

**PLANNING COMMISSION
SPECIAL EXCEPTION REPORT SUMMARY**

CASE NUMBER: SE-17-01

APPLICANT: True2Life Taxidermy, LLC – Dennis Spagnoulo

LOCATION: 5555 Courthouse Road, Prince George, VA 23875

TAX MAP: 23B(01)00-002-B

REQUEST: Special Exception to permit a home based taxidermy shop

EXISTING ZONING: R-2, Limited Residential Zoning District

EXISTING USE: Single family dwelling use

PROPOSED USE: Home professional and trade office – taxidermy shop

UTILITIES: County water and sewer

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

TAXIDERMY LICENSES: Current State and Federal Taxidermy Licenses

MEETING INFORMATION:

Planning Commission: Thursday, March 23, 2017 at 6:30 p.m.

Board of Supervisors: Tuesday, April 25, 2016 at 7:00 p.m.

Recommendation: Recommend Approval with the recommended conditions

Attachments:

Special Exception Application and Proposed Site Layout
Staff Report and GIS Map of the Surrounding Properties

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-17-01 TRUE2LIFE TAXIDERMY LLC
PUBLIC HEARING DATE: MARCH 23, 2017

Request:

A Special Exception to permit a home professional and trade office to operate a taxidermy shop within an attached garage in an R-2, Limited Residential Zoning District.

Case Summary:

The applicant is proposing to operate a taxidermy workshop within the attached garage of his home. The business will be conducted by appointment only for drop off and pickup orders placed with the applicant. There will be no animal parts, equipment, or anything associated with the business stored outside or visible to the surrounding neighbors. There have been no issues with the surrounding neighbors with this proposed use to our knowledge nor any building code or zoning violations on record at this property.

Comprehensive Plan:

The 2014 Comprehensive Plan Update identifies this area as appropriate for residential uses.

Existing Use and Surrounding Zoning:

The subject property is located on Courthouse Road (SR 106) is zoned R-2, Limited Residential and is identified as 5555 Courthouse Road. The surrounding properties are zoned R-2, Limited Residential and R-A, Residential Agricultural and they either contain single-family dwellings or they are vacant.

Community Development - Inspections Division:

A business use within a dwelling is limited to ten (10) percent of the floor area of the dwelling to be considered an accessory use. If a business office exceeds ten (10) percent of the floor area of the building, it will be considered a change of use. If customers will enter the building or outside employees will work in the building, it will be considered a change of use. In accordance with Virginia Uniform Statewide Building Code (VUSBC) section 103.3, a building permit would be required to change the use of the building over to business occupancy.

Prior to any occupancy approval, the space would be required to comply with the VUSBC requirements applicable to a business use. The required modifications of the space may include: increased ventilation, increased sanitation facilities, installation of accessibility features, additional fire protection and separation, and door hardware changes.

Public Comments:

As of the writing of this report, County Staff has not received any letters, telephone calls, social media postings or any e-mails in support or in opposition to this Special Exception request. A Zoning Sign has been posted on the subject property as a courtesy for any public comments.

Virginia Department of Transportation (VDOT):

The proposed use requires that the site's access from SR 106, Courthouse Road, meet VDOT's requirements for a low volume commercial entrance. The acquisition of a Land Use Permit is required before any work can be done in the VDOT right of way.

Recommendation:

Staff Recommends Approval of the Special Exception to permit a home professional and trade office to operate a taxidermy shop use provided that there is no impact on the surrounding property owners. Staff has proposed recommended conditions to ensure that this existing land use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for a taxidermy shop as licensed by the State of Virginia issued to Dennis Spagnoulo of True2Life Taxidermy LLC and is not transferable and does not run with the land.
2. The hours of operation will be Monday through Friday from 7:00 a.m. until 5:00 p.m. by appointment and limited weekend hours by appointment only. There will be a four (4) square foot non-illuminated sign posted out at the driveway entrance stating: True2Life Taxidermy with a phone number and website address.
3. There will be no outside storage permitted nor a trash dumpster or trash cans containing animal parts only normal household waste stored onsite for regular trash service pick-up. The customers will be required to dispose of excess animal parts or waste themselves.
4. This Special Exception shall become null and void if the use of a taxidermy shop is abandoned for a period of twenty-four (24) consecutive months.
5. 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.