



**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**

**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 to 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 scheduled for December.

b. Actions of the Board of Supervisors

- Mark and Terri 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)