

**PLANNING COMMISSION  
SPECIAL EXCEPTION REPORT SUMMARY**

**CASE NUMBER:** SE-17-04

**APPLICANTS:** Deborah L. Vtipil and Donald P. Vtipil, Jr

**LOCATION:** 4620 Prince George Drive, Prince George, VA 23875

**TAX MAP:** 13B(01)00-00D-0 (Vtipil Family Farm)

**REQUEST:** Special Exception to permit an Assembly Hall

**EXISTING ZONING:** R-A, Residential Agricultural Zoning District

**EXISTING USE:** Agricultural buildings

**PROPOSED USE:** Single family dwelling use and Assembly Hall use

**UTILITIES:** Well and Septic

**REAL ESTATE TAXES:** Delinquent taxes are not owed to the County

**MEETING INFORMATION:**

**Planning Commission:** Thursday, May 25, 2017 at 6:30 p.m.

**Board of Supervisors:** Tuesday, June 13, 2017 at 7:30 p.m.

**ATTACHMENTS:**

1. Special Exception Application and Assembly Hall graphic
2. Staff Report and GIS Map of the surrounding properties

**PRINCE GEORGE COUNTY, VIRGINIA**  
**PLANNING COMMISSION STAFF REPORT**  
**SPECIAL EXCEPTION SE-17-04 DEBORAH L. & DONALD P. VTIPII, JR.**  
**PUBLIC HEARING DATE: MAY 25, 2017**

**Request:**

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District.

**Case Summary:**

The applicants are proposing to operate an assembly hall use to be known as “The Stodola” which means “barn” in Czech and it will be a family owned and operated business to be located near their planned single family dwelling on the family farm. The business use will include a main barn, a pavilion, restrooms, and separate dressing rooms for weddings and other events.

**Comprehensive Plan:**

The 2014 Comprehensive Plan identifies this area as appropriate for residential land uses which would include their planned single family dwelling in conjunction with the assembly hall building.

**Existing Use and Surrounding Zoning:**

The subject property is zoned R-A, Residential Agricultural and it contains agricultural buildings. The properties to the north, south and west are zoned R-1 and contain single family dwellings in Branchester Lakes Subdivision and with rural residential homes to the west that are zoned R-A.

**Community Development and Code Compliance**

The Inspections Division has reviewed this assembly hall request with respect to the Virginia Uniform Statewide Building Code (VUSBC) and has the following comments:

1. In accordance with the VUSBC and based on the information provided, the proposed assembly hall building will be classified as an A-2 Assembly occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC and the VSFPC (accessible parking and handicap access between buildings, fire separation of buildings, fire department access, water supplies for firefighting, fire hydrants, fire lanes, etc.). Review of these items will be completed during the site plan review process.
3. Construction permits will be required to be obtained for construction of the assembly hall building and for any alterations or changes of use to other structures on the property. Plans and specifications, prepared by a Virginia Registered Design Professional, must be submitted for review with the building permit applications.
4. Structures that will be utilized for commercial purposes will be required to comply with the applicable requirements of the VUSBC (sanitation, ventilation, structural, means of

egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

**Prince George Health Department:**

The Prince George Health Department indicated that if the water system at the facility would serve more than 25 people for 60 days per year then the assembly hall's existing well water system will fall under the jurisdiction of the Office of Drinking Water. The applicants need to get in contact with Mr. Terry Dettmer at the VDH – Office of Drinking Water (ODW) in Norfolk to make application for ODW approval: (757) 683-2000 Ext. 106 or [terry.dettmer@vdh.virginia.gov](mailto:terry.dettmer@vdh.virginia.gov)

**Police Department:**

The applicants have scheduled a meeting with the Chief of Police to understand the process should any off-duty police officer(s) be needed for any events that they are to arrange for that with the Police Department at least thirty (30) days prior to all scheduled Assembly Hall events.

**Virginia Department of Transportation:**

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. Commercial entrances are subject to the spacing criteria contained in VDOT's Access Management Design Standards. SR 156, Prince George Drive is classified as a minor arterial with a speed limit of 45 MPH. Spacing between full access entrances must be 470 feet. Based upon the information provided and the existing entrances on SR 156 the proposed entrance location meets these standards. The applicants have begun to work with the VDOT – Petersburg Residency Staff on their new site entrance requirements.

**Recommendation:**

Staff recommends Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an Assembly Hall use to Donald P. Vtipil, Jr., Deborah L. Vtipil and their daughters Amanda N. Vtipilson and Andrea R. Rankin and is not transferable and it does not run with the land on Tax Map 13B(01)00-00D-0.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event.
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
4. The Assembly Hall days and hours of operation shall be Monday through Friday from 10:00 a.m. to 11:00 p.m., on Saturdays from 9:00 a.m. to 11:00 p.m. and on Sundays from 11:00 a.m. to 11:00 p.m.
5. One (1) non-illuminated sign no greater than four (4) square feet may be placed for directional purposes near the driveway entrance and outside of the VDOT right-of-way.

6. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
7. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before use of the assembly building.
8. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
9. 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.