

1

Agenda

2

Draft Minutes June 24, 2021

3

Special Exception Case SE-21-03

4

Communications

5

6

7

8

AGENDA
Planning Commission
County of Prince George, Virginia
Business Meeting: Thursday, July 22 2021
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

Business Meeting
6:30 p.m.

This meeting is being held electronically in accord with Virginia Code Section 15.2-1413. The meeting is accessible by:

If you would like to participate in the meeting via Zoom –

<https://zoom.us/j/5053851421?pwd=V2pjSHFneFRUUE2bjNqQnR3emZoUT09>

Meeting ID: 505 385 1421

Password: 200726

One tap mobile

+19294362866,,5053851421#,,1#,200726# US (New York)

+13017158592,,5053851421#,,1#,200726# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

During the public comment period you may raise your hand using the Zoom controls on your screen or press *9 on your phone. Visit the Zoom Help Center for more information. If you would like to view the meeting in real time use this link:

<https://www.youtube.com/c/princegeorgevirginia>

Public comments may be made in person during any meeting. You may also submit any public comments on our website at

https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_form.php.

Any public comments received via Zoom, in person or by the website form up until the public comment section is closed by the Chairman of the Planning Commission on March 25, 2021 shall be entered into the meeting minutes.

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

PUBLIC COMMENTS

ADOPTION OF AGENDA [1]

ORDER OF BUSINESS

A-1. Approval of Meeting Minutes – June 24, 2021[2]

PUBLIC HEARING

P-1. PUBLIC HEARING; SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential uses. [3]

COMMUNICATIONS [4]

- A. Actions of the Board of Zoning Appeals
- B. Actions of the Board of Supervisors

ADJOURNMENT

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia

June 24, 2021

County Administration Building, Board Room, Third Floor
6602 Courts Drive, Prince George, Virginia 23875

This meeting was held electronically in accord with Virginia Code Section 15.2-1413. The meeting was accessible by:

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, June 24, 2021 in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Mr. Floyd Brown, Sr., Chairman.

ATTENDANCE. The following members responded to Roll Call:

Mr. Simmons	Present
Mrs. Elder	Present (via phone from 10409 Old Stage Road)
Mr. Bresko	Present
Mr. Joyner	Present
Mr. Easter	Present
Mr. Brown	Present
Mr. Brockwell	Absent

Also present: Julie C. Walton, Director, Dan Whitten, County Attorney, Cliff Young, Director of IT, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Easter provided the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG. Mr. Joyner led in the Pledge of Allegiance to the United States flag.

ADOPTION OF MEETING AGENDA. Mr. Brown asked the Commissioners for a motion to approve the meeting Agenda for the June 24, 2021 Planning Commission. Mr. Bresko made a motion to approve the meeting Agenda and Mr. Joyner seconded the motion. Roll was called on the motion.

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter
Opposed: (0)
Absent: (1) Brockwell

PUBLIC COMMENT PERIOD. At 6:34 p.m., Mr. Brown opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on only topics that were not on the agenda. Citizens were asked to limit their comments to three (3) minutes.

With no one present or on Zoom indicating they wished to speak, the Public Comment Period was closed at 6:34 p.m.

OLD BUSINESS.

A-1. **APPROVAL OF THE MEETING MINUTES.** Mr. Brown asked the Commissioners to review the March 25, 2021 Minutes of the Planning Commission for approval. Mr. Bresko made a motion to approve the March 25, 2021 Minutes as presented and Mr. Joyner seconded the motion. Roll was called on the motion.

In favor: (5) Simmons, Brown, Joyner, Bresko. Easter
Abstain: (1) Elder
Absent: (1) Brockwell

A-2. **APPOINTMENT OF CHAIR AND VICE-CHAIR FOR CIP COMMITTEE.** Mrs. Walton, Director of Community Development & Code Compliance, presented to the Commissioners additional information regarding the Capital Improvement Plan (CIP) committee. She explained that typically the Planning Commission appoints the Chair and Vice-Chair for this committee and Betsy Drewry, Director of Finance, coordinates the additional citizen appointments with the BOS. In addition to the two (2) Planning Commissioners, the CIP committee consist of a member of the BOS, a representative from the School Board, a representative from the Fire Chief's Committee and three (3) citizens. The CIP committee did not meet last year.

Mr. Brown asked Mr. Simmons if he would consider serving on the committee again. Mr. Simmons asked if someone else wanted a turn since he had already served. Mrs. Walton recommended Mrs. Elder. She declined due to current health issues. Mr. Easter stated he would volunteer and Mr. Simmons agreed to participate on the committee once again. The Commissioners came to an agreement that Mr. Easter would be the Chair and Mr. Simmons would be the Vice-Chair of the CIP committee.

NEW BUSINESS.

P-1. PUBLIC HEARING; SPECIAL EXCEPTION SE-21-02: Request of Christopher and Marisela Clark pursuant to Prince George County Zoning Ordinance Sections 90-103(9) and 90-103(52) to permit an Assembly Hall and a Cottage industry home occupation within a R-A, Residential Agricultural District, for the purpose of hosting indoor/outdoor events and the rental of rooms not to exceed four (4), including bed and board. The applicants are also requesting an exception to the five (5) acres requirement of Section 90-103(52). The requested property is approximately 2.5 acres in size, located at 8401 Golf Course Drive and is identified as Tax Map 450(06)00-00A-2 and a portion of 450(06)00-00A-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

Mr. Graves included in this presentation some background information:

- May 13, 2008:
 - SE-08-02 was approved to allow assembly hall and “bed & breakfast” under the 2007 Zoning Ordinance
- 2008-2017
 - Business in operation through 2017
 - New property owners in 2017 (the applicants)
 - County repealed the 2007 Zoning Ordinance
- 2020-2021
 - Applicants contacted the County to reopen similar business activities on the property
 - New special exception request required
 - “Bed & breakfast” is no longer a permitted use in the ordinance, and the current equivalent requires a minimum of 5 acres

Mr. Graves explained the additional request for the exception of the five (5) acres requirement and detailed how the previous zoning ordinance had been repealed. The business had been closed for over two years, which would require a new request be made.

The applicants’ goals are to reopen the property for events and overnight guests. The two uses and exception they are requesting consist of the following:

- Special Exception for two uses:
 1. “Assembly hall”
 2. “Cottage industry home occupation on a parcel of five (5) acres or more in area” specially for the “rental of rooms not to exceed four, including bed and board”
- Exception to the “five acres or more in area” requirement of Section 90-103(52). The requested property is approximately 2.5 acres total.

The Planning Division, along with review team, reviewed the request and submitted the following comments:

- Both requested uses were previously approved by the County and in were operational on this property
- “Assembly hall”
 - This use is permitted by Special Exception, however it is not defined.

- “Cottage industry home occupation on a parcel of five acres or more in area” for the “the rental of rooms not to exceed four, including bed and board”.
 - ”This use is permitted by Special Exception, however it is not defined.
- The applicants’ request can be considered in harmony with the Comprehensive Plan.
- Planning & Zoning staff support the 5-acre exception based on history of the property, existing separation from neighboring uses and potential for future expansion.
- Virginia Department of Health (VDH) requested information to confirm suitability of existing well and septic system, and is awaiting a response.
- The Building Official stated that there are no new structures proposed at this time. All new structures will be required to meet applicable building code provisions.
- Virginia Department of Transportation (VDOT) stated the existing low volume commercial entrance appears to meet VDOT requirements.

Mr. Graves highlighted the recommended conditions staff provided, noting the full list of recommended conditions are provided in the Staff Report.

Highlights:

- Parcel 450(06)00-00A-0 (part of) is limited to parking only.
- Overnight guests limited to four (4) bedrooms, seven (7) nights.
- Cottage industry use is permitted on less than 5 acres.
- Notify county of any events expected to exceed 150 attendees.
- Hours and days of operation for Assembly Hall: M-F 11am to 10pm (this was presented incorrectly – Staff Report shows correct days/hours as Monday-Sunday 11am to 10pm)
- Obtain certification of well and septic system suitability for proposed uses.

Staff recommends approval, subject to recommended conditions. The basis of the recommendation approval are:

- The County previously approved a similar special exception on the request property in 2008
- Compatible with current land uses, zoning districts, and Comprehensive Plan
- No negative public feedback received
- Conditions are recommended to ensure impacts are minimal and requirements are met

Mr. Graves invited the applicants, Christopher & Marisela Clark, to present to the Commissioners their vision for Chester Plantation. Mr. Clark briefly discussed the history of the property and shared photos of before and during the renovations. They are still in the process of renovating the three story - 8500 square foot home. The Clark’s are also requesting an exception to the five (5) acres minimum requirement for their business.

Mr. Bresko asked the applicants if there is a limit to the number of people that can stay in the four (4) bedrooms. Mr. Clark stated they would only be using three (3) of the bedrooms for rentals. One bedroom has two (2) double beds and the other two (2) bedrooms have queen size beds. He also clarified that they are not interested in hosting a large number of guests overnight.

Mr. Brown complimented the applicants for all the hard work they had done. Mr. Brown asked a question in reference to parking for large events. Mr. Clark stated they have deeded rights to part of the parking area shared with the Prince George Golf Course. They coordinate with the other owners and have someone managing the parking during large events.

Mr. Simmons asked Mr. Graves if the hours of operation are the same as the applicants from the Barns of Kanak. Mr. Graves explained the hours of operations were discussed individually with each applicant to reflect what works best for their business. Mr. Graves confirmed the applicant is satisfied with the proposed hours.

Mr. Simmons asked for clarification of “bed and board” and “bed and breakfast” and if they had interchangeable meanings. Mr. Graves confirmed that they mean the same thing. “Bed and board” is the ordinance language and “bed and breakfast” is a more general term.

At 7:13 p.m., Mr. Brown opened the Public Hearing to anyone who wished to speak for or against SE-21-02. Citizens were asked to limit their comments to three (3) minutes.

William Price, 8316 King Drive, Disputanta, stated he lives on the 17th fairway of the golf course. Mr. Price stated the letter he received pictured the entire golf course being involved with this request and wanted some clarification. He also asked if the golf course had been sold.

Mr. Graves explained that the map that was included in letter was an overview of the total area. The slides that he presented earlier in the presentation showed the shared parking area with the golf course. The two owners share deeded access to the parking area only.

Tammy Anderson 8620 King Drive, Disputanta, sent in a Public Comment statement electronically on June 23, 2021 and she was present in the audience. Mr. Graves read her questions/concerns to the Commissioners regarding Special Exception SE-21-02.

- The notice states this request is for an exception for the approximate 2.5 acres owned by Christopher and Marisela Clark but the map legend reflects the impacted area to be within the red boarder which includes the entire golf course, not only those 2 acres. Will any part of this exception impact the golf course property also or set a precedence for current golf course property?
- I would also like clarification if this zoning change would permit the owners to rent rooms as long term/permanent residencies, be converted to apartments or used only for short term rentals such as a bed and breakfast.
- Since this property was formally used as a Bed and Breakfast, it's not clear why an exception is required now but not before.

Answers from Planning & Zoning Division

- The request is for a total of 2.5 acres, and only the parking area of the golf course property is part of this request. The rest of the golf course property is not under consideration for any changes at this time.
- The recommended conditions for this request, if approved, would limit guests to a maximum of seven (7) consecutive nights, so short-term rental only.

- The previous owners had a similar special exception for this property, but due to inactivity, the special exception expired and the new owners are applying for their own special exception.

Mr. Graves asked Ms. Anderson if she had any additional questions or comments and she stated she was satisfied with the responses.

With no one else coming forward and no one on Zoom indicating they wished to speak, the Public Hearing closed at 7:17 p.m.

Mr. Brown asked the Commissioners if they had any additional questions or comments. Mr. Brown asked for a motion to be presented.

Mr. Simmons made a motion to forward request SE-21-02, a request from Christopher and Marisela Clark, to permit an Assembly Hall and a Cottage industry home occupation within a R-A, Residential Agricultural District, for the purpose of hosting indoor/outdoor events and the rental of rooms not to exceed four, including bed and board. The applicants are also requesting an exception to the five acres requirement of Section 90-103(52). The requested property is approximately 2.5 acres in size, located at 8401 Golf Course Drive and is identified as Tax Map 450(06)00-00A-2 and a portion of 450(06)00-00A-0. The Comprehensive Plan indicates the property is suitable for agricultural uses. This motion is to the Board of Supervisors with the Planning Commission's recommendation for approval, subject to the recommended conditions in the Staff Report. The motion was seconded by Mr. Bresko. Roll was called on motion:

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter

Opposed: (0)

Absent: (1) Brockwell

PLANNER'S COMMUNICATION TO THE COMMISSION. Mr. Graves presented to the Commissioners the following updates:

1. Actions of the Board of Zoning Appeals
 - a. No cases for June but a scheduled training session in reference to the Chesapeake Bay Act will be conducted on June 28th.
 - b. The BZA does have a case scheduled for July 26th.
2. Actions of the Board of Supervisors (BOS)
 - a. Recaps from the April 13th, April 27th, May 11th, May 25th, and June 8th meetings provided in the packet.
 - i. April 27th BOS approved SE-20-03 Barns of Kanak

ADJOURNMENT. At 7:23 p.m., Mr. Brown asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn and Mr. Joyner seconded the motion. Roll was called on the motion.

In favor: (6) Simmons, Brown, Elder, Joyner, Bresko, Easter

Absent: (1) Brockwell

SPECIAL EXCEPTION REQUEST -- SE-21-03
PLANNING COMMISSION STAFF REPORT – JULY 22, 2021

RESUME

APPLICANT:

Jere Amidei Jr.

REQUEST:

The applicant would like to use his existing 30x47' detached garage for an online sales business.

In order for this to be permitted, he is requesting a Special Exception for a Home occupation within an accessory building.

STAFF RECOMMENDATION:

Staff recommends Approval of this request, subject to recommended conditions.

Sample Motions

Sample APPROVAL Motion:

I move to forward request SE-21-03 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation are:

(EXAMPLES):

- It is compatible with the Comprehensive Plan and current surrounding uses and zoning districts.
- It is expected to benefit the general welfare of the community.
- The expected off-site impacts appear to be adequately addressed by the conditions.
- Other _____

(OPTIONAL): I would recommend approval if the following items are addressed / conditions are added:

Sample DENIAL Motion:

I move to forward request SE-21-03 to the Board with a recommendation for DENIAL and the reason(s) for this recommendation are:

Sample Motion to POSTPONE:

I move to POSTPONE request SE-21-03 until _____
(DATE)

County of Prince George, Virginia

DRAFT Ordinance

SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-21-03 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception request is granted to Jere Amidei, Jr. for a Home Occupation within an Accessory Building on Tax Map 250(18)00-003-A, for the purpose of operating an online sales business within an existing 30' x 47' accessory building on the property.
2. Sewage disposal and well requirements shall be evaluated by an AOSE/OSE or PE for this commercial use. The evaluation information shall be supplied to the Health Department for review.
3. There shall be no employees on the property other than those who permanently live in the house on the property.
4. There shall be no customer visits to the property.
5. There shall be no permanent signage on the property for the use.
6. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
7. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Adopted on _____, 2021 and becoming effective immediately.



PLANNING COMMISSION STAFF REPORT

Public Hearing July 22, 2021

SE-21-03 – Home occupation within an accessory building

Applicant: Jere Amidei Jr.

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

I. Request

The applicant would like to use his existing 30x47' detached garage for an online sales business. In order for this to be permitted, he is requesting a Special Exception for a Home occupation within an accessory building.

II. Property

Address: 8910 Old Stage Road

Zoning District: R-A, Residential
Agricultural

Tax Map: 250(18)00-003-A

Current Use: Single-family Residential

Site Size: 4.272 ac

Comp Plan Land Use: Residential

Legal Owner: Jere Amidei Jr.

Planning Area: Prince George Planning
Area

RE Taxes Paid?: Yes for 2021

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Photo (Detached Garage was constructed to right of dwelling after this photo was taken) – Requested new photo



III. Meeting Information

Planning Commission Public Hearing: July 22, 2021

IV. Background

The applicant has a current business license for an online sales business based out of the home and inquired about using the detached garage for the business, and was advised that a Special Exception is required for this use of the property.

V. Applicant Proposal

Applicant's Statement:

"I would like to use my garage at (8910 Old Stage Rd) as an accessory building for my online business. The garage size is 30x47. I do not sell local and will not have any drive thru traffic, only UPS or Fedex maybe twice a week for merchandise. I currently sell novelty prank products on my website and also other sites like Ebay. I would say about 80-90 percent of the garage will be dedicated for business. I was planning on having the office in my other garage which is attached to the home to maximize the garage space and use the detach for storing the merchandise. I have no employees."

VI. Planning and Zoning Review Comments

- Zoning Ordinance review:
 - This use is permitted by Special Exception, per Section 90-103(53) "Home occupation within an accessory building" Existing
- There are not expected to be significant on adjacent properties and roadways in comparison to the existing Single-Family Dwelling use. All products will be stored indoors and UPS/Fedex traffic will be minimal, according to the applicant's statement.
- Surrounding current land uses are also single-family residential.
- Other zoning approvals required:
 - Updated Home Occupation Zoning Approval form.
- Appears to be compatible with the comprehensive plan, because the primary current land use would not change from residential use. The home business would continue to be accessory in nature and scale.

VII. Supplemental Staff Review Comments

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

1. Sewage disposal and well requirements will need to be evaluated by an AOSE/OSE or PE for this commercial use. The evaluation information will need to be supplied to the Health Department for review.

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 609 appears to meet VDOT's requirements for a low volume commercial entrance.
2. VDOT has no objection to the submitted special exception application.

Commissioner of Revenue - *Linda Howard, Deputy License Inspector*

Economic Development - *Stacey English, Economic Development Specialist*

Utilities Department - *Frank Haltom, Director of Engineering and Utilities*

Real Estate Assessor - *Carol Crawford, Real Estate Operations Coordinator*

Environmental Division - *Angela Blount, Environmental Program Coordinator*

Police Department / Sheriff's Department - *Chris Douglas*

Building Inspections Division - *Dean Simmons, Building Official*

The above departments reviewed this request and had no comments.

Fire & EMS Department – Shawn Jones

The above department received this request and did not provide any comments.

VII. Public Notice and Community Feedback

- Staff notified eight (8) adjacent property owners by mailing prior to the public hearing.
- Staff ran a legal ad ran for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

IX. Staff Recommendation

Approval, subject to the recommended conditions in the section below.

This recommendation is 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 has been received from adjacent property owners and community.
3. Staff has recommended the below conditions to accompany this Special Exception 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.

X. Recommended Conditions

1. This Special Exception request is granted to Jere Amidei, Jr. for a Home Occupation within an Accessory Building on Tax Map 250(18)00-003-A, for the purpose of operating an online sales business within an existing 30' x 47' accessory building on the property.
2. Sewage disposal and well requirements shall be evaluated by an AOSE/OSE or PE for this commercial use. The evaluation information shall be supplied to the Health Department for review.
3. There shall be no employees on the property other than those who permanently live in the house on the property.
4. There shall be no customer visits to the property.
5. There shall be no permanent signage on the property for the use.
6. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
7. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

XI. Attachments

1. Application with application attachments
2. APO letter, map, list, newspaper ad
3. Powerpoint Presentation



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-21-03 (H)

DATE SUBMITTED:

MAY 26 2021

BY:

MGS

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST: use garage for business (online)		
	REQUEST PROPERTY ADDRESS / LOCATION: 8910 Old Stage Rd Prince George, VA 23875		
	REQUEST TAX MAP PIN(S): (List all) 250(18)00-003-A	AFFECTED ACREAGE (Each parcel): 4.272	ENTIRE PARCEL (Y / N - Each parcel): N
	ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> PROPOSED CONDITIONS <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> ADDITIONAL ATTACHMENTS:		
LEGAL OWNER	NAME(S): Jere Amidei Jr		
	MAILING ADDRESS: (Incl. City, State, Zip): 8910 Old Stage Rd Prince George, VA 23875		
	E-MAIL: Jere.Amidei@Aol.com	PHONE: 804-431-6002	
APPLICANT CONTACT	NAME(S): (If different than owner):		
	RELATION TO OWNER:		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	E-MAIL:	PHONE:	
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 #: 01600	DATE RECEIVED: 5/26	RECEIVED BY: HW/MGS

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:

Jere Amidei Jr

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

5/26/21

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

26th

day of

May

Notary Public

My Commission expires:

April 30, 2021



AFFIDAVIT

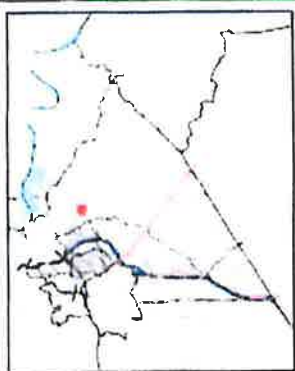
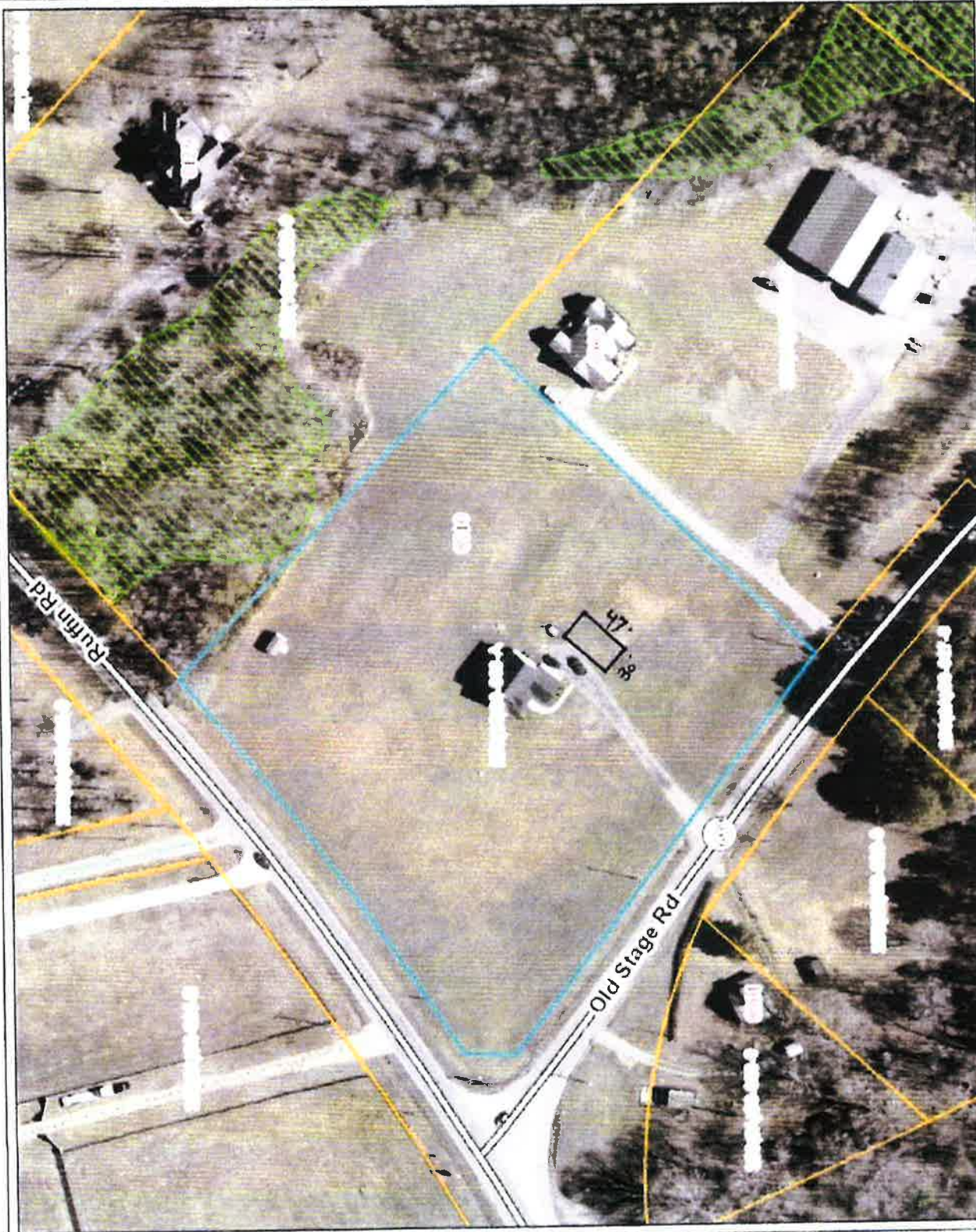
Hi,

I would like to use my garage at (8910 Old Stage Rd) as an accessory building for my online business. The garage size is 30x47. I do not sell local and will not have any drive thru traffic, only UPS or Fedex maybe twice a week for merchandise. I currently sell novelty prank products on my website and also other sites like Ebay. I would say about 80-90 percent of the garage will be dedicated for business. I was planning on having the office in my other garage which is attached to the home to maximize the garage space and use the detach for storing the merchandise. I have no employees. Thank you!

Regards,

Jere Amidei

804-431-6002



Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA

Notes

The information contained in this data should not be used as a legal description. Map information is to be accurate, but accuracy and completeness is not guaranteed.

May 1, 2020 County of Prince George, VA



Map Scale 1: 1,563

5/12/2021



SALES RECEIPT

Prince George County

The Department of Community

Development & Code Compliance

Phone (804) 722-8659

Fax (804) 722-0702

Sold To JERECO GLOBAL, LLC

8910 OLD STAGE ROAD

PRINCE GEORGE, VA 23875

Phone 8044316002

Transaction #	Payment Method	Account	Sale Date
29844	Manual Entry Personal Check	T051....2593	5/26/2021 11:39:11 AM

Trace #	Approval Code
1400310000034635491644	4144

Application #	Qty	Item	
AP-33875	1.00	Special Exception Home Occupation	\$350.00
		Total	350.00

I acknowledge receipt of goods and/or services in the amount of the total shown herein. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and ☐ Questions? Call 1-800-366-2425.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

July 8, 2021

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, July 22, 2021 beginning at 6:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential 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 hearing in person or electronically by Zoom.

The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. July 22, 2021. Information on accessing this meeting electronically and Public Comment submittal forms 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 blue ink that reads "Tim Graves".

Tim Graves
Planner

AMIDEI JERE L JR
8910 OLD STAGE RD
PRINCE GEORGE, VA 23875

BALCH T WAYNE JR
5192 RUFFIN RD
PRINCE GEORGE, VA 23875

TAYLOR JIMMY C & JANET D
5002 RUFFIN RD
PRINCE GEORGE, VA 23875

ELLIS MELVYN D
5160 RUFFIN RD
PRINCE GEORGE, VA 23875

CREGGAR VETA MARIE LIFE ESTATE
9001 OLD STAGE RD
PRINCE GEORGE, VA 23875

ENGLAND GEORGIA Z LIVING TRUST
11663 CHATHAM RD
NORTH PRINCE GEORGE, VA 23860

ENGLAND GEORGIA Z LIVING TRUST
11663 CHATHAM RD
NORTH PRINCE GEORGE, VA 23860

STEVENSON LEWIS E & TAMMY M
5179 RUFFIN RD
PRINCE GEORGE, VA 23875

CRUTCHFIELD MARK A
8960 OLD STAGE RD
PRINCE GEORGE, VA 23875



Legal Notices

PUBLIC NOTICE COUNTY OF PRINCE GEORGE

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

The Prince George County Planning Commission will hold a public hearing on Thursday, July 22, 2021 beginning at 6:30 p.m. concerning the following request:

SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential, Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential 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 hearing in person or electronically by Zoom.

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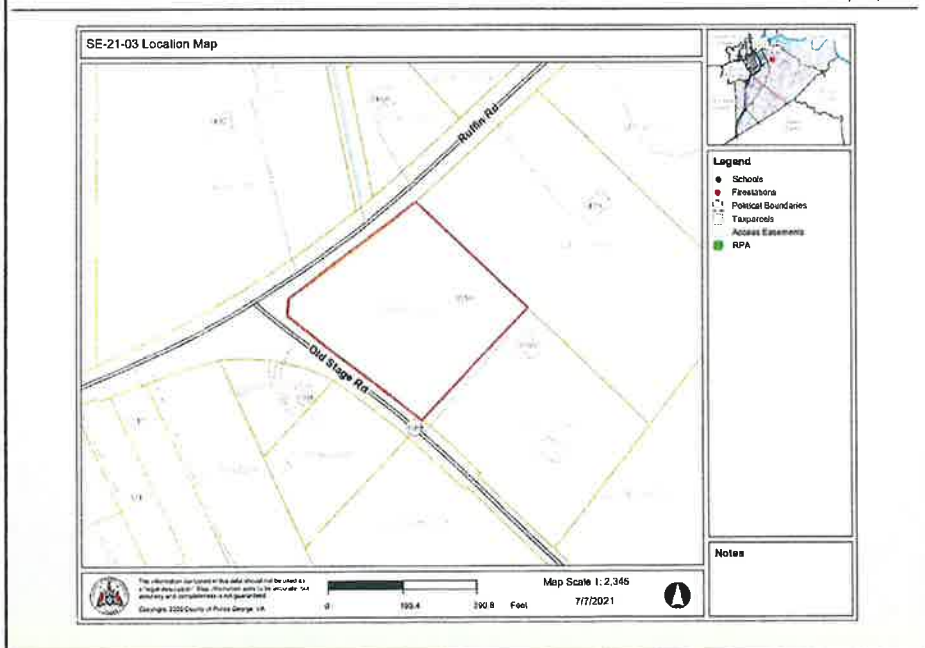
Tim Graves
Planner
(804) 722-8678

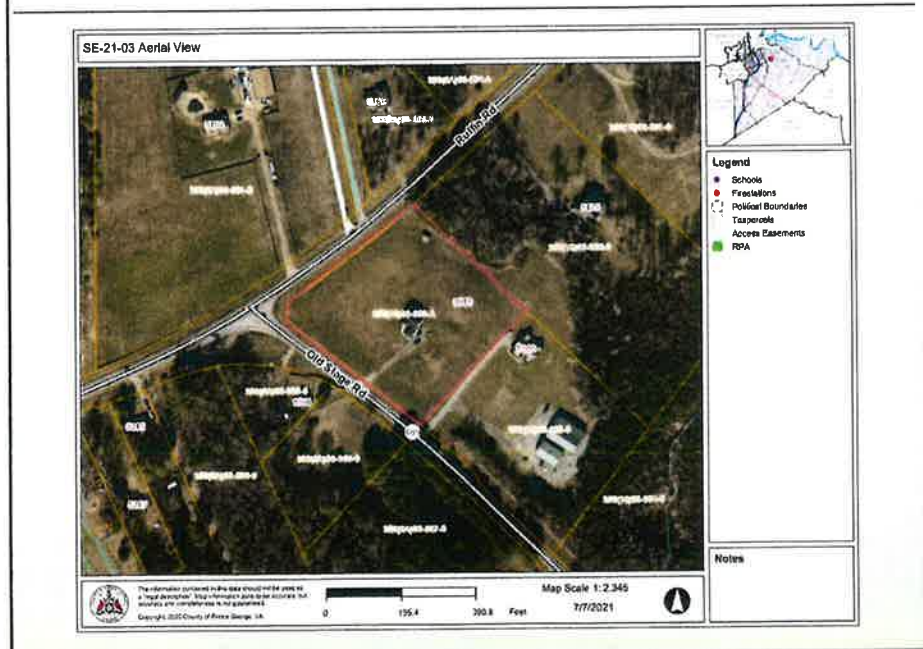
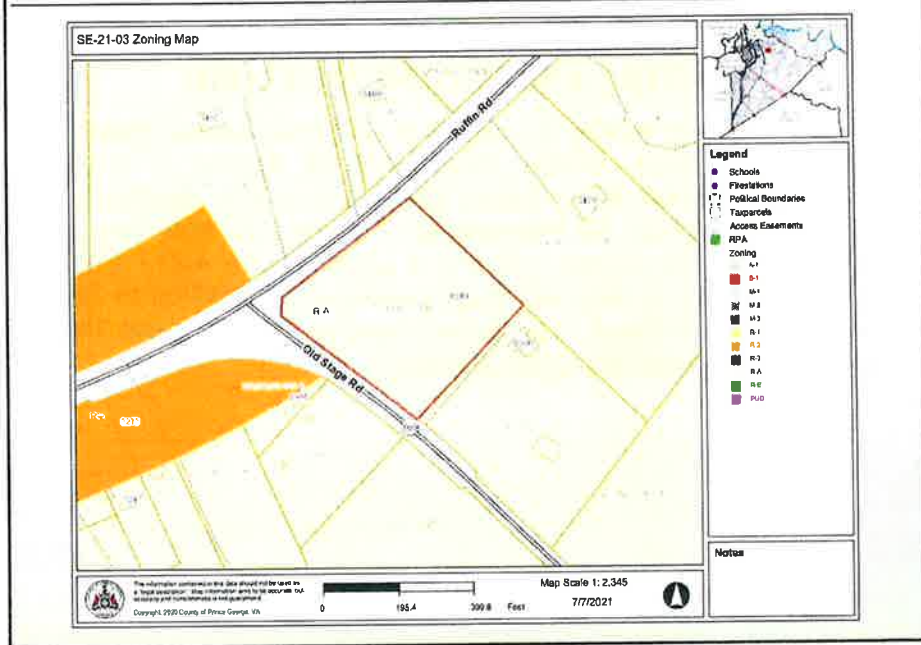
SPECIAL EXCEPTION SE-21-03:

Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential uses.

SE-21-03 | Jere Amidei, Jr.

Planning Commission Meeting
July 22, 2021





Request Summary

Background

- Applicant has a current business license for an online sales business based out of the home (Home occupation – Home office)

Applicants' Goals:

- Use an existing detached garage (30x47') for the business.
- Online sales of novelty prank products
- No customer visits
- Limited UPS or Fedex service.
- Approximately 80-90 percent of the garage to be dedicated for business.
- No employees

Request:

- Special Exception for Home occupation within an accessory building, pursuant to Section 90-103(53)

Staff Review Comments

Planning & Zoning

- The use is permitted as requested.
- No expected change to outward appearance of home
- Primary use of property to remain single-family residential
- Compatible with the comprehensive plan

Virginia Department of Health

- Sewage and well evaluation information to be submitted to VDH for review.

Virginia Department of Transportation

- Existing entrance appears to meet VDOT's requirements.

Site Layout



Recommended Conditions

(The full list of recommended conditions is in the Staff Report.)

Highlights:

- No customer visits
- No permanent signage
- No employees
- Well/septic evaluation information to be submitted to VDH

Recommendation

Staff Recommendation:

Approval, subject to recommended conditions

Basis:

- No negative feedback from adjacent property owners
- No change expected to outward appearance of single-family dwelling

Questions?

Sample Motions: See Staff Report

July 13 Meeting Recap

BOS Recognize Eight Officers for Their Heroic Efforts

On May 24 2021, Officers John Kuykendall, Kelly Borshch, Blake Bryant, Danny Byrum, Cain Allin, Tony Martin, Charles Leftwich, and Animal Control Officer Dana Newmeyer responded to the 5300 block of Courthouse Road for the report of a single vehicle accident with entrapment and fire. These officers took turns approaching the burning vehicle utilizing their fire extinguishers to put out the fire on the passenger's legs and slow the fire enough to extract him from under the vehicle. They then took turns carrying the passenger up the embankment which was still burning around them. Once the Officers were able to get the passenger to the road, they moved him a safe distance from the fire and provided first aid to him and the female driver. The Driver was transported to Southside Regional Medical Center and the passenger was transported by Med-Fight to MCV. All officers involved sustained minor burns and singed hair. Were it not for the quick actions of these officers, the vehicle driver and especially the passenger would have perished in the vehicle fire. All Officers involved did not hesitate to put themselves into harm's way to save the lives of these citizens.

The Board at its July 13 meeting commended all eight officers for their heroic life-saving efforts. Chairman Brown stated that "as Chairman of the Board, he is proud to be here in Prince George County because we have the finest."

Other matters that came before the BOS at its meeting and work session:

- Discussion and approval of the changes to drugs & intoxicants personnel policy.
- Discussion on Board priorities for the American Rescue Act funding.
- Approved on consent and presented a commendation to Prince George County Law Enforcement for their life saving effort on May 24, 2021.
- Approved on consent and presented a proclamation for Pretrial, Probation, and Parole Supervision Week – July 18-24, 2021.
- Approved on consent a resolution of acceptance of Section 33.2-705 – land development additions into Virginia Department of Transportation/Secondary System of Roads Maintenance.

- Approved on consent a resolution for acceptance of a development Stormwater Management Agreement – Eagle Preserve Sections 1, 2 and 3 between the County of Prince George and VDOT.
- Approved on consent a resolution authorizing the County’s outside counsel to vote on the County’s behalf to support the proposed Purdue Pharma Bankruptcy Plan.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Received a report on the Dixie World Series.
- Unanimously appointed Amanda Binford to the Appomattox Regional Library Board.
- Unanimously approved a resolution to amend the Board of Supervisors By-Laws.
- Unanimously approved a change order for HVAC work and roof repairs at the Central Wellness Center.
- Unanimously awarded a contract for design of a waterline extension to the Route 10 corridor in the amount of \$149,500.
- Unanimously approved a resolution to retroactively repeal the declaration of local emergency due to the outbreak of COVID-19.
- Discussed and had no negative comments regarding VA ABC License application notice from Wilson Food Mart.
- Unanimously approved an authority to advertise an ordinance to amend The Code of the County of Prince George to change Fire and EMS Director to Fire and EMS Chief.
- Unanimously approved a resolution to establish Senior Citizen Task Force By-Laws.
- Unanimously approved a resolution dedicating an easement of right of way to Prince George Electric Cooperative.
- Discussed the Six-Month Work Plan.
- Unanimously approved a resolution with proposed revisions to the Prince George County Personnel Policies; Section 24-1 Through 24.23 Entitled *Leave*, Section 7.1 Through 7.5 Entitled *Medical Examinations*, Section 22.1 Through 22.5 Entitled *Overtime*, Section 14.1 Entitled *Promotion* and Section 17.1 Entitled *Temporary Acting Positions*.

- Unanimously postponed appointments to the CIP Committee to August 10.
- Unanimously appointed Ronald Recher to the Senior Citizen Task Force.
- Unanimously postponed appointments to the Youth Task Force.
- Held a public hearing and unanimously approved an Ordinance to Amend “The Code of the County of Prince George, Virginia”, 2005, as Amended, by Amending § 6-17 to Allow the Board of Zoning Appeals to Grant a Special Exception for a Private Animal Boarding Place, Defined as Keeping More Than Three Dogs Over Four Months Old, on Parcels of an Acre or Less in Size in Designated Zoning Districts.
- Held a public hearing and unanimously approved a SPECIAL EXCEPTION request of Christopher and Marisela Clark to permit an Assembly Hall and a Cottage industry home occupation within a R-A, Residential Agricultural District, for the purpose of hosting indoor/outdoor events and the rental of rooms not to exceed four, including bed and board.
- Held a public hearing and unanimously approved an Emergency Ordinance to Amend “The Code of the County of Prince George, Virginia”, 2005, as Amended, by Amending § 2-731 to State that Effective September 1, 2021 when the County Treasurer or County Departments Accepts a Payment by Credit or Debit Card, the County Treasurer and County Departments Shall Add a Sum Not to Exceed the Amount Charged to the County for Processing the Credit or Debit Card Payment.