



**PLANNING COMMISSION**

Joseph E. Simmons, Chairman  
Alex W. Bresko, Jr, Vice-Chairman  
R. Steven Brockwell  
Floyd M. Brown, Sr.  
James A. Easter  
Imogene S. Elder  
V. Clarence Joyner, Jr.

***County of Prince George, Virginia***

*"A global community where families thrive and businesses prosper"*

**Planning Commission**

Regular Meeting

Thursday, November 21, 2019

6:30 p.m. County Board Room

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of the Meeting Minutes [2] – October 24, 2019
- VI. Citizen Comment Period
- VII. New Business – Public Hearings

**SPECIAL EXCEPTION SE-19-07 [3]**

Request of Farm Life Pets LLC pursuant to § § 90-53(2), (23), and (40) to permit a riding school, riding stable, animal hospital, animal boarding place, veterinary services, and a gift shop within an A-1, General Agricultural District. The request property is located at 12620 Johnson Road and is identified as Tax Map 430(0A)00-066-0. The Comprehensive Plan indicates the property is suitable for residential uses.

- VIII. Planner's Communications to the Commission
  1. Actions of the Board of Zoning Appeals
  2. Actions of the Board of Supervisors
  3. General Comments
- IX. Adjournment

The next regularly scheduled meeting will be **Thursday, December 19, 2019**



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**Planning Commission**

**Meeting Minutes**

**October 24, 2019**

**I. CALL TO ORDER**

A regular meeting of the Planning Commission of the County of Prince George, Virginia was called to order at 6:30 p.m. on Thursday, October 24, 2019 in the Boardroom, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Joseph E. Simmons, Chairman.

**II. ATTENDANCE**

The following members responded to Roll Call:

|                                    |         |
|------------------------------------|---------|
| Joseph E. Simmons, Chairman        | Present |
| Alex W. Bresko, Jr., Vice-Chairman | Present |
| Mr. R. Stephen Brockwell           | Present |
| Mr. Floyd M. Brown                 | Present |
| Mr. James A. Easter                | Present |
| Mrs. Imogene S. Elder              | Present |
| Mr. V. Clarence Joyner, Jr.        | Present |

Also present: Horace Wade, Planner; Tim Graves, Planner; Missy Greaves-Smith, Administrative Support Specialist

**III. INVOCATION**

Mr. Easter provided the Planning Commission's Invocation.

**IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG**

Mrs. Elder led the Pledge of Allegiance to the United States Flag.

## **V. APPROVAL OF THE MEETING MINUTES**

Chairman Simmons asked for the Approval of the Minutes for the September 26, 2019 Planning Commission Meeting. A motion was made by Mr. Bresko and it was seconded by Mr. Joyner and the minutes were adopted as presented.  
Roll was called on the motion.

Roll Call vote on the Motion:

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

Opposed: (0)

Absent: (0)

Abstain: (1) Brockwell

## **VI. CITIZEN COMMENT PERIOD**

At 6:32 p.m. Chairman Simmons opened the Citizen Comments Period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to speak, Chairman Simmons closed the Citizen Comments Period at 6:33 p.m.

## **VII. PUBLIC HEARINGS**

### **SPECIAL EXCEPTION SE-19-06**

Mr. Graves presented the special exception case to the Commissioners.

#### **Request:**

The applicants are requesting a Special Exception to permit a Home Professional Office on a property zoned for R-A, Residential – Agricultural for the purposes of “equine-assisted psychotherapy”.

#### **Request Details:**

The applicants are proposing to operate a therapy office on the premises of their home property, which is approximately 9.55 acres in area and located at 12000 Prince George Drive. The therapy sessions involve the aid of horses to service the needs of customers. The sessions are targeted to individuals with special needs such as autism, and may occasionally include family members or occasionally consist of small groups of up to 8 individuals with special needs.

The “equine-assisted psychotherapy” services will be conducted by applicant Rhonda Hamlin, a Licensed Clinical Social Worker (LCSW) and equine specialist in mental health and learning. The use will occur within fenced areas outdoors and occasionally in the barn on the property. Off-street parking will be provided in the interior of the property, and customer visits will be defined by the number of sessions per day, length of sessions, and

the number of visitors within each session. Operating hours will be between 8:00 a.m. and 6:00 p.m. Monday through Saturday, by appointment only, with a typical session having the duration of 50 minutes, with a maximum of 5 sessions per day. No personnel other than the family members living on the property are currently planned be involved with the use.

### **Zoning**

The request property is zoned R-A Residential Agricultural.

The surrounding properties are zoned R-A Residential Agricultural.

The proposed use is permitted by Special Exception in the R-A Zoning District.

The nature of this specific proposed use appears to be compatible with existing surrounding uses.

The keeping of horses is permitted by right as an accessory use, subject to provisions:

### ***Sec. 90-104. - Accessory uses and structures permitted.***

- b. The following contained or fenced animal and poultry operations are considered accessory uses with the R-A residential agricultural district, but are subject to the noted provisions:*
- (4) Beef, dairy cattle or livestock: one or less per acre per tract, not to exceed 125 head, and provided any animal containment or fenced area is a distance of at least 150 feet from the nearest adjoining dwelling.*

The applicants house their horses in a barn structure that is at least 150 feet from the nearest dwelling, and the activities of the use are proposed to occur at least 440 feet from the nearest dwelling. Per the ordinance, a maximum of 9 horses may be kept on this 9.55 acre property.

### **Comprehensive Plan**

The Comprehensive Plan - Future Land Use Map identifies this area, including the property and surrounding properties, is appropriate for residential use.

This use appears to be compatible with the Future Land Use designation.

### **Staff Review Comments**

#### **Building Inspections Division:**

The request has been reviewed and found in compliance with current use of the property. Any future construction of structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Construction Code and maintained in compliance with the applicable Virginia Fire Prevention Code.

Note: No new structures are currently proposed for this use.

#### **Environmental Division:**

No comments at this time. However, if future expansion of the facility requires land disturbance, the following conditions will apply:

1. Any land disturbance that exceeds 10,000 sq. ft. will require a Land Disturbance

Permit from Prince George County. Any disturbance of 1 acre and above will require a Construction General Permit from the Virginia Department of Environmental Quality. The Land Disturbance Permit Application must be accompanied by an Erosion and Sediment Control Plan.

2. Site Plan should show the Wetland Area (Pond) located on site. Plan should also show the proximity of all proposed improvements with respect to the wetland area.

Note: No land disturbance is currently proposed for this use, therefore a site plan and environmental permits are not required at this time.

**Transportation (VDOT):**

Based on the information provided, it is anticipated that a low volume commercial entrance would be required for this proposed use. A low volume commercial entrance demonstrates the stopping sight distance based upon the speed limit of the roadway is available at the proposed entrance. SR 156 has a posted speed limit of 55 MPH and a stopping sight distance of 495'. A visual evaluation of the existing entrance indicates the required stopping sight distance is available at the existing entrance to the property.

**Health (VDH):**

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

Note: Applicant is in the process of supplying this information and will be required to show compliance with VDH requirements before a business license may be issued.

**Animal Services:**

The applicant appears to have a good background to handle the animals responsibly and make a positive contribution to the community.

**Economic Development:** No comments

**Police Department:** No comments

**Fire Department:** No comments

**Assessor:** No comments

**Recommendation:**

County Staff recommends Approval of the proposed use, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all local, state and federal requirements:

1. This Special Exception is granted for a Home Professional Office to James S. and Rhonda A. Hamlin on Tax Map parcels 440(0A)00-079-B and 440(06)00-004-0 for

the purpose of equine-facilitated psychotherapy, so long as both parcels are owned by the same owner.

2. Sewage disposal and well requirements shall be evaluated by an AOSE/OSE or Engineer for this proposed use. Evaluation information shall be supplied to the Health Department prior to issuance of a business license.
3. The owner/operator shall accommodate unannounced inspections by County Animal Services Officers during regular business hours in order to ensure proper treatment of the animals at the facility.
4. The hours of operation for the use shall be between 8:00 a.m. and 6:00 p.m. Monday through Saturday.
5. Sufficient off-street parking equivalent to at least four (4) standard vehicle spaces shall be provided for visitors, located in the interior of property.
6. The maximum number of visitors for the use in a given day shall be limited to five (5) sessions of one individual or family, or equivalent combination of visitors and sessions, by appointment only, with no more than one (1) session per seven (7) days of groups of between five (5) and ten (10) people.
7. One (1) non-illuminated, freestanding sign, no greater than four (4) square feet, may be placed for directional purposes near the main entrance, located outside of the VDOT right-of-way and meeting setback requirements.
8. 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.
9. This Special Exception may be revoked by Prince George County or by its designated agent for failure to comply with any of the listed conditions or any provision of federal, state or local regulations.

Mr. Simmons asked the Commissioners if they had any questions or comments for Mr. Graves or the applicants.

Mr. Joyner asked if there were going to be any EMT personnel onsite during planned visits. The applicant, Rhonda Hamlin, responded stating she is CPR certificated and also has a First Aid certification.

Chairman Simmons opened the Public Hearing at 6:41 p.m. to anyone who wished to speak for or against this special exception request. The Public hearing was closed at 6:42 p.m. with no one coming forward to speak.

Chairman Simmons asked the Commissioners if they had any questions or needed to have any discussions amongst themselves, and if not, he would entertain a motion.

Vice-Chairman Bresko made a motion to forward SE-19-06 to the Board of Supervisors for their consideration with the Planning Commission's recommendation of approval and the motion was seconded by Mr. Brockwell. Roll was called on the motion.

**Roll Call vote on the Motion:**

In Favor: (7) Simmons, Bresko, Brown, Elder, Joyner, Easter, Brockwell

Opposed: (0)

Absent: (0)

Abstain: (0)

Case SE-19-06 will be heard at the BOS meeting on November 26, 2019.

## **VIII. COMMUNICATIONS TO THE COMMISSION**

### **Old Business:**

Mr. Graves gave an update on the Food Truck Ordinance that is being reviewed by the Planning department. He stated that he would appreciate any feedback the Commissioners may have. Staff is in the process of setting up a Community Meeting in November.

Mr. Wade provided the following updates:

a. Actions of the Board of Zoning Appeals

- There are two variance cases that are currently being reviewed. One case will be heard in November and the other case is schedule for December.

b. Actions of the Board of Supervisors

- Terrie Perkinson's Special Exception case for the dog boarding was approved on Tuesday, October 22, 2019.

c. General Comments to the Commission

- Mr. Wade provided the Commissioners with a handout on tiny houses for their review. There will be an applicant coming to the November Planning Commission Work Session to discuss tiny houses.
- The Planning Commission Work Session for November will be held in the Board Room. The Commissioners will be discussing the CIP progress with Betsy Drewry, Director of Finance.

**IX. ADJOURNMENT**

A Motion was made by Mrs. Elder, seconded by Mr. Joyner to adjourn the meeting at 6:54 p.m. until Thursday, November 21, 2019 at 6:30 p.m.

Roll Call vote on the Motion:

In Favor: (7) Simmons, Bresko, Elder, Joyner, Brown, Easter, Brockwell

Opposed: (0)

Absent: (0)

Abstain: (0)



**PLANNING COMMISSION**

**SPECIAL EXCEPTION CASE SE-19-07 STAFF REPORT**

**PUBLIC HEARING: NOVEMBER 21, 2019**

**RESUME**

**APPLICANT:** Farm Life Pets, LLC

**REQUEST:** Special Exception to permit the following uses:

1. Riding school, riding stable
2. Animal hospital, animal boarding place, veterinary service
3. Gift shop

**ZONING:** A-1 General Agricultural

**STAFF RECOMMENDATION:** Approval, subject to recommended conditions, and upon payment of all delinquent taxes.

**SPECIAL EXCEPTION SE-19-07 STAFF REPORT  
PLANNING COMMISSION  
PUBLIC HEARING: NOVEMBER 21, 2019**

**REQUEST:**

SPECIAL EXCEPTION SE-19-07: Request of Farm Life Pets LLC pursuant to §§ 90-53(2), (23), and (40) to permit a riding school, riding stable, animal hospital, animal boarding place, veterinary services, and a gift shop within an A-1, General Agricultural District. The request property is located at 12620 Johnson Road and is identified as Tax Map 430(0A)00-066-0. The Comprehensive Plan indicates the property is suitable for residential uses.

|                              |  |
|------------------------------|--|
| <b>CASE NUMBER:</b>          | SE-19-07   |
| <b>APPLICANT:</b>            | Farm Life Pets, LLC (by Jaqueline Cerny O'Hare)  |
| <b>ADDRESS:</b>              | 12620 Johnson Road   |
| <b>TAX MAP ID:</b>           | 430(0A)00-066-0  |
| <b>SIZE OF PROPERTY:</b>     | 28.8 ac  |
| <b>MAGISTERIAL DISTRICT:</b> | Rives  |
| <b>PLANNING DISTRICT:</b>    | Prince George Planning Area  |
| <b>UTILITIES:</b>            | Well and Septic  |
| <b>REAL ESTATE TAXES:</b>    | Taxes were not paid in full at the time of closing on October 11, 2019. Applicant is working with the previous property owner to address this before BOS review. |

|                              |  |
|------------------------------|--|
| <b>PROPOSED USE(S):</b>      | 1. Riding school, riding stable; 2. Animal hospital, animal boarding place, veterinary service; 3. Gift shop |
| <b>CURRENT USE:</b>          | Agricultural - Improved  |
| <b>COMP PLAN FUTURE USE:</b> | Residential  |

|                            |                              |
|----------------------------|------------------------------|
| <b>EXISTING ZONING:</b>    | A-1 General Agricultural     |
| <b>SURROUNDING ZONING:</b> |                              |
| <b>North and East:</b>     | A-1 General Agricultural     |
| <b>South:</b>              | R-A Residential Agricultural |
| <b>West:</b>               | R-1 Limited Residential      |

|                              |                                    |
|------------------------------|------------------------------------|
| <b>MEETING INFORMATION:</b>  |                                    |
| <b>Planning Commission:</b>  | Thursday, November 21 at 6:30 p.m. |
| <b>Board of Supervisors:</b> | December 10, 2019 (Proposed)       |

|                              |  |
|------------------------------|--|
| <b>STAFF RECOMMENDATION:</b> | Staff recommends Approval with recommended conditions, and upon payment of all delinquent taxes. |
|------------------------------|--|

**ATTACHMENTS:**

1. GIS Location Map
2. Satellite View
3. Zoning Map
4. Site Sketch
5. Building Sketch
6. Application and Use Statement

## **Proposed Use**

Based on the activities described by the applicants, the applicant is requesting a Special Exception for the following use(s) found in the Prince George County Zoning Ordinance:

### **Sec. 90-53. - Uses and structures permitted by special exception. (A-1 District)**

*(2) Riding school, riding stable*

*(23) Animal hospital, animal boarding place, veterinary service.*

*(40) Gift shop.*

### **Sec 90-1 Definitions.**

*Riding stable means any structure or any land or any combination of either used, designed or arranged for the maintenance of horses, mules, ponies or donkeys for hire either with or without instruction or a riding area, but exclusive of horses or mules used for agricultural purposes.*

*Animal boarding place means any structure or any land or any combination of either used, designed and arranged for the boarding, breeding or care of dogs cats, pets, fowl, ponies, horses or other domestic animals for profit, but exclusive or animals used for agricultural purposes.*

*Gift shop. [No definition]*

## **Comprehensive Plan**

The Comprehensive Plan Future Land Use Map identifies this area, including the request property and surrounding properties, as appropriate for residential uses.

## **Staff Review Comments:**

### **Planning & Zoning Division:**

1. The request property has a zoning classification (A-1) which is similar to that of surrounding properties (A-1, R-A, and R-1).
2. Special Exceptions have previously been granted for the requested uses on this property in 2005, 2010, and 2014, establishing a history of similar uses on the property.
3. The existing kennel building was approved for use as a kennel.
4. The proposed uses appear to be compatible with existing surrounding uses, with the nearest existing dwelling located approximately 500 feet away.

### **Building Inspections Division:**

This is an existing use of property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction. All future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code, and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code.

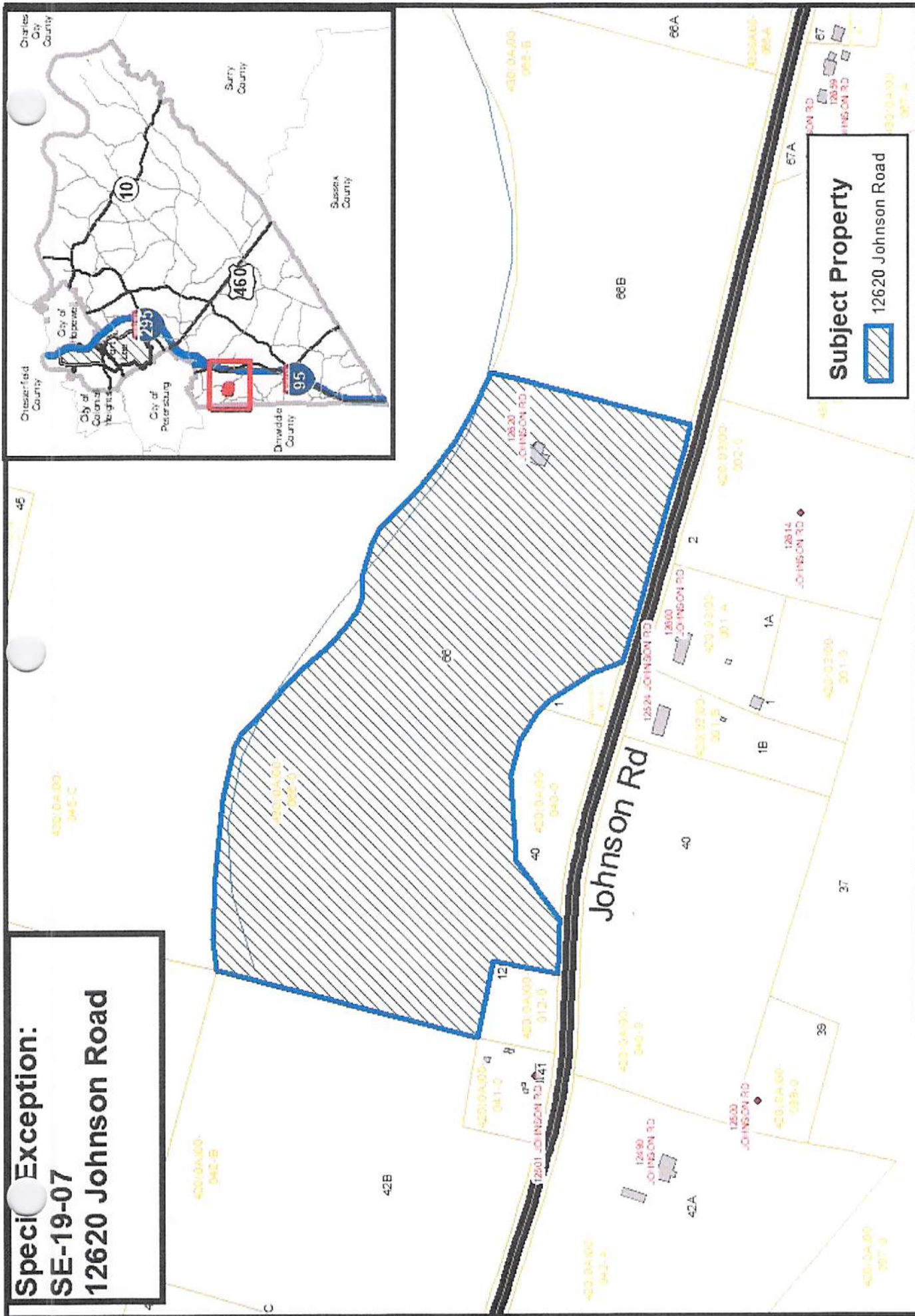
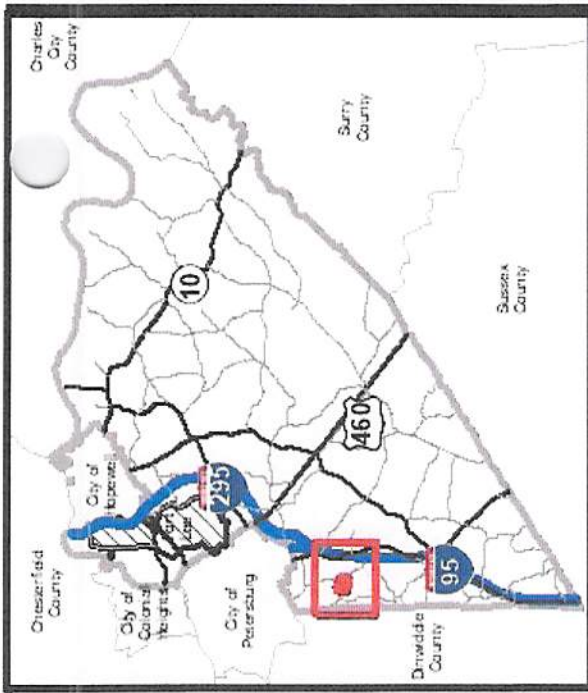
Contact: Dean Simmons, Building Official and Fire Official

**Recommendation:**

County Staff recommend Approval of the request, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all applicable local, state and federal requirements:

1. This Special Exception request is granted to Farm Life Pets, LLC for Riding school, riding stable; Animal hospital, animal boarding place, veterinary services; and Gift shop on Tax Map 430(OA)00-066-0. This Special Exception is not transferable and does not run with the land.
2. All areas used for overnight animal boarding located within 400 feet of a dwelling shall be screened with evergreen vegetative materials to provide a visual and auditory buffer between the animal boarding place and any adjacent residential uses.
3. The applicants shall permit unannounced inspections during regular business hours by County Animal Service Officers to ensure proper treatment of the animals at the facility.
4. All areas used for animal boarding and training activities shall be cleaned and made free of animal waste on a regular basis. In addition, the applicants shall employ a means of eliminating any odor problems and the propagation of insects on the premises.
5. One (1) non-illuminated, freestanding sign, no greater than twenty (20) square feet in area and a height of six (6) feet, may be placed for directional purposes near the main entrance, located outside of the VDOT right-of-way and meeting setback requirements.
6. Hours of operation for the use shall be 6am to 6pm Monday to Friday, 6am to 4pm on Saturdays, and 12pm to 5pm on Sundays, with on-call availability outside of those hours.
7. The applicants shall take appropriate measures to ensure compliance with the County's Noise Ordinance (Section 54-23.1).
8. 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.
9. 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.

**Special Exception:**  
**SE-19-07**  
**12620 Johnson Road**



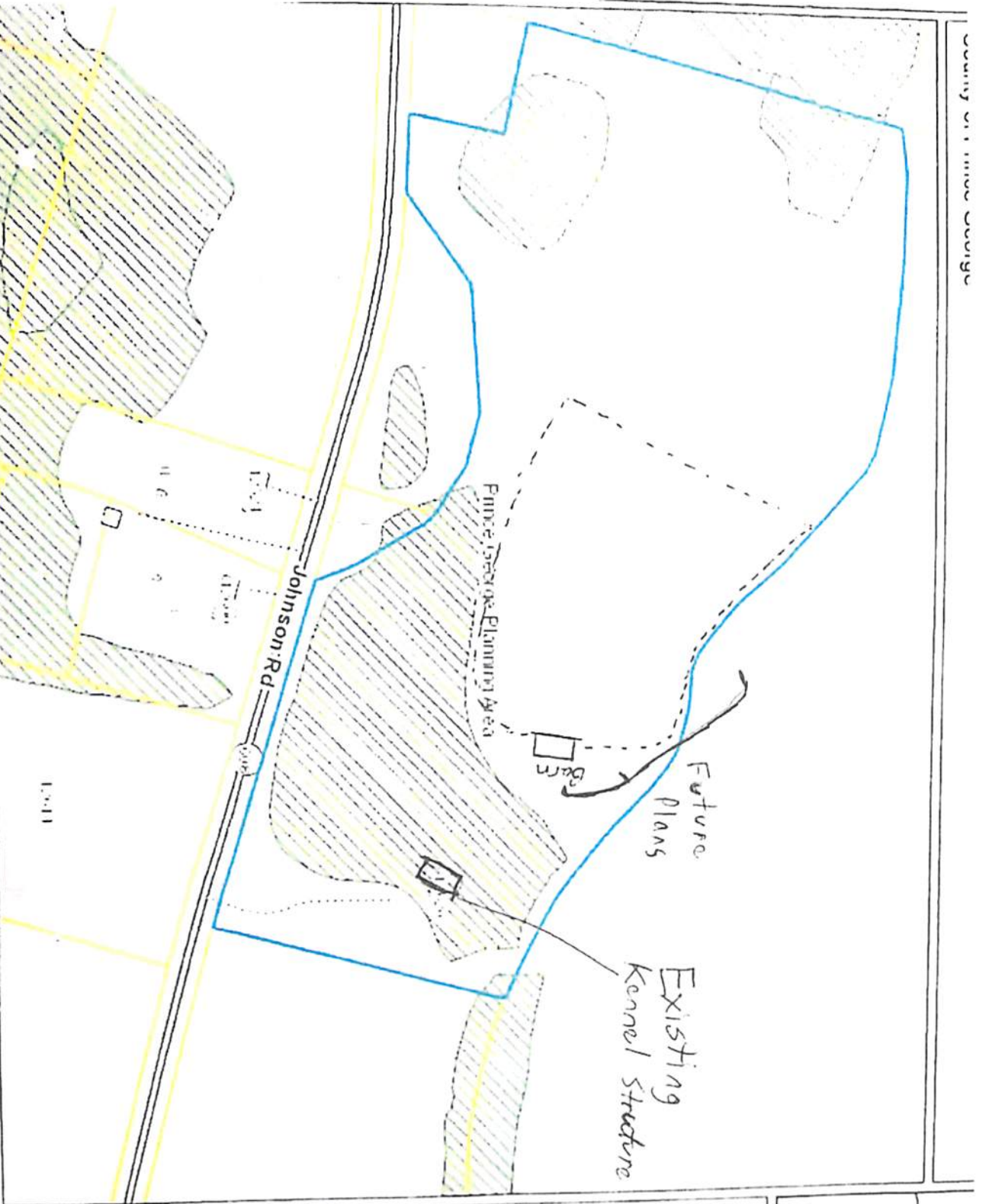


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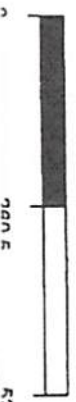
**Legend**

- Schools
- Firestations
- Political Boundaries
- Water Line
- Water Line - Service
- Sewer Line - Gravity
- Sewer Line - Force Main
- Sewer Line - Private
- Sewer Line - Lateral
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- Swamps
- RPA Area
- Planning Area

**Notes**



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



Map Scale 1:3,126

9/25/2019

East

North

Scale

0





# APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance  
6602 Courts Drive  
Prince George, VA 23875  
Planning Division (804) 722-8678  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

SE-19-07

DATE SUBMITTED:

update to 10-16-19

ZONING ORDINANCE

SECTION:

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Farm Life Pets LLC

ADDRESS:

12620 Johnson Rd

CITY:

South Prince George

STATE:

VA

ZIP CODE:

23805

PHONE NUMBER:

804.586.0583

E-MAIL ADDRESS:

jcohare7531@msn.com

TAX MAP OF SUBJECT PARCEL:

430 0A 00 066 0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK

PAGE

Date

DEED RESTRICTIONS:

Inst # 19-3039

ACREAGE:

28.8

PARTIAL PARCEL:

☐ YES

☐ NO

SUBDIVISION:

n/a

PRESENT USE:

Kennel/vacant

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Agricultural 20-100 Acres Improved

PRESENT ZONING:

A-1 Agricultural

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME:

Jacqueline C O'Hare, Owner / Registered Agent

ADDRESS:

12910 College Rd

CITY:

South Prince George

STATE:

VA

ZIP CODE:

23805

PHONE NUMBER:

804.586.0583

E-MAIL:

jcohare7531@msn.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

see email

## Tim Graves

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**From:** Jackie Ohare <jcohare7531@msn.com>  
**Sent:** Friday, October 25, 2019 3:20 PM  
**To:** Tim Graves  
**Subject:** RE: update to your plans for 12620 Johnson Road

Sorry about having to disconnect before. I will add my additions in Red.

**From:** Tim Graves <TGraves@princegeorgecountyva.gov>  
**Sent:** Friday, October 25, 2019 2:53 PM  
**To:** Jackie Ohare <jcohare7531@msn.com>  
**Subject:** update to your plans for 12620 Johnson Road

Jackie,

Below is the information I already have from you about your use.

Can you please reply back to clarify the additional future plans that you shared with me today, regarding a possible riding school type use and a doggie daycare building?

**Intended use:**

I plan to open and operate a pet boarding and doggy daycare business to include a gift shop and pet grooming initially with future plans to provide horse stables with boarding and riding school. Approximately 15 acres of the property is woodland and 12 acres is currently being farmed. The remainder of the property contains the building, exercise yards and driveway.

I would eventually put in a barn and provide fenced in areas for horse boarding, riding and instruction. I will fence in about 6 acres leaving the rest of the field as hay crop.

The dog kennel will use the existing fenced in areas and the building only initially. I have future plans to build a standalone building for additional space for doggy daycare and a training facility.

Thanks,

Tim

---

**Tim Graves**

**Planner**

Prince George County, VA  
Division of Planning & Zoning  
(804) 722-8678 x 8675  
6602 Courts Drive, Prince George, Virginia 23875

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