

Issue Analysis Form

Date: September 12, 2023

Item: Special Exception Request # SE-23-06

Applicant: ArrowWood Addiction Treatment Center LLC

Lead Department: Planning & Zoning

Contact Person: Tim Graves, Planner II



Description and Current Status

The applicant has requested a special exception to allow a "special care hospital", pursuant to Section 90-393(8) in order to operate a facility to treat patients on a voluntary basis for substance abuse and/or mental health illnesses.

The Planning Commission recommends **APPROVAL** of this request, subject to recommended 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 adopt the Ordinance to approve Special Exception request SE-23-06, 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

PC Recommended Approval by 5-0 vote on 7/27/23

Does this require Board of Supervisors action?

Yes

Public Hearing on 9/12/23

Does this require a Public Hearing?

Yes No

If so, before what date?

N/A

Fiscal Impact Statement

The proposed use would generate additional tax revenue from a new business occupying a vacant building.

County Impact

The special exception would allow an addiction treatment facility to open in the County and would provide the community with these services.

Notes

Contents: 1. Draft Ordinance 2. BOS Staff Report 3. Application and attachments 4. Letters of Support 5. Public notice materials 6. Powerpoint Presentation

Board of Supervisors
County of Prince George, Virginia

ORDINANCE TO GRANT A SPECIAL EXCEPTION FOR A SPECIAL CARE HOSPITAL
ON TAX MAP 120(0A)00-001-A

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 ____, 2023:

Present:

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

Vote:

P-5

SPECIAL EXCEPTION SE-23-06: Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for “Public/Semi-Public” land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-23-06 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted on Tax Map 120(0A)00-001-A for a “special care hospital” that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
 2. The facility is limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion of the facility shall require review of this special exception.
 3. All required federal, state and local licenses/permits shall be obtained for the approved use.
 4. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
 5. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
 6. 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 _____, 2023 and becoming effective immediately.

A Copy Teste:

Teresa H. Knott
Clerk of the Board of Supervisors



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing September 12, 2023

SE-23-06 – ArrowWood - Special Care Hospital

Applicant: ArrowWood Addiction Treatment Center LLC

Property Owner: Hospitality VII, Inc.

Case Manager: Tim Graves - (804)722-8678

I. Request

The applicant has requested a special exception to allow a “special care hospital”, pursuant to Section 90-393(8) in order to operate a facility to treat patients on a voluntary basis for substance abuse and/or mental health illnesses.

II. Property

Address: 5305 Plaza Drive

Tax Map: 120(0A)00-001-A

Site Size: 21.01 acres

RE Taxes Paid?: Yes

Zoning District: General Business (B-1)

Current Use: Commercial

Comp Plan Land Use: Public/Semi-Public

Planning Area: Prince George Planning Area

Previous Zoning Cases: SE-12-01

Figure 1: Building Photo (entrance)



Source: <http://sunflower-gardens.com>

III. Meeting Information

Planning Commission Public Hearing: July 27, 2023 (Recommended Approval 5-0)

Board of Supervisors Public Hearing: September 12, 2023

IV. Background

- The property was rezoned to B-1 in 1988 under zoning case # ZM-88-2 with no proffered conditions.

- Special Exception SE-12-01 (AKA SE-11-09), approved on 2-14-12, allowed a special care hospital for a dementia treatment facility, known as Sunflower Gardens. The conditions state that the use is not transferrable to a new owner.
- Based on a suggestion from staff, the applicant initially applied to transfer the special exception via approval from the Board of Supervisors (#TSE-23-01), but after reviewing the information about the proposed facility, staff recognized that the proposed type of special care hospital is different than the originally-approved dementia treatment facility, and accordingly advised the applicant that a new special exception request with a public hearing was warranted.

V. Applicant Proposal

The applicant's plans are detailed in the submitted statement. Generally, they propose to use an existing 1-story building on a 21-acre parcel for a facility that will treat patients who choose to be there for substance abuse and other mental health illnesses. Veterans are a key segment of the clientele and alcohol is the most commonly misused substance. The facility will be secured and monitored 24/7 and individuals would not be able to exit the building independently. Any individuals wishing to leave would be transported in a company vehicle.

The applicant proposes to invest approximately \$1 million in refurbishments and upgrades to the building and the project is said to create more than 50 jobs, including medical, clinical and administrative positions.

VI. Exhibits

Exhibit 1 – Satellite view



Exhibit 2 – Zoning Map



VII. Planning and Zoning Review Comments

1. The desired land use, a facility that treats substance abuse and/or mental health illnesses, falls under the enumerated land use, “Hospital, general and special care”, pursuant to Section 90-393(8). This land use is permitted by Special Exception in the B-1 Zoning District. A definition is provided in the Zoning Ordinance: *“Hospital, special care, means an institution rendering care primarily for mental or feeble-minded patients, epileptics, alcoholics or drug addicts.”*
2. A *Special Exception* is defined in the Zoning Ordinance as *“a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”* ---- The proposed activities do appear to be consistent with the definition of a Special Exception, so long as the approval is subject to reasonable conditions.
3. Special Care hospitals recently approved by BOS:
 - a. SE-21-07 – Brightview Health – medication assisted addiction treatment facility.
 - b. SE-23-01 – Daphne Moore and Nicole Shenjobi – adult day care facility

4. Current land uses on adjacent properties:
 - a. North and West– Fort Gregg-Adams (training facilities separated by 300+ feet of trees)
 - b. South – 700+ feet of trees and then VDOT right of way including Temple Ave (SR 144) and Oaklawn Boulevard (SR 36)
 - c. East – Brighter Living (assisted living facility) and Oaklawn Plaza (commercial shopping center) in City of Hopewell
5. Traffic impacts have been considered and no improvements are anticipated to be needed. The building is existing and the requested use is similar in intensity to the previous approved and active use.
6. Off-site impacts are not anticipated to be any more significant than uses permitted by-right in the B-1 zoning district. No particular concerns are identified for mitigation.
7. Is this request compatible with surrounding uses and zoning districts?: Yes. All privately owned adjoining properties are zoned for commercial uses.
8. Is this request consistent with the Comprehensive Plan?: Yes. The Future Land Use Map indicates this property is planned for Public/Semi-Public uses. This designation signifies land owned and operated by local, state or federal government. Given that the land is privately owned, this is an inappropriate designation and should be updated during the next Comprehensive Plan update. Since the Future Land Use Map is a generalized map, it is helpful to consider designations of surrounding properties. The adjacent land use to the east (in the City of Hopewell) is commercial, and the nearest zoning districts and future land use designations in Prince George County are commercial in nature.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

Informational Comments:

1. Please be advised that the 2018 edition of the Virginia Uniform Statewide Building Code(s) (VUSBC) will be used to conduct any Site Plan and Building Review(s).
2. Any construction or improvements to this parcel that is not defined as exempt per the VUSBC/VCC (Virginia Construction Code) code section(s) 102.3 and/or 108.2 will require all associated construction documents, plan reviews, permits, and inspections.
3. The VUSBC classification/use will be determined by the actual number of persons receiving care and staff (please reference 2018 VCC code section 308 in its entirety for the parameters of “I-Institutional Group” classification)

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

1. Based on the narrative provided by the applicant, they will need to contact the Health Department about obtaining a food permit if preparing and serving food in the facility.
2. If the applicant will need to utilize a private water supply and private sewage disposal system, they will need to contact an AOSE/PE for evaluation and/or design.

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

1. A commercial entrance will be required to provide access to the project in accordance with VDOT standards. The site is accessed from a City [of Hopewell] road that is served by an existing commercial entrance.
2. VDOT has no objection to the proposed special exception.

Utilities Department – Rachael Lumpkin, Utility Project Engineer

1. This site is served by VA American Water for water service and the City of Hopewell for sewer service.

Economic Development - Makayla Christensen, Economic Development & Tourism Specialist

1. The property is not located in the Enterprise Zone or Tourism Zone. The Economic Development and Tourism Department can assist with small business resources, attraction and workforce development.

The departments below reviewed this request and had no comments.

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

Environmental Division - Angela Blount, Environmental Program Coordinator

The departments below received a copy of this request and did not provide comments.

Fire & EMS Department – Paul Beamon, Chief

IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff notified the City of Hopewell – Development office and Fort Gregg-Adams.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property on 6-27-23.
- No comments from the community were received prior to finalizing this report.

X. Planning Commission Recommendation

On July 27, 2023, the Planning Commission held a public hearing and recommended Approval by a 5-0 vote, subject to the recommended conditions in the draft ordinance. There were no public comments during the hearing.

Staff recommended approval based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff recommended the below conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Recommended Conditions

1. This Special Exception is granted on Tax Map 120(0A)00-001-A for a "special care hospital" that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
2. The facility is limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion of the facility shall require review of this special exception.
3. All required federal, state and local licenses/permits shall be obtained for the approved use.
4. This Special Exception shall become null and void if no business license is obtained within 36 months of from the date of Special Exception approval.
5. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
6. 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.

Inv: 4461
 Exec Gov SE-23-0026



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 #:
 SE-23-06
DATE SUBMITTED:
 MAY 30 2023
BY: TWG

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST: I request a Special Exception be granted for the subject property/building, and I agree to operate under the same applicable conditions for treating patients for voluntary substance abuse and/or mental health illnesses under the previously approved SE for "Special Care Hospital" and are open to other conditions as needed for approval.		
	REQUEST PROPERTY ADDRESS / LOCATION: 5305 Plaza Dr North Prince George VA 23860		
	REQUEST TAX MAP PIN(S): (List all) 120(0A)00-001-A	AFFECTED ACREAGE (Each parcel): 21	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 type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> ADDITIONAL ATTACHMENTS: <input type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)		
LEGAL OWNER	NAME(S): Hospitality VII, Inc. c/o P.C. Amin		
	MAILING ADDRESS: (Incl. City, State, Zip): 300 E. Franklin Street, Richmond VA 23219		
	E-MAIL: pcamin@shaminhotels.com	PHONE: (804) 777-9000	
APPLICANT CONTACT	NAME(S): If different than owner): Travis Broughton, Contracted Buyer, ArrowWood Addiction Treatment Center LLC together with its affiliate HH Hopewell LLC		
	RELATION TO OWNER: Contracted Buyer		
	MAILING ADDRESS: (Incl. City, State, Zip): 435 N Bardstown Road Suite 7 Mount Washington, KY 40047		
	E-MAIL: admin@impactwellnessnetwork.com	PHONE: 502-419-1304	
	OFFICE USE ONLY (Completed at the time of application)		
ZONING DISTRICT(S): B-1		LAND USE(S) CODE REFERENCE(S): 90-393(8)	
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:

Application by ArrowWood Addiction
Treatment Center LLC together with its
affiliate HH Hopewell LLC

Hopewell, Virginia
May 23, 2023

ArrowWood Addiction Treatment Center LLC together with its affiliate HH Hopewell LLC (the "Applicant") submits this application for special exemption for a commercial development called ArrowWood Addiction Treatment Center (the "Project"). The reason for this special exemption is to allow for the purchase of the existing property and continued property use as "Special Care Hospital" in treating patients for voluntary substance abuse and/or mental health illnesses. The proposed property included in the special exemption request consists of one 21-acre parcel located on Plaza Drive.

Project Description

ArrowWood would not need any large modifications to the building as it currently sits. We would only seek to modernize and do minor renovations to bring it up to our other locations and their trim level for a luxury treatment experience. Due to the surge in opioid use, among other substances as well the profound affects the pandemic had on the nation's mental health, there is a growing need for facilities to treat alcoholism, substance abuse, anxiety, depression and other mental illnesses that come along with these disorders. ArrowWood, along with its affiliates takes a boutique, client centered approach to this treatment. We focus on small caseloads and remain private so that we can provide the best, most cutting-edge therapies to achieve the most desired outcomes. We are an abstinence-based facility, meaning we do not permit long term use of methadone, suboxone or other narcotic substances. Our aim is to assist people off narcotic medications and keep them off and living their best lives in perpetuity. We DO NOT accept court ordered patients. We are a VOLUNTARY facility, meaning only those who want to be there and want to get better, seek our help. We do not accept state or federal funds for our treatment, rather we accept most major private insurance plans and private pay rates. The only exception being, that we are proud to treat nearly all members of our military and their family members with military benefits. Close to 11% of Veterans presenting for first-time treatment within the Veteran Health Administration meet criteria for a substance use disorder (SUD). Of those substances, alcohol use disorder is the most frequently diagnosed SUD among military members (According to SAMHSA). We also know that veterans with substance use disorder frequently meet criteria for co-occurring disorders- most often PTSD, depression, and anxiety. 63% of recent Afghanistan and Iraq war veterans with substance use disorders also met criteria for post-traumatic stress disorder. The Institute of Medicine issued several reports identifying barriers to substance use disorder care for active duty and veteran military members including access to treatment as a main concern for active-duty military and veterans needing care. The report suggested increasing evidence-based prevention methods, treatment interventions, and expanding access to care as remedies for SUD among active-duty military and veterans.

This would be a secured facility meaning the individuals that reside there would not be able to exit the building independently. All entrances and exits would be secured. The property itself will also be secured. All our properties are video monitored 24/7. If anyone wishes to leave, they are transported in a company vehicle to a safe and secure facility or home of a loved one. Any medical emergencies that arise, patients are sent directly to the hospital via ambulance or via staff, whichever appropriate. We do not take chances with the safety of our patients. Their privacy and dignity is paramount, and so too is that of the community. None of our patients are given the opportunity to "elope" due to our 24/7 video surveillance and access control systems which we require at all our locations. As stated earlier, we are a voluntary facility so anyone wishing to leave will be safely transported, 24/7 to a safe place of their choosing (whether it be another facility, hospital or to a safe home).

Traffic

Easement granted for up to 35 parking spaces on the northeast corner of the property currently owned by Brighter Living.

Utilities

The utilities, including sewer, water and electricity for the proposed SE would remain as is, no changes or modifications required.

Economic Contributions

The total capital improvement for the Project is estimated to be approximately one million in refurbishments and amenity upgrades to bring the trim level up to the standards and quality of our other facility locations. This includes commercial kitchen equipment, new furniture, new paint, flooring, shower/bath finishes (as needed) and other upgrades such as spa equipment, copper tubs, saunas etc. The project will produce over 50 skilled labor positions for the county and greater Richmond area. On the medical front this includes LPN, RN, and ARNPs. On the clinical side this includes Licensed Mental Health Counselors, Case Managers, Licensed Group Facilitators and others. Administratively there will be an HR director, as well as a Director of Operations. The project will produce over 50 entry level positions as well. Behavioral Health Technicians, med technicians, transport technicians and general office clerk positions which all undergo rigorous safety and social skills trainings.

The development of the Project will also contribute to the County's tax base through real estate, business, and personal property taxes for the addition located in the County of Prince George.

Community Facts

The impacts of the Projects will be minimal on the surrounding community and environment. The wetlands located on the 21-acre lot will not be disturbed.

**RECEIPT (REC-003919-2023)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT

Hospitality VII, Inc. c/o P. C. Admin
300 E. Franklin Street
Richmond, Va 23219



Payment Date: 05/31/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SE-23-0026	PGC Special Exception Request	Fee Payment	Check #8941	\$700.00
5305 Plaza Drive North Prince George, VA 23860			SUB TOTAL	\$700.00
			TOTAL	\$700.00

June 20, 2023

County of Prince George Virginia
Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875

Ladies and Gentlemen,

On May 25, 2023, ArrowWood Addiction Treatment Center LLC, together with its affiliate, HH Hopewell LLC, filed a Special Exception Application with the Prince George County Department of Community Development and Code Compliance with respect to the property located at 5305 Plaza Dr, North Prince George VA 23860. Based on my personal knowledge of their management and clinical teams and programs in Kentucky, and the tangible benefits they will bring to Prince George County, I am writing to recommend you approve their application to permit them to open a new addiction treatment and mental health facility in the county.

The applicant has a strong and successful track record of bringing to bear significant quality of care and resources to the communities in which they operate. I worked and served with one of the organization's founders and current Chief Operating Officer, Brian Thornsberry. I was his commanding officer towards the end of his Army career in 2016 when he was in the grip of addiction and struggling with his own mental health issues. I do not discuss personal matters of my subordinates, but he has given me permission and asked me to do so in this case. Witnessing him in the depths of this personal crisis, I was certain he would not survive. Two years later, however, Brian reached out to me to make amends for his actions while under my command and the trouble he caused. Over time, I have witnessed his transformation and seen and experienced his success and the passion that he has, not only for his own sobriety and healing, but for helping others achieve success in working through their addiction and mental health struggles. Brian is part of an organization with a large group of people who care personally and deeply about helping individuals in the throes of addiction/mental health crises and their families. Their facilities and staff offer the safest environment and best possible treatments available anywhere in the country.

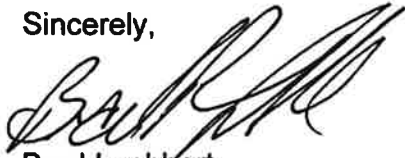
The applicant will be an excellent addition to your community's fight against the scourge of addiction and a tremendous asset to those in the local active duty, veteran and civilian population who are struggling with substance and alcohol abuse and mental health disorders. With veteran suicide at an all-time high, and amid the current opioid epidemic, many of our communities need organizations like the applicant now more than ever.

I strongly recommend you approve the applicant's request for a variance due to my knowledge of their Chief Operating Officer and the man that he has become today, as well as the applicant's overall management team and their strict adherence to the

highest levels of ethical and clinical standards and their unwavering dedication to truly making a difference where we need it the most.

If you have any questions, please feel free to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Luebbert', written in a cursive style.

Brad Luebbert

Colonel, USA

Retired

luebbertclan@gmail.com



CITY OF MT. WASHINGTON

Post Office Box 285 • 311 Snapp Street • Mt. Washington, KY 40047-0285

Phone (502) 538-4216 • Fax (502) 538-4064

www.mtwashingtonky.org

July 13, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. I recommend due to my personal experience with not only the owners but also due to their high quality of care in their local programs in Mt. Washington, Kentucky. They have great success and the overall value that they bring to our community has been amazing. I have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment. I have known the owners throughout most of their lives and have seen them overcome their personal struggles with mental health and substance use. They are men who are truly out to make a difference in not only their field of mental health and substance use but also in their community as a whole.

I believe that Arrowwood would be an excellent addition to your community and a huge asset to your entire community, not just those who are struggling with substance use disorder and/or mental health disorders.

I strongly recommend approval for the variance due to working with this organization and seeing the impact that they have had on our community and in their field. The organizations overall standards, success, experience and overall support for the community is second to none. If you have any questions, please feel free to reach out to me.

Sincerely,

Troy Barr
City Counsel
City of Mt. Washington

Greg Gentry
City Counsel
City of Mt. Washington



CITY OF MT. WASHINGTON

Post Office Box 285 • 311 Snapp Street • Mt. Washington, KY 40047-0285
Phone (502) 538-4216 • Fax (502) 538-4064
www.mtwashingtonky.org

July 10, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. I recommend due to my personal experience with working with their programs located in Mt. Washington, Kentucky and the great success and overall value that they bring to our community. I have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment. There were obvious hesitations at the beginning with the facility in Mt. Washington, however the organization has gone above and beyond to ensure all of our concerns are addressed and our expectations met.

I believe that Arrowwood would be an excellent addition to your community and a huge asset to your community as a whole and not only to those who are struggling with substance use disorder and/or mental health disorders.

I strongly recommend approval for the variance due to working with this organization and seeing the impact that they have had on our local community. The organizations overall standards, success, experience and overall support for the community is second to none. If you have any questions, please feel free to reach out to me.

Sincerely,

Stuart Owen
Mayor
City of Mt. Washington
sowen@mtwky.org

July 10, 2023

Dear Prince George County Counsel,

I am writing to you to recommend approval for the current variance for the new substance use and mental health facility Arrowwood, LLC 5301 Plaza Drive, Hopewell, Virginia 23860. We recommend due to our personal experience with working with their programs located in Mt. Washington, Kentucky and the great success and overall value that they bring to our community. We have also personally seen their facilities and lengths they are willing to go to in order to provide the best possible treatment.

We believe that Arrowwood would be an excellent addition to your community and a huge asset to the local police force, fire and rescue, active duty, veteran and civilian population who is struggling with substance use disorder and/or mental health disorders.

We strongly recommend approval for the variance due to working with this organization and seeing the change they can make in local communities that they operate in. The organizations overall standards, their success, experience and unwavering dedication to do whatever it takes to make a difference where we need it the most is unwavering. They not only do amazing work, but continuously find ways to support their local communities for the better. If you have any questions, please feel free to reach out to us.

Sincerely,



Michael Dooley
Chief
Mt. Washington Fire Department
chief@mtwashingtonfire.com



Marcus Laytham
Chief
Mt. Washington Police Department
m Laytham@mwpcd.org



County of Prince George, Virginia

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

August 31, 2023

NOTICE OF PUBLIC HEARING - BOARD OF SUPERVISORS

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 12, 2023 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-06: Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan indicates the property is planned for "Public/Semi-Public" land uses.

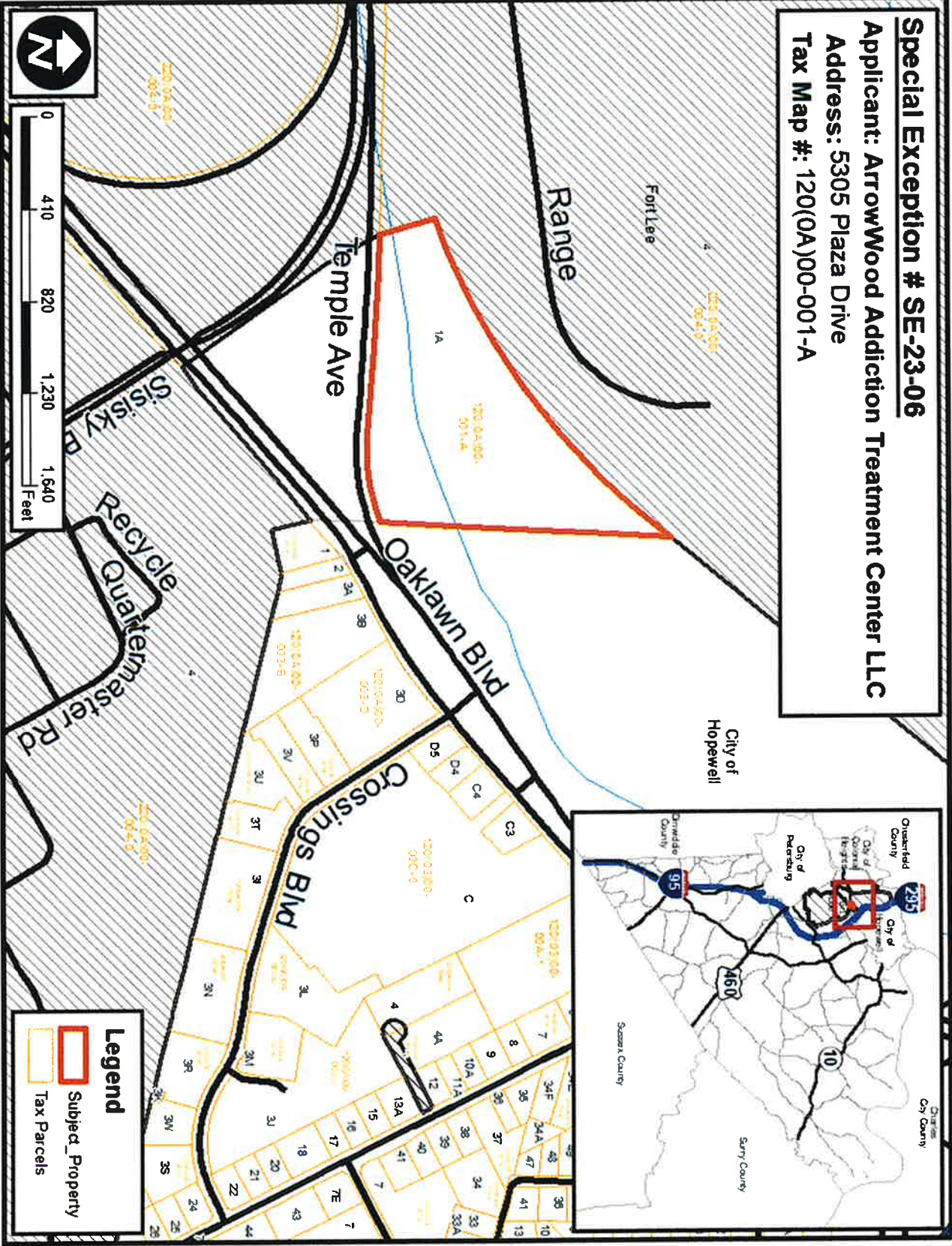
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance for the above specified request, and related materials, may be reviewed or obtained at the Community Development and Code 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 hearing 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>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made. 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 blue ink that reads "Tim Graves".

Tim Graves
Planner

Special Exception # SE-23-06
Applicant: ArrowWood Addiction Treatment Center LLC
Address: 5305 Plaza Drive
Tax Map #: 120(0A)00-001-A



TRUSTEES OF ROSEWOOD
PRESBYTERIAN CHURCH
6090 BOBS WAY
PRINCE GEORGE, VA 23875

HOSPITALITY VII INC
300 EAST FRANKLIN ST
RICHMOND, VA 23219

Christopher Ward
(Hopewell Planning & Development)
300 N Main Street
Hopewell, VA 23860

Shamin-Hopewell Assisted Living L.C.
c/o Shamin Management
2000 WARE BOTTOM SPRING RD
CHESTER, VA 23836

HOPEWELL MEDICAL BUILDING LLC
C/O SHAMIN HOTELS
2000 WARE BOTTOM SPRING RD
CHESTER, VA 23836



County of Prince George, Virginia

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

August 11, 2023

NOTICE OF PUBLIC HEARING - BOARD OF SUPERVISORS

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 12, 2023 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-23-06: Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan 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. A copy of the proposed Ordinance for the above specified request, and related materials, 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>. Any person requiring assistance to participate in the public hearings is asked to contact the Planning & Zoning office in advance so that appropriate arrangements can be made. 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,

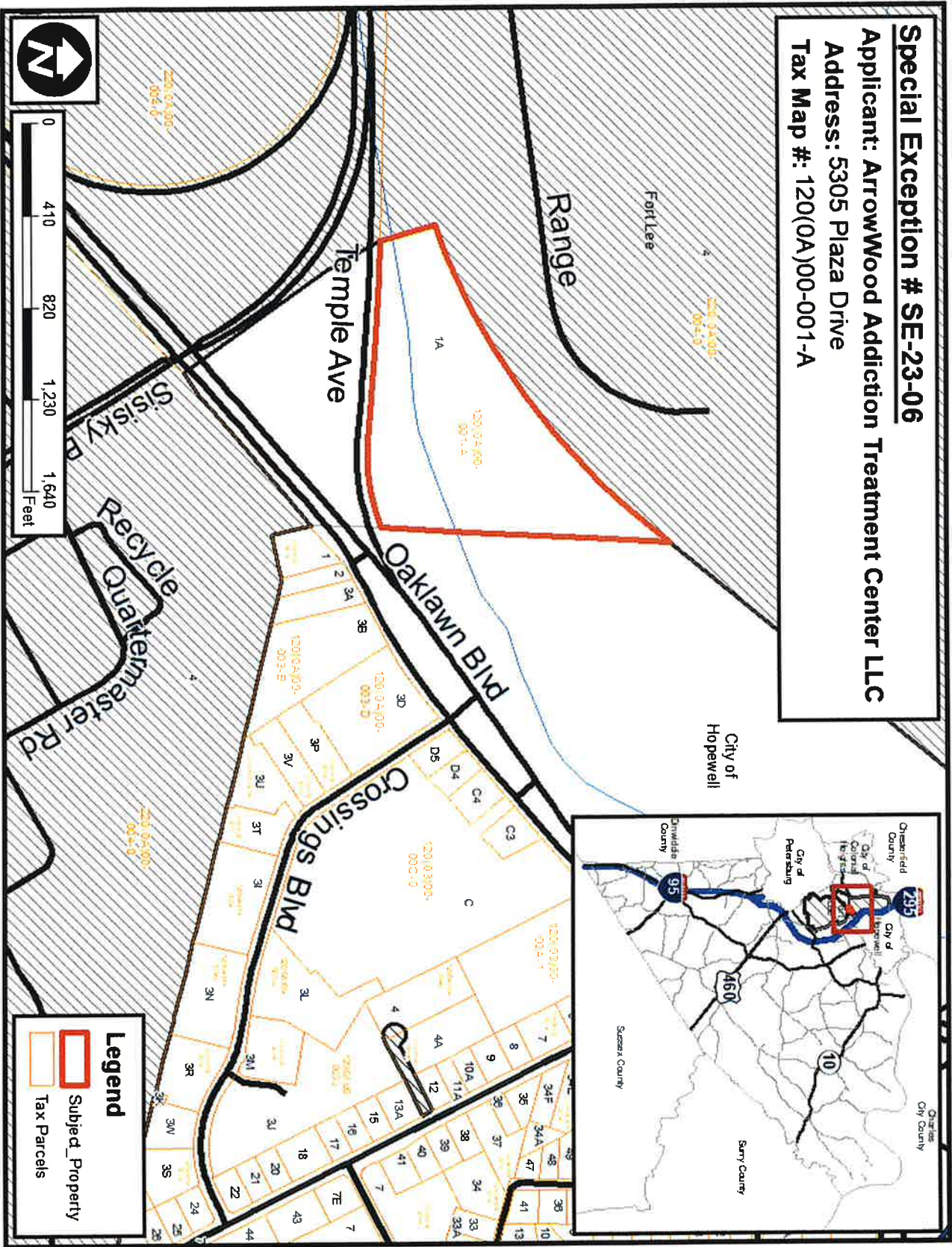
A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner

NOTE: This letter was mailed to:

James D. Hoyman
COL, U.S. Army
Commanding
3312 Adams Ave
BLDG 12010
Fort Gregg-Adams 23801

Special Exception # SE-23-06
Applicant: ArrowWood Addiction Treatment Center LLC
Address: 5305 Plaza Drive
Tax Map #: 120(0A)00-001-A



Legend

- Subject Property
- Tax Parcels

**NOTICE OF PUBLIC HEARINGS
PRINCE GEORGE COUNTY BOARD OF SUPERVISORS**

The Prince George County Board of Supervisors will hold public hearings on Tuesday, September 12, 2023 beginning at 7:30 p.m. concerning the following requests:

REZONING RZ-23-02: Request 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 indicates the property is planned for “Commercial” land uses.

SPECIAL EXCEPTION SE-23-03: Request 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 indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-04: Request of Interstate VA Holdings, LLC to rezone one parcel consisting of approximately 8.83 acres (more or less) [Tax Map 510(0A)00-025-0] that is zoned both Residential Agricultural (R-A) and General Business (B-1) to General Business (B-1). In addition, the rezoning request would rezone another parcel consisting of approximately .02 acres (more or less) [Tax Map 510(0A)00-025-C] that is zoned both Residential Agricultural (R-A) and General Business (B-1) to General Business (B-1). The developer plans to build a travel center on the property. The subject property is located on the north side of the intersection of Sunnybrook Road and Courtland Road. The Comprehensive Plan Future Land Use Map indicates the property is planned for “Commercial” land uses.

REZONING RZ-23-05: Request to rezone approximately 2.5 acres from Residential Agricultural (R-A) Zoning District to General Business (B-1) Zoning District. The purpose of the rezoning is to allow the display and sale of portable buildings. The subject property is located at 8801 County Drive and is a portion of Tax Map 460(0A)00-013-B. The Comprehensive Plan indicates the property is planned for Agricultural uses.

SPECIAL EXCEPTION SE-23-06: Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility would treat patients on a voluntary basis for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(0A)00-001-A. The Comprehensive Plan 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. Copies of the proposed Ordinances for the above specified requests, and related materials, 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>. Anyone who requires assistance in order to participate in the public hearings is asked to contact Teresa Knott, Clerk to the Board of Supervisors, in advance, so that appropriate arrangements can be made. Teresa Knott can be reached at 804-722-8600 or TKnott@princegeorgecountyva.gov.

BY ORDER OF THE PRINCE GEORGE COUNTY BOARD OF SUPERVISORS

Publish: 8/31/23 and 9/7/23

Applicant: ArrowWood Addiction Treatment Center, LLC
Property owner: Hospitality VII, Inc.

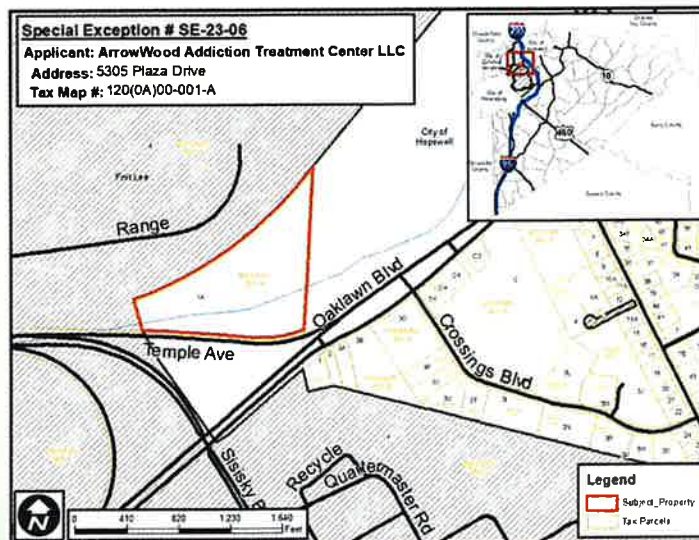
Board of Supervisors Meeting
September 12, 2023

SPECIAL EXCEPTION SE-23-06:

Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The proposed facility will treat voluntary patients for substance abuse and/or mental health illnesses. The subject property is approximately 21 acres in size, located at 5305 Plaza Drive, and is identified as Tax Map 120(OA)00-001-A. The Comprehensive Plan indicates the property is planned for "Public/Semi-Public" land uses.

SE-23-06 | ArrowWood Addiction Treatment Center, LLC

Location Map



Zoning Map



Aerial View



Request Summary

Background:

- The property was rezoned to B-1 in 1988 with no proffered conditions.
- A prior special exception was obtained in 2012 for a special care hospital for a dementia treatment facility, known as Sunflower Gardens

Applicants' Goals / Details:

- Use existing 1-story building on 21-acre parcel to treat patients who choose to be there for substance abuse and other mental health illnesses.
- Veterans are a key segment of the clientele
- alcohol is the most commonly misused substance.
- The facility will be secured and monitored 24/7 and individuals would not be able to exit the building independently. Any individuals wishing to leave would be transported in a company vehicle.
- \$1 million in refurbishments and upgrades planned
- Estimated creation 50+ jobs, including medical, clinical and administrative positions.

Applicants' Request:

Special Exception to allow a "special care hospital", pursuant to Section 90-393(8)

Photo of Building Entrance



Planning & Zoning Staff Review Comments

Adjacent uses:

- North and West– Fort Gregg-Adams (training facilities separated by 300+’ of trees)
- South – 700+’ of trees and VDOT right of way including Temple Ave (SR 144) and Oaklawn Boulevard (SR 36)
- East – Brighter Living (assisted living facility) and Oaklawn Plaza (commercial shopping center) in City of Hopewell

Expected Impacts on adjacent properties and roadways:

No additional impacts in comparison with current land use

Mitigation of expected impacts:

N/A

Compatibility with the comprehensive plan:

Yes (Plan calls for Public/Semi-Public uses)

Other Staff Review Comments

[No concerns from other departments – informational only]

Recommended Conditions

Highlights:

1. This Special Exception is granted for a “special care hospital” that treats patients on a voluntary basis for substance abuse and/or mental health illnesses.
2. Limited to the existing building, associated outdoor areas including parking, and accessory buildings. Significant expansion shall require review of this special exception.
3. All required federal, state and local licenses/permits shall be obtained for the approved use.

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

Planning Commission Recommendation

Approval, subject to the recommended conditions

On July 27, 2023, the Planning Commission held a public hearing and recommended Approval by a 5-0 vote, subject to the recommended conditions in the draft ordinance. There were no public comments during the hearing.

Basis for Staff Recommendation:

- Appears to be compatible with current and future surrounding land uses.
- No negative feedback received from adjacent property owners /community.
- Recommended conditions are provided and supported by Applicant

Questions?

