

MINUTES
Planning Commission
County of Prince George, Virginia

July 22, 2021

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

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MEETING CONVENED. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, July 22, 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, Cliff Young, Director of IT, Tim Graves, Planner I and Missy Greaves-Smith, Administrative Support Specialist II

INVOCATION. Mr. Simmons provided the Invocation.

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

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.

ADOPTION OF MEETING AGENDA. Mr. Brown asked the Commissioners for a motion to approve the meeting Agenda for the July 22, 2021 Planning Commission. Mr. Bresko made a motion to approve the meeting Agenda and Mr. Joyner seconded the motion.

Roll Call:

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

Opposed: (0)

Absent: (1) Brockwell

OLD BUSINESS.

A-1. APPROVAL OF THE MEETING MINUTES. Mr. Brown asked the Commissioners to review the June 24, 2021 Minutes of the Planning Commission for approval. Mr. Simmons noted one correction and proceeded with a motion to approve the June 24, 2021 Minutes as noted and Mr. Joyner seconded the motion.

Roll Call:

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

Abstain: (0)

Absent: (1) Brockwell

NEW BUSINESS.

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.

Mr. Graves started this presentation with some background information:

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

Mr. Graves reviewed the applicant's goals:

- Use an existing detached garage (30'x47') for the business
- Online sales of novelty prank products

- No customer visits
- Limited UPS or FedEx services
- Approximately 80-90 percent of the garage to be dedicated for business
- No employees or signage

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

- Planning & Zoning
 - The use is permitted as requested
 - No expected change to the 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

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

- Highlights:
 - No customer visits
 - No permanent signage
 - No employees
- All Recommended Conditions:
 1. This Special Exception request to be 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.

Staff recommends approval, subject to recommended conditions.

The basis of the recommendation of approval:

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

Mr. Graves introduced the applicants, Jere and Nicole Amidei, to the Commissioners and stated that the applicant and his wife were present on Zoom due to recent illness.

Mr. Amidei briefly described his online business as the selling of novelty items. The business started in 2012 out of his previous home and grew into a rental space. They are requesting to have a home occupation business in a detached garage. The home-based business would allow them to avoid the extra expense of a storage unit for their inventory.

Mr. Brown indicated that the Commissioners, at the Work Session, asked for clarification of the some of the products they are selling. Mr. Amidei gave numerous examples of his novelty items.

Mr. Simmons asked Mr. Amidei for examples of the websites they are currently selling their products. Mr. Amidei stated they are currently selling on eBay, Walmart, Amazon and the company's own website.

Mr. Simmons referenced the application statement declaring that customers would not be allowed to pick up merchandise at their home. Mr. Amidei confirmed that all purchases would be shipped directly to the customer and no customers would be permitted to pick up orders, including any local sales.

Mr. Joyner asked if a local customer wanted to pick up their order, would they be able to. Mr. Amidei explained he did not want customers knowing where he and his family lived. Therefore, all orders must be shipped.

Mr. Simmons inquired about the names of the distributors being use. Mr. Amidei stated he has numerous vendors and all products are purchased in the United States.

Mr. Brown asked the Commissioners if they had any additional questions for the applicant or staff.

Mr. Simmons asked for clarification on the name indicated on the receipt attached to the application – "Jereco Global, LLC". Mr. Graves directed the question to Mr. Amidei. He replied that he is the owner and sole proprietor of Jereco Global, LLC. The business paid for the Special Exception – Home Occupation request. Mr. Simmons asked if the special exception would be granted to Jereco Global, LLC or to Mr. Amidei. Mr. Graves confirmed, if the case is approved by the BOS, it would be granted to Mr. Amidei, not the business.

At 6:55 p.m., Mr. Brown opened the Public Hearing to anyone who wished to speak for or against SE-21-03. Citizens were asked to limit their comments to three (3) minutes.

With no one coming forward and no one on Zoom indicating they wished to speak, the Public Hearing closed at 6:56 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. Bresko made a motion to forward request SE-21-03 to the Board of Supervisors with the Planning Commission's recommendation for approval, subject to the recommended conditions in the Staff Report. This motion was seconded by Mr. Easter.

Roll Call:

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. The July 26th meeting has a Special Exception to the BZA for the keeping of up to seven (7) dogs on a property less an one (1) acre in size
 - b. Scheduled training session in reference to the Chesapeake Bay Act will be presented by DEQ on July 26th
2. Actions of the Board of Supervisors (BOS)
 - a. July 13th approved the Clark's Special Exception request to permit an Assembly Hall and a Cottage industry home occupation

ADJOURNMENT. At 7:05 p.m., Mr. Brown asked the Commissioners if they had any additional questions. If not, he would entertain a motion to adjourn. Mr. Easter made a motion to adjourn and Mr. Simmons seconded the motion. Roll was called on the motion.

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

Absent: (1) Brockwell