vonda Greene Capria

RE Taxes Paid?: Yes

Zoning District: R-A Residential – Agricultural

Current Use: Single-family residential

Comp Plan Land Use: Agriculture Uses

Planning Area: Rural Conservation Area

Previous Zoning Cases: None

Figure 1: Aerial view of request property



Figure 2: Front view of main structure



Meeting Information

Planning Commission Public Hearing: August 25, 2022

Board of Supervisors Public Hearing: September 27, 2022

Recommendation

Approval, subject to the recommended conditions.

Applicant Proposal

- The applicant wishes to convert an existing post mid-century split level home into a single-family and a bed and breakfast. The existing home will be converted from a 4 bedroom split level to 4 bedrooms with private baths and a working fireplace.
- The bed and breakfast will be the owner's private residence.
- The bed and breakfast will operate year round commencing in 2023.

In order to operate the proposed bed and breakfast, the applicant is requesting a Special Exception pursuant to Section 90-103(52) of the Zoning Ordinance for a home occupation cottage industry.

Planning and Zoning Review Comments

Zoning Ordinance review:

1. Definition of Cottage industry per Section 90-1: "Cottage industry, in addition to those uses permitted under subsections (1) and (2) of this definition, means a home occupation which shall permit the preparation of food products for sale; **the rental of rooms not to exceed four, including bed and board**; arts and crafts; construction of wood, leather goods, saddles, clothing and other similar products; and lawn care and landscaping businesses with outside storage or the storage or parking of more than one vehicle and one trailer used in association with the business."
2. The above definition specifically provides for the rental of rooms, not to exceed four, including bed and board. The applicants' request does not include the other cottage industry uses specified in the definition.
3. For a home occupation use, the owner or operator is required to live on the property.
4. Expected impacts of proposed uses on adjacent properties and roadways include: Limited traffic and noise from guests. These impacts would be mitigated by:
 - a. Zoning Ordinance (Limitation on the number of rooms to four)
 - b. Distance from adjacent dwellings (the property is separated from other dwellings by distance and natural obstructions such as ponds, farm fields, and trees)
 - c. the County Noise Ordinance

Other planning and zoning comments:

1. Surrounding land use consists of woodland, farmland and rural single-family residences. Within a mile of the property in question is Green's Raceway and the Lake Fung Barn wedding venue.
2. Other zoning approval required: Business Zoning Approval: The applicants will need to submit a Professional Business Zoning Approval application as part of a business license application, if the Special Exception is approved.
3. The applicant has not proposed any conditions for the special exception uses, therefore County staff has recommended conditions appropriate for the proposed use, based on conditions from previous cases approved in the County.

Comments on the request's compatibility with the Comprehensive Plan:

1. The Comprehensive Plan Future Land Use Plan shows the request property is designated for Agriculture uses. Staff finds the use of the property as a Bed and Breakfast to be consistent with the Comprehensive Plan because the proposed use would be a less intense land use compared to what is associated with the nearby Green's Raceway and the Lake Fung Barn wedding venue.

Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison, Building Official

1. The use is described as a “Lodging House” and is permitted to be classified as “R-5” per the VUSBC. All requirements of Sections R310, R311, R340, R330, R331 of the Virginia Residential Code (VRC) must be satisfied by this request. Any construction or Improvements to this structure that is not defined as exempt per the VUSBC section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits and inspections Other items may become apparent during future submissions requests.

Virginia Department of Health - *Alice Weathers, Environmental Health Specialist*

1. Applicant needs to work with an Authorized Onsite Evaluator or Professional Engineer who can determine what sewage disposal system and water supply needs are for the proposed project. The P.E. can provide you with a Waste Characterization Letter which will state the waste strength and water flow needed to support the proposed usage for your project. Since this a B & B, you will need to submit an application to the Health Department with the \$40.00 fee.

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

1. The proposed use will require a low volume commercial entrance to provide access. The existing entrance from SR 618 appears to meet VDOT’s requirements for a low volume commercial entrance.
2. VDOT has no objection to the submitted special exception application.

The departments stated below reviewed this request and had no comments.

- **Economic Development** – Stacey English, Economic Development Specialist
- **Utilities Department** – Rachel Lumpkin, Utility Project Engineer
- **Real Estate Assessor** - Carol Crawford, Real Estate Operations Coordinator
- **Fire & EMS Department** – Paul Beamon
- **Environmental Division** - Angela Blount, Environmental Program Coordinator
- **Police Department** – Harold Shreves

Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant received a copy of this report prior to the Board of Supervisors hearing date.
- No comments from the community were received prior to finalizing this report.

Planning Commission’s Recommendation

The Planning Commission recommended Approval, subject to the recommended conditions in the section below.

Recommended Conditions

1. This Special Exception is granted for the following use on Tax Map 530(0A)00-043-A:
 - A. Cottage industry home occupation on a parcel of no less than five acres in size, for the rental of rooms not to exceed four, including bed and board.
2. The cottage industry home occupation (bed and breakfast) use is subject to the following conditions:

- A. Overnight accommodations shall not exceed four (4) bedrooms including bed and board (food).
 - B. The term of overnight stays shall be limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
 - C. The owner or operator shall maintain records to uniquely identify occupants and length of stay which shall be provided to the County upon written request.
 - D. The owner or operator shall collect transient lodging tax which shall be reported and submitted to the Commissioner of Revenue office on a schedule as required by law.
 - E. During any period in which the property is used for the permitted Cottage industry home occupation use, either the property owner or business operator shall live in the permitted dwelling unit on the property.
- 3. The applicants shall provide adequate parking on-site.
 - 4. Signage for the business on the property shall be limited to two freestanding signs with an aggregate square footage no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting sign setback requirements in the zoning ordinance.
 - 5. The applicants shall take appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
 - 6. The applicants shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
 - 7. The applicants shall obtain and hold all required State and County permit or license approvals, which may include: Drinking water permit from the Virginia Department of Health; Entrance permit from the Virginia Department of Transportation; Compliance with applicable building codes; Permits as required for any on-site or off-site food preparation; Business licenses from the Commissioner of Revenue.
 - 8. This Special Exception is renewable or transferrable to future owners only with approval from the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
 - 9. This Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
 - 10. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.



SPECIAL EXCEPTION APPLICATION

Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875
(804) 722-8678 | www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

DATE SUBMITTED:

JUL 06 2022

7-6-2022

APPLICANT FILL-IN ALL BLANKS

REQUEST:

Special Exception

REQUEST PROPERTY ADDRESS / LOCATION:

8601 Robin Road, Disputanta, Virginia 23842

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

530(OA)00-043-A

AFFECTED ACREAGE (Each parcel):

6.21

ENTIRE PARCEL (Y / N - Each parcel):

ATTACHMENTS (Check if Attached; * = Required):

☒ APPLICANT STATEMENT* (Specify goals, details, etc.)

☐ COMMUNITY MEETING SUMMARY

☐ PROPOSED CONDITIONS

☐ ADDITIONAL ATTACHMENTS:

☐ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

LEGAL OWNER

NAME(S): Vonda Greene Capria

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

8601 Robin Road, Disputanta, Virginia 23842

E-MAIL:

vonda@greenhawaiianconstruction.com

PHONE:

808 341 0869

APPLICANT CONTACT

NAME(S): If different than owner):

RELATION TO OWNER:

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

E-MAIL:

PHONE:

RECEIVED
JUL 11 2022
BY: _____

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

LAND USE(S) CODE REFERENCE(S):

PAYMENT

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

\$350

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

DATE RECEIVED:

7/11/22

RECEIVED BY:

Enervgov

RECEIVED

JUL 15 2022

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:

Vonda Greene Capria

NAME:

SIGNED:

Vonda Greene Capria

SIGNED:

DATE: 7-11-2022

DATE: _____

NOTARIZATION:

STATE OF VIRGINIA

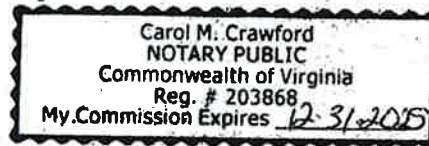
COUNTY OF: Prince George

Subscribed and sworn before me this 11th day of July, 2022.

Carol M. Crawford

Notary Public

My Commission expires: 12-31, 2025



AFFIDAVIT

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

19997441-
0001 Teresa C.07/11/2022 03:30PM

EG INVOICE

Capria, Vonda
2022 Item: INV-00002311
Special Exception
Home Occupation on
five (5) acre 350.00

350.00

Subtotal 350.00
Total 350.00

CHECK 350.00
Check Number 1287

Change due 0.00

Paid by: Capria, Vonda

Thank you for your payment

CUSTOMER COPY

The Historic Green Estate is a limited liability company seeking a \$190,000 portfolio mortgage loan to finance the purchase of the residence and farm located at 8601 Robin Road, Disputanta, Virginia, 23842. This house, currently a post mid-century modern split level, will be converted to a single family residential structure and bed and breakfast establishment. The barns will continue to serve the working farm which grows corn, peanuts, soybeans and about 20 head of cattle. The owner will be contributing \$20,000 of her own money as a down payment toward the purchase price of \$125,000 and will be paying closing costs. The house will serve as collateral for the mortgage.

In addition, the owner Vonda Greene Capria will be investing in remodeling construction costs to cover costs of the bed and breakfast conversion. The owner has already invested \$330,000 in start-up costs.

The owner plans to form a Limited Liability Company named The Historic Green Estate Bed & Breakfast to operate a bed and breakfast home. The home will be converted from a 4 bedroom split level to 4 bedrooms with private baths and working fireplaces. The Historic Green Estate Bed and Breakfast will be the owners' private residence and take in guests 365 days a year commencing in January of 2023.

This business is unique in that the business expenses include the owners' mortgage, property taxes, home insurance, and household expenses. For that reason Vonda's income are included in the cash flow chart. Vonda will continue to work part-time until the inn-keeping business reaches 40% occupancy.

The Historic Green Estate Bed & Breakfast is located south of Petersburg off Route 460. As hosts, Vonda Greene Capria will offer warm hospitality, friendship and a rural farm knowledge of the country area, along with detailed maps of historic sites and other local scenery.

The Historic Green Estate is surrounded by rural homes and business ventures, including the Lake Fung Barn Wedding and Event venue and Green's Raceway which are both less than one mile away. Taking a stroll east down the farm, guests will run into our private pond and see wildlife including wild turkeys, deer and bald eagles. The Petersburg National Battlefield and Fort Lee are less than ten minutes away. Within fifteen minutes are several fine dining restaurants. Several wedding and event venues such as The Stodola and The Barns of Kanak are 8 to 10 miles away. The Tidewater cities of Suffolk, Chesapeake, Norfolk and Virginia Beach are just an hour away. Outdoor fun may be had by simply riding bicycles or renting quad motorcycles which are available at Green's Raceway across the street.

The Historic Green Estate will be furnished in an eclectic style from original shutters and wood floors to the personal tastes of the owners which include historic and modern art. But most important will be the efforts towards comfort and non-intimidating surroundings. Breakfast will be catered from the head chef of Byrd & Baldwin Brothers in Norfolk, VA, who is one of the descendants of the original homeowners of the Historic Green Estate. It will be served an antique mahogany table in the dining room in front of one of the house's three fireplaces. For those guests wanting privacy, there is eastern exposure deck with a hot tub and screened porch constructed in early 2023. On weekdays, breakfast will be between 7:00 to 9:00 AM, consisting of homemade breads, orange juice, fruit smoothies (strawberries, banana and yogurt blended), cereals, and granola. Weekend breakfast will be served between 8:00 and 10:00 am. Magazines

will be available and handed down through the Greene family for guests to browse through. Current magazines such as Coastal Virginia Magazine, Richmond Magazine and Martha Stewart Living are also available to read either in the common room or in the guest rooms. There is a bridge table for chess, cribbage or even bridge set-up for those occasional rainy days. We provide old movie videos and Netflix, Hulu and local television channels for viewing with others or in the privacy of guest rooms.

Quiet and relaxation can also be found on the back porch off of the kitchen. In the summer guests could ride the bicycle paths, or they might choose to sit in a rocking chair on the front porch looking over a well-kept garden of flowers and herbs.

There will be three guest rooms to choose from on the second floor, one master bedroom facing the farm and two facing the front yard. There is one handicapped accessible room which will be located off the first level. There will be an office located in the basement level. There will be a pool table room located right off the front foyer. Each room is in its own corner of the house far from the next room, assuring privacy and quiet. Televisions are available upon request for each room. Prices will range from \$125.00 a night to \$175.00. Each room is named after the original mid-century residents of the Historic Green Estate. The Parrish room, the Elwood Room and the Olander rooms are all inspired by the original residents of the house; the Bruce Room will be the handicapped accessible room and will be equipped with modern conveniences for the business traveler. Security will be provided by Ring cameras and professional monitoring system.

We hope to give people, for their short stay here, a sense of a few of Prince George County's up and coming destinations — its beautiful countryside, its history and the people. On the first floor in our formal dining room with its beautiful wood floor, mid-century fireplace and large bay windows, we will be exhibiting the work of well-known local artists as well as university students.

The impact to the neighborhood from the bed and breakfast will consist of off street parking located on site located on the side or rear yards, and signage in the front yard that will be lit in the evening with solar lighting.

Our business goals are as follows:

First year:

- Reach 25% occupancy rate (surpassing our projected 20%)
- Establish good neighborhood relations
- Develop an award-winning website and/or brochure, partner with wedding venues to offer discounts for wedding attendees, be listed on-line and in trade associations/AAA
- Create unforgettable guest visits
- Spend ten hours a week on marketing, beginning with grand opening launch with Petersburg Symphony orchestra (Director is descendant of The Historic Green Estate)
- Rebuild rear deck and carport on house with hot tub and screened porch

Third year:

- Operating at 40% occupancy rate with 4 guest rooms generating \$72,000 income
- Achieve Superhost or Premier status on AirBnB and VRBO websites
- Attend a national conference for marketing tips and national networking
- Actively involved in the Hopewell/Prince George Area Chamber of Commerce
- Renovate the barn as a rental apartment for income and cleaning/meal preparation help
- Complete a third year written evaluation of the competition, market, service, finances, and personal goals

Fifth year:

- Repaint the outside of the barns from dull beige and brown to a more colorful mid-century farm house style to match its time period and to attract tourists
- Develop an offshoot homemade craft or salted ham business in one of the barns
- Continue to develop the front gardens and backyard, and golf cart paths
- Renovate barns as necessary
- Hire summer help
- Complete a fifth year written evaluation of the competition, market, service, finances, and personal goals



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

BOARD OF SUPERVISORS - 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 Board of Supervisors will hold a public hearing on **Tuesday, September 27, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) "Cottage industry home occupation on a parcel of five acres or more in area.". The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

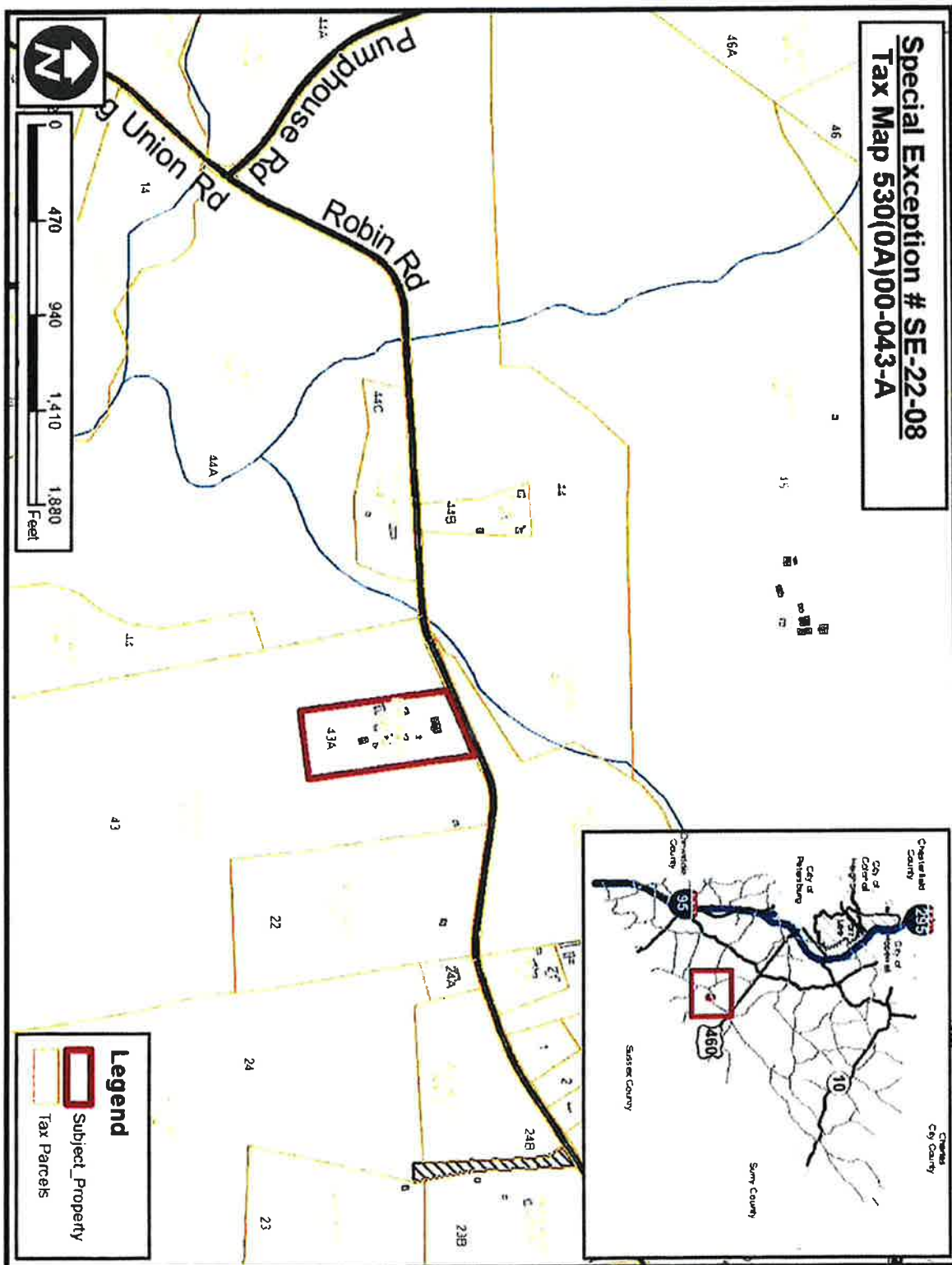
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or 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,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875
 Phone: 804.722.8659 - Fax: 804.722.0702
www.princegeorgecountyva.gov

DILDY CATHERINE G ET AL
5524 CONNIE LN
VIRGINIA BEACH, VA 23462

ROSBICKI STEPHEN & CATHERINE
8406 ROBIN RD
DISPUTANTA, VA 23842

BOWLES JAMES A
4301 KELMARBI RD
S CHESTERFIELD, VA 23834

VARNEY JOSHUA P & ANGEL C
8407 ROBIN RD
DISPUTANTA, VA 23842

HANNON LINDA L
4310 TREELY RD
CHESTER, VA 23831

CAPRIA VONDA G
8601 ROBIN RD
PRINCE GEORGE, VA 23875

**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested parties regarding the following public meeting:

The Prince George Board of Supervisors will hold public hearings on Tuesday, September 27, 2022 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-08: Request of Vonda Capria to permit the rental of rooms not to exceed four, including bed and board, within a R-A (Residential-Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(52) "Cottage industry home occupation on a parcel of five acres or more in area." The subject property is approximately 6.18 acres in size, located at 8601 Robin Road, and is identified as Tax Map 530(0A)00-043-A. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

REZONING RZ-22-01: Request of SL Well Station Road LLC to conditionally rezone 880.4 acres from I-2 General Industrial District to M-2 General Industrial District. The purposes of the rezoning are to update the zoning of the parcel to be consistent with the current adopted zoning ordinance and update the proffered conditions for current market conditions in preparation for the owner to market the property for industrial development. The subject property is located on both sides of Wells Station Road and is presently identified as Tax Map 340(0A)00-134-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

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. A live video stream will be available at 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 www.princegeorgecountyva.gov.

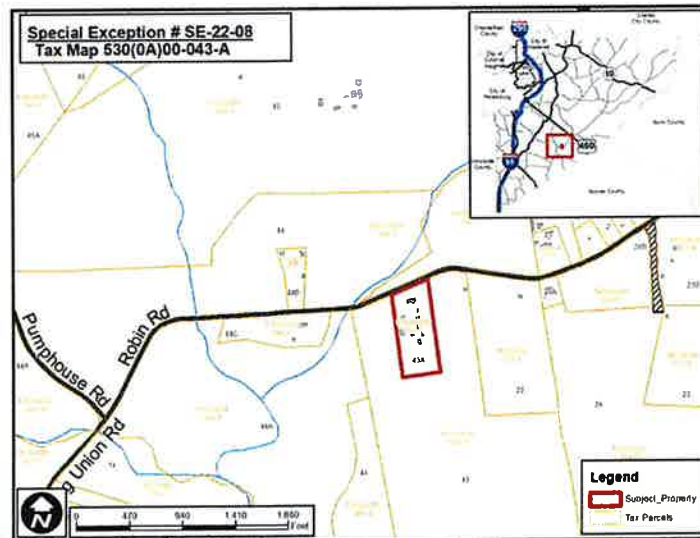
Jeffrey D. Stoke
County Administrator

SPECIAL EXCEPTION SE-22-08:

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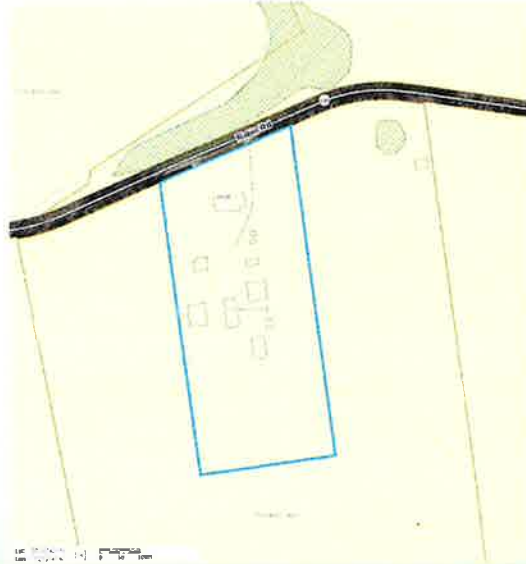
SE-22-08 | Capria Bed & Breakfast

Location Map



SE-22-08 | Capria Bed & Breakfast

Zoning Map



SE-22-08 | Capria Bed & Breakfast

Aerial View



Request Summary

Convert an existing post mid-century split level home into a single-family residence and a B&B. (Convert from a 4 bedroom split level to 4 bedrooms with private baths and a working fireplace.)

The B&B will be the owner's private residence.

The B&B will operate year round commencing in 2023.

In order to operate the proposed bed and breakfast, the applicant is requesting a Special Exception pursuant to Section 90-103(52) of the Zoning Ordinance for a home occupation cottage industry.



Planning & Zoning Staff Review Comments

Definition of Cottage industry per Section 90-1:

*"Cottage industry, in addition to those uses permitted under subsections (1) and (2) of this definition, means a home occupation which shall permit the preparation of food products for sale; **the rental of rooms not to exceed four, including bed and board**; arts and crafts; construction of wood, leather goods, saddles, clothing and other similar products; and lawn care and landscaping businesses with outside storage or the storage or parking of more than one vehicle and one trailer used in association with the business."*

For a home occupation use, the owner or operator is required to live on the property.

Expected impacts of proposed uses on adjacent properties and roadways include:

- Limited traffic and noise from guests.
- These impacts would be mitigated by:
 - Zoning Ordinance (Limitation on the number of rooms to four)
 - Distance from adjacent dwellings (the property is separated from other dwellings by distance and natural obstructions such as ponds, farm fields, and trees)
 - the County Noise Ordinance

Planning & Zoning Staff Review Comments

- Surrounding land uses: woodland, farmland and rural single-family residences. Within a mile of the property are other tourism uses including Green's Raceway and the Lake Fung Barn wedding venue.
- Staff has recommended conditions appropriate for the proposed use similar to previous cases approved in the County.
- Staff finds the use of the property as a Bed and Breakfast to be consistent with the Comprehensive Plan because the proposed use would be a less intense land use compared to what is associated with the nearby Green's Raceway and the Lake Fung Barn wedding venue.

Other Staff Review Comments

Building Inspections Division – Charles Harrison, Building Official

- The use is described as a “Lodging House” and is permitted to be classified as “R-5” per the VUSBC. All requirements of Sections R310, R311, R340, R330, R331 of the Virginia Residential Code (VRC) must be satisfied by this request. Any construction or improvements to this structure that is not defined as exempt per the VUSBC section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits and inspections. Other items may become apparent during future submissions requests.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

- Applicant needs to work with an Authorized Onsite Evaluator or Professional Engineer who can determine what sewage disposal system and water supply needs are for the proposed project.

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

- The existing entrance from SR 618 appears to meet VDOT’s requirements for a low volume commercial entrance.
- VDOT has no objection to the submitted special exception application.

Recommended Conditions

Highlights:

- Not to exceed four (4) bedrooms including bed and board (food).
- Limited to fourteen (14) consecutive nights and occupants may only rent again after a seven (7) night absence.
- Maintain records to uniquely identify occupants and length of stay
- The property owner or business operator shall live in the dwelling
- Signage limited to two freestanding signs no greater than sixty (60) square feet in aggregate
- Obtain certification from an AOSE or PE for septic and water well

(Full list of recommended conditions in the Staff Report / Draft Ordinance)

Staff and Planning Commission
Recommendations

Approval, subject to the recommended conditions

Basis:

- Appears to be compatible with current and future surrounding land uses.
- No negative feedback from adjacent owners and community.
- Staff has recommended conditions to accompany this Special Exception to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community.

Questions?

See Staff Report for Sample Motions

