

Issue Analysis Form



Date: January 24, 2023
Transfer of Special Exception
from Super Kids Ministries to
Outreach Training and
Support Services

Item:

Lead Department(s): County Attorney/Planning

Contact Person(s): Dan Whitten/Tim Graves

Description and Current Status

Super Kids Ministries, Inc. was granted a Special Exception to allow construction and operation of an assisted care residence (Group Home) located at 5500 Middle Road (now 4685 Fellowship Circle) in a Residential Agricultural (R-A) District on July 8, 2008.

The conditions associated with this special exception are (1) no more that thirty-two residents, excluding staff, (2) residents shall not be subjects that a Court of Law has declared unfit to stand trial based on their mental capacity or registered sex offenders, and (3) not transferable to future property owners. Condition three (3) is not applicable under Virginia Law, and this condition will be removed. The County is no longer listing this condition in request for Special Exceptions.

Group homes are now limited to 4 individuals in a single residence, therefore, this residence is too large to be used as a group home. There is a desire to use the residence as a day support facility. It has been determined that day support facilities are a less intense version of group homes.

Super Kids Ministries is working with Outreach Training and Support, Inc. to lease this residence for a Day Support facility. In order to do this, the previous Special Exception, SE-08-08, will need to be transferred into the name of Outreach Training and Support Services, Inc.

Staff recommends that the Board approve a Resolution transferring Special Exception SE-08-08 from Super Kids Ministries, Inc. to Outreach Training and Support Services, Inc.

Since staff is not recommending adding any new conditions, a public hearing is not required.

Sample Motion: I move that the Board approve a Resolution transferring Special Exception SE 08-08 from Super Kids Ministries, Inc. to Outreach Training and Support Services, Inc.

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does This require Planning Commission Action? Yes No

Does this require Board of Supervisors action? Yes No

Does this require a public hearing? Yes No

If so, before what date? Yes No

Fiscal Impact Statement

County Impact

Notes

Board of Supervisors
County of Prince George, Virginia

Resolution

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 24th day of January, 2023:

Present:

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

Vote:

A-4

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

RESOLUTION; TRANSFER OF SPECIAL EXCEPTION 08-08 FROM
SUPER KIDS MINISTRIES, INC. TO OUTREACH TRAINING AND
SUPPORT SERVICES, INC.

WHEREAS, Super Kids Ministries, Inc. was granted Special Exception 08-08 to allow construction and operation of an assisted care residence (Group Home) located at 5500 Middle Road (now 4685 Fellowship Circle) in a Residential Agricultural (R-A) District on July 8, 2008; and

WHEREAS, group homes are now limited to 4 individuals in a single residence making this residence too large to be used as a group home; and

WHEREAS, Super Kids Ministries, Inc. would like to transfer Special Exception 08-08 to Outreach Training and Support, Inc. to lease the residence as a Day Support facility; and

WHEREAS, this special exception is transferable under Virginia Law.

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the County of Prince George this 24th day of January, 2023, does hereby transfer Special Exception 08-08 from Super Kids Ministries, Inc. to Outreach Training and Support, Inc. to operate a Day Support Facility and the condition preventing transfer of the special exception shall be removed.

A Copy Teste:

Jeffrey D. Stoke
County Administrator

County Administrator



TRANSFER OF 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 #:

TSE-22-01

DATE SUBMITTED:

DEC 22 2022

BY: TWC

APPLICANT FILL-IN ALL BLANKS.

REQUEST	THE REQUEST IS REGARDING SPECIAL EXCEPTION CASE #: SE-08-08	APPLICANT REQUEST: I request that this Special Exception be transferred to me, and I agree to operate under the same applicable conditions.
	BUSINESS NAME: (If applicable) OUTREACH TRAINING AND SUPPORT SERVICES INC.	
	REQUEST PROPERTY ADDRESS / LOCATION: 4085 FELLOWSHIP CIRCLE, PRINCE GEORGE, VA	
	REQUEST TAX MAP PIN(S): (List all) 120(07)00-00A-2	
	ATTACHMENTS (Check box if attached; * = Required)	
<input type="checkbox"/> APPLICANT STATEMENT* (Specify your goals or other details to support your request.)	<input checked="" type="checkbox"/> ADDITIONAL ATTACHMENTS (Specify, if any):	
<input checked="" type="checkbox"/> COPY OF APPROVED SPECIAL EXCEPTION RESOLUTION/ORDINANCE*		
APPLICANT	NAME(S): If different than owner KIMBERLYN BROWN	
	RELATION TO OWNER: RENTER	
	MAILING ADDRESS: (Incl. City, State, Zip) 712 SYCAMORE SPRINGS DRIVE, CHESTER, VA 23830	
	E-MAIL: Kbrown@outreachTRAIN.com	PHONE: 804-479-9217
	SIGNATURE: 	DATE: 12/20/2022
PROPERTY OWNER	NAME(S): Super Kids Ministries Inc., Debra L. Patten Ferguson, President	
	MAILING ADDRESS: (Incl. City, State, Zip) P.O. Box 637, Hopewell, VA 23860	
	E-MAIL: d3braferghson@gmail.com	PHONE: 804-821-4314
OFFICE USE ONLY (Completed at the time of application)		
ZONING DISTRICT(S): R-A	LAND USE(S) CODE REFERENCE(S): 90-303.4(B)3	NOTES: Condition #3 of SE-08-08 is not correct. -TG

APPLICANT 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:

Debra L. Ferguson

NAME:

SIGNED:

Debra L. Ferguson

SIGNED:

DATE:

12/21/22

DATE:

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Chester

Subscribed and sworn before me this 21st day of December, 2022.

Lindsey A. Gresham
Notary Public

LINDSEY ANN GRESHAM
NOTARY PUBLIC
REG. #7874614
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 05/04/2024

My Commission expires: 5-04, 2024

Request: The Super Kids Group Home, at 4685 Fellowship Circle in Prince George, is requesting an amendment to zoning, so that the building built to serve the developmentally disabled, can at last be used to benefit the county and the disabled population who live there.

Currently Prince George County has one Day Support location. With this variance Super Kids Ministries Inc. would be able to contract with an existing Day Support organization, Outreach Training and Support, to provide services from this location. We believe that with this amendment the organization would have the location ready for service by late November 2022.

Since the integration of the developmentally disabled into community settings and situations, under the supervision of the Department of Justice, the home on Fellowship Circle was determined to be too large to be used as a group home, since group homes are now limited to 4 individuals in a single residence. Moving the home to use as a Day Support will provide alignment with its original intent and provide an additional facility for the County. We believe this action would positively support the county's commitment to "Improved public health, safety, convenience and welfare of its citizens".

The location has no residential neighbors adjoining the property and a paved drive and parking will be provided for drop off and pick up of those in wheelchairs. Currently there is the new school on one side, I-295 on the other. Behind it a church, and across the street a church. During construction of the school on Middle Road the county required additional land to widen the road to the school. When that land was requested Super Kids Ministries Board met and approved a gift to the county of the land, they needed to widen the road. We are asking the county for this amendment to ensure this facility benefits the county as intended.

Thank you,

 9/6/2022

Debra Ferguson

President

Super Kids Ministries Inc.

Cell: 804.821.4314

P.O. Box 637,

Hopewell, VA 23860