



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

MEMORANDUM

TO: Tammy Anderson, Chair
Alex W. Bresko, Jr., Vice-Chair
R. Steven Brockwell
Jennifer D. Canepa
Imogene S. Elder
V. Clarence Joyner, Jr.
M. Brian Waymack

FROM: Tim Graves, Planner II

RE: June 2024 Planning Commission Work Session & Business Meeting

DATE: June 27, 2024

CC: Jeff Stoke, County Administrator*
Kristen Pudlow, Deputy County Administrator*
Andrea Erard, County Attorney*
Robert Baldwin, Director of Planning
Madison Sobczak, Planning & Zoning Technician

** (Receiving digital copy only)*

The Planning Commission's Work Session will be Monday, June 24, 2024 at 5:30 p.m. in the Board Room.

The Planning Commission's regular Business Meeting will be Thursday, June 27, 2024 at 6:30 p.m. in the Board Room.

Please contact me at (804)722-8678 or via e-mail at tgraves@princegeorgecountyva.gov with any questions.

1	Agenda
2	Draft Work Session Minutes May 20, 2024
3	Draft Business Meeting Minutes May 23, 2024
4	Special Exception SE-24-05 Semeli Childcare
5	Communications
6	Residential Chickens Report
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AGENDA – BUSINESS MEETING
Planning Commission of Prince George County, Virginia

Thursday, June 27, 2024 at 6:30 p.m.
County Administration Bldg. Boardroom, Third Floor
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Madam Chair Anderson
Roll Call – Clerk

INVOCATION

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

ADOPTION OF AGENDA [1] – Madam Chair Anderson

PUBLIC COMMENTS – Madam Chair Anderson

The Public Comments period is open to anyone who wishes to speak to the Commissioners on only topics that are not on the Agenda this evening. Please state your name and address and you will have three (3) minutes to speak.

COMMISSIONERS' COMMENTS – Madam Chair Anderson

ORDER OF BUSINESS – Madam Chair Anderson

A-1. Adoption of Work Session Meeting Minutes – May 20, 2024 [2]

A-2. Adoption of Business Meeting Minutes – May 23, 2024 [3]

PUBLIC HEARINGS

P-1. SPECIAL EXCEPTION SE-24-05: Request to permit a “Family day care home (large)” within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to allow childcare for up to 12 children as a home occupation. The subject property, located at 6824 Hearthside Drive, is identified as Tax Map 13H(01)0C-041-0. The Comprehensive Plan indicates the property is planned for Residential uses. [4] **Tim Graves**

COMMUNICATIONS – [5] Tim Graves

C-1. Actions of the Board of Zoning Appeals

C-2. Actions of the Board of Supervisors
A. BOS Recap(s)

C-3. Upcoming Cases for July 2024

C-4. Comprehensive Plan Update Process

ADJOURNMENT – Madam Chair Anderson

DRAFT MINUTES - WORK SESSION

Planning Commission of Prince George County, Virginia

Monday, May 20, 2024, at 5:30 p.m.

County Administration Bldg., Board Room (Third Floor)
6602 Courts Drive, Prince George, Virginia

CALL TO ORDER – Madam Chair Anderson called the meeting to order at 5:30 p.m.

Roll Call – Madison Sobczak called roll:

Commissioners Present: Elder, Bresko, Joyner, Anderson

Commissioners Absent: Waymack, Canepa, Brockwell

Staff Present: Robert Baldwin, Tim Graves, Koty Gray, Madison Sobczak

AGENDA REVIEW FOR May 23 BUSINESS MEETING – Tim Graves stated the agenda for the May 23 business meeting was revised to add an additional item. He also stated the 2024 Meeting Schedule had been revised to add an additional date for a Comprehensive Plan Workshop meeting, and they could adopt the revised schedule during the business meeting.

CASE REVIEW

- P-1. SPECIAL EXCEPTION SE-24-04:** Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support center for the care of individuals with developmental and intellectual disabilities. The subject property is approximately 1.5 acres in size, located at 4224 Branchester Parkway, and is identified as Tax Map 130(06)00-003-D. The Comprehensive Plan indicates the property is planned for Commercial uses. [8] **Tim Graves reviewed the Staff Report and answered questions asked by commissioners.**
- P-2. REZONING RZ-24-02:** Request to conditionally rezone 2.343 acres from Residential-Agricultural (R-A) and General Business (B-1) to General Business (B-1) for future commercial development. The subject property is located behind 5840-5844 Allin Road and is identified as Tax Maps 230(26)00-001-0, 230(0A)00-041-0 (portion) and 230(0A)00-041-B (portion). The Comprehensive Plan indicates the property is planned for Village Center uses. [9] **Tim Graves reviewed the Staff Report and answered questions asked by commissioners.**

COMMUNICATIONS – None.

ADJOURNMENT – At 6:07 p.m., Madam Chair Anderson asked for a Motion to Adjourn. Mr. Bresko made the motion, seconded by Ms. Elder. The vote was 4-0.

DRAFT MINUTES
Planning Commission
County of Prince George, Virginia
Business Meeting
May 23, 2024

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

CALL TO ORDER. The Regular Meeting of the Prince George County Planning Commission was called to order at 6:30 p.m. on Thursday, May 23, 2024, in the Board Room, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Ms. Anderson, Chair.

ATTENDANCE. The following members responded to Roll Call:

Tammy Anderson, Chair	Present
Alex Bresko, Vice-Chair	Present
Stephen Brockwell	Absent
Jennifer Canepa	Present
Imogene Elder	Present
Clarence Joyner	Present
Brian Waymack	Present

Staff present: Robert Baldwin, Planning Director; Tim Graves, Planner II; Madison Sobczak, Planning Technician

INVOCATION. Ms. Anderson provided the Invocation.

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

ADOPTION OF THE AGENDA. Ms. Anderson asked the Commissioners for a motion to approve the Agenda for the May 23, 2024, Planning Commission meeting. Ms. Canepa made a motion to approve the Agenda and Mr. Waymack seconded the motion.

Roll Call:

In favor: (6) Elder, Canepa, Anderson, Bresko, Waymack, Joyner

Opposed: (0)

Absent: (1) Brockwell

PUBLIC COMMENT PERIOD.

At 6:32 p.m., Ms. Anderson opened the Public Comment Period to anyone who wished to come forward to speak to the Commissioners on topics that were not on the Agenda as Public Hearings. Citizens were asked to limit their comments to three (3) minutes.

With no one else wishing to speak, Ms. Anderson closed the Public Comment Period at 6:32 p.m.

COMMISSIONERS' COMMENTS.

Ms. Anderson asked the Commissioners if they had any comments they would like to share.

Ms. Canepa congratulated all the 2024 graduates.

ORDER OF BUSINESS.

A-1. Adoption of Joint Work Session Meeting Minutes – March 21, 2024

Ms. Anderson asked the Commissioners to review the Joint Work Session Minutes from March 21, 2024. Ms. Elder made a motion to approve the Minutes as written. The motion was seconded by Ms. Canepa.

Roll Call:

In favor: (5) Anderson, Elder, Bresko, Waymack, Canepa

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Brockwell

A-2. Adoption of Work Session Meeting Minutes – March 25, 2024

Ms. Anderson asked the Commissioners to review the Work Session Minutes from March 25, 2024. Mr. Bresko made a motion to approve the March 25, 2024, Work Session Minutes as written. The motion for approval was seconded by Mr. Waymack.

Roll Call:

In favor: (5) Elder, Bresko, Anderson, Waymack, Canepa

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Brockwell

A-3. Adoption of Business Meeting Minutes – March 28, 2024

Ms. Anderson asked the Commissioners to review the Minutes of the March 28, 2024, Planning Commission meeting. Ms. Canepa made a motion to approve the March 28, 2024, Minutes with one correction to page 8 to remove Ms. Elder's name from opposed on the vote for SE-24-02. The motion was seconded by Mr. Bresko.

Roll Call:

In favor: (5) Canepa, Bresko, Anderson, Waymack, Elder

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Brockwell

A-4. Adoption of Work Session Meeting Minutes – April 22, 2024

Ms. Anderson asked the Commissioners to review the Work Session Minutes from April 22, 2024. Ms. Canepa made a motion to approve the Minutes as written. The motion was seconded by Ms. Elder.

Roll Call:

In favor: (4) Anderson, Canepa, Elder, Bresko

Opposed: (0)

Abstain: (2) Joyner, Waymack

Absent: (1) Brockwell

A-5. Adoption of Business Meeting Minutes – April 25, 2024

Ms. Anderson asked the Commissioners to review the Minutes of the April 25, 2024, Planning Commission meeting. Ms. Canepa made a motion to approve the April 25, 2024, Minutes with one correction to page 6 to show the number 2 for absent at adjournment instead of 1. The motion was seconded by Ms. Elder.

Roll Call:

In favor: (4) Canepa, Bresko, Anderson, Elder

Opposed: (0)

Abstain: (2) Waymack, Joyner

Absent: (1) Brockwell

A-6. Review 2023 Planning Commission Annual Report for Submittal to Board of Supervisors

Ms. Anderson asked the Commissioners to review the 2023 Planning Commission Annual Report. Mr. Bresko made a motion to approve the Report. The motion was seconded by Ms. Canepa.

Roll Call:

In favor: (6) Elder, Bresko, Anderson, Waymack, Canepa, Joyner

Opposed: (0)

Abstain: (0)

Absent: (1) Brockwell

A-7. Adoption of Revised Planning Commission Meeting Schedule for 2024

Ms. Anderson asked the Commissioners to review the Revised 2024 Planning Commission Meeting Schedule. Ms. Canepa made a motion to adopt the Revised 2024 Planning Commission Meeting Schedule. The motion was seconded by Mr. Waymack.

Roll Call:

In favor: (5) Elder, Bresko, Anderson, Waymack, Canepa

Opposed: (0)

Abstain: (1) Joyner

Absent: (1) Brockwell

PUBLIC HEARINGS

- P-1. SPECIAL EXCEPTION SE-24-04:** Request to permit a special care hospital within a General Business (B-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support center for the care of individuals with developmental and intellectual disabilities. The subject property is approximately 1.5 acres in size, located at 4224 Branchester Parkway, and is identified as Tax Map 130(06)00-003-D. The Comprehensive Plan indicates the property is planned for Commercial uses. [8] **Tim Graves**

Mr. Graves presented SE-24-04 to the Commission. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Mr. Graves asked if there were any questions for staff and also stated the applicant was present and available for questions from Commissioners.

Mr. Joyner asked how many clients there would be.

Mr. Graves stated he would let the applicant come up and answer that question.

Ms. LaShanda Powell introduced herself to the Commissioners and stated the clientele is based on the occupancy that is allowed in the building. She then stated she currently operates a day support center in the City of Petersburg with 19 to 20 individuals.

Ms. Elder asked what the range of age was in their clients.

Ms. Powell stated they only currently service individuals who are 18 and older but do have a desire to support children in the future as an added service.

Mr. Waymack asked if the applicants own or rent the building.

Ms. Powell stated they are trying to purchase the building.

With no further questions or concerns from the Commissioners, Ms. Anderson opened the Public Hearing at 6:46 p.m. Ms. Anderson stated that anyone that wished to speak needed to state their name and address and to limit comments to three minutes.

With no one wishing to speak, Ms. Anderson closed the Public Hearing at 6:46 p.m.

Ms. Anderson asked if the Commissioners had any further questions for staff. With there being no further questions Ms. Anderson stated she would entertain a motion. Ms. Canepa made a motion to forward request SE-24-04 to the Board with a recommendation for approval subject to the recommended conditions in the Staff Report and the reason for that recommendation is it is expected to benefit the general welfare of the community. Ms. Elder seconded the motion.

Roll Call:

In favor: (6) Anderson, Joyner, Canepa, Waymack, Elder, Bresko

Opposed: (0)

Abstain: (0)

Absent: (1) Brockwell

- P-2. REZONING RZ-24-02:** Request to conditionally rezone 2.343 acres from Residential-Agricultural (R-A) and General Business (B-1) to General Business (B-1) for future commercial development. The subject property is located behind 5840-5844 Allin Road and is identified as Tax Maps 230(26)00-001-0, 230(0A)00-041-0 (portion) and 230(0A)00-041-B (portion). The Comprehensive Plan indicates the property is planned for Village Center uses. [9] **Tim Graves**

Mr. Graves presented RZ-24-02 to the Commission. (The staff report materials including the application materials are posted on the Planning Department website in the Planning Commission Meetings section.)

Mr. Graves asked if there were any questions for Staff and stated the applicant was also present and available for questions.

Mr. Bresko asked if the rezoning request included the portion of Sawmill Road outlined in blue in the Staff Report.

Mr. Graves stated a portion of the property is Sawmill Road and it is included in the request but would not affect what happens with the private road. He then stated the portion of the property that is shown in red were all part of one rezoning case in 2002 that included the three parcels in the front and a portion of the property included in this request. He explained the applicant is requesting to combine the leftover undeveloped piece with the additional property to the North to have one set of rules for the resulting 3 acres.

Ms. Anderson asked if the white piece of property that is outlined is what is being voted on.

Mr. Graves stated it is the area outlined in blue is the area proposed to be rezoned which includes a part of the road.

Mr. Graves asked if there were any further questions for staff.

With no further questions or concerns from the Commissioners, Ms. Anderson opened the Public Hearing at 6:58 p.m. Ms. Anderson stated that anyone that wished to speak needed to state their name and address and to limit comments to three minutes.

With no one wishing to speak, Ms. Anderson closed the Public Hearing at 6:58 p.m.

Ms. Anderson asked if the Commissioners had any further questions for staff. With there being no further questions Ms. Anderson stated she would entertain a motion. Mr. Waymack made the motion to forward request RZ-24-02 to the Board with a recommendation for approval subject to the proffered conditions and the reason for this is it is compatible with the Comprehensive Plan and surrounding land uses and zoning districts. Mr. Bresko seconded the motion.

Roll Call:

In favor: (6) Waymack, Bresko, Joyner, Anderson, Canepa, Elder

Opposed: (0)

Abstain: (0)

Absent: (1) Brockwell

COMMUNICATIONS.

C-1. Actions of the Board of Zoning Appeals (BZA)

- There were none. The May meeting was canceled.

C-2. Actions of the Board of Supervisors (BOS)

- The Planning Staff will be giving a report on June 11, 2024 on potentially amending the ordinance pertaining to poultry.
- The Board voted to temporarily suspend Code Enforcement action regarding chickens at the meeting held on April 23, 2024.
- Approved three Special Exception requests at the meeting held on April 23, 2024.
- Received a report on the Zoning and Subdivision Ordinance Diagnostics from The Berkley Group on May 14, 2024.

C-3. Upcoming Planning Commission Cases for June 2024

- One case is a Special Exception for a home-based childcare facility.

C-4 Comprehensive Plan Update Process

- The Berkley Group gave a report to The Board on May 14.
- Public workshops and focus groups were held on May 8, 15, and 22 at the public library.
- Staff is in the process of finalizing the date for additional Public Workshop on a Saturday in June.
- Staff is working on an additional workshop for County Employees.
- A special Work Session will be held with the Planning Commission on July 29, 2024.

Mr. Graves asked if there were any questions or comments for Staff.

Mr. Bresko stated on Wednesday, May 29, the Ruritan Club would be holding a steak FEAST dinner from 5 p.m. to 7 p.m. at the Scott Memorial Park and tickets were available for purchase.

ADJOURNMENT.

At 7:07 p.m., Ms. Anderson asked the Commissioners if they had any additional questions. If not, she would entertain a motion to adjourn. Mr. Bresko made a motion to adjourn, and Ms. Canepa seconded the motion. Roll was called on the motion.

Roll Call:

In favor: (6) Anderson, Bresko, Canepa, Waymack, Joyner, Elder

Opposed: (0)

Absent: (1) Brockwell



PLANNING COMMISSION STAFF REPORT

Public Hearing June 27, 2024

SPECIAL EXCEPTION SE-24-05

Family day care home (large)

Applicant: Makayla Semeli

Property Owner: Sio Semeli

Case Manager: Tim Graves, Planner - (804)722-8678

Request Summary

The applicant has requested a special exception to allow a “Family day care home (large)” pursuant to Section 90-203(3) in order to provide childcare for up to 12 children as a home occupation.

The Planning Commission is required to hold a public hearing and make a recommendation of approval or denial and forward the request to the Board of Supervisors for a decision.

Property Details

Address: 6824 Hearthside Drive

Tax Map: 13H(01)0C-041-0

Site Size: Approximately 1/2 acre

Zoning District: Limited Residential (R-1)

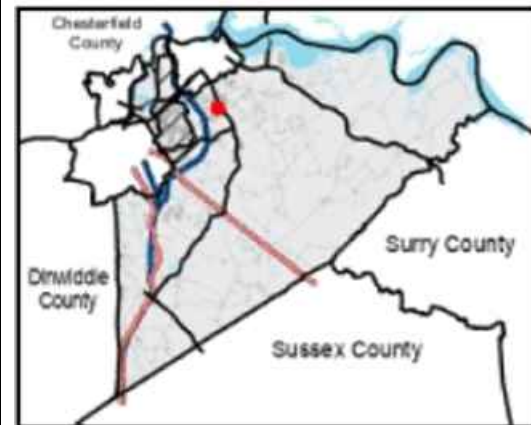
Current Use(s): Single-family dwelling, Childcare home occupation for up to 4 children

Comp Plan Land Use: Residential

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Location within County



Meeting Information

Planning Commission Public Hearing: June 27, 2024

Board of Supervisors Public Hearing: August 13, 2024 (Tentative)

Attachments

1. Copy of the Application with Attachments
2. Copy of APO letter, map, mailing list, and newspaper ad
3. Draft Ordinance for Board of Supervisors
4. Sample Motions

Background & Applicant Proposal

Relevant Background Information

- The applicant already provides childcare as a home occupation for up to 4 children, which is permitted by-right.

Key Details from Application Materials

- Applicant has worked in field for over 10 years, including at Ettrick Elementary and various daycares
- Provide affordable daycare for 12 children
- Will obtain state license and provide state-licensed curriculum
- Will work with health department or other agencies as required to provide meals or snacks made on-site

Exhibits

Exhibit 1 – Satellite views of property (close and far)

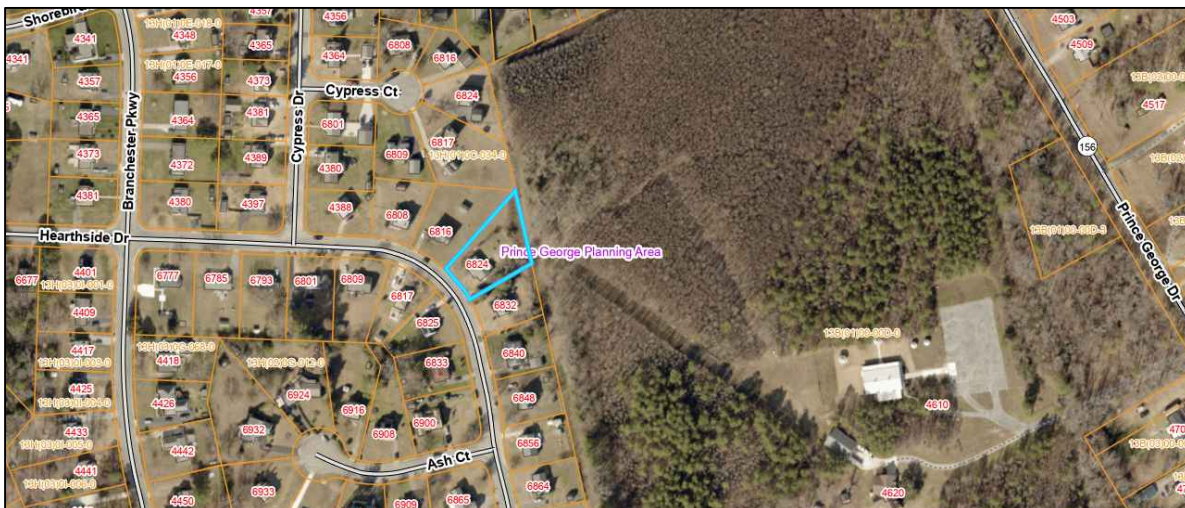


Exhibit 2 – Zoning Map

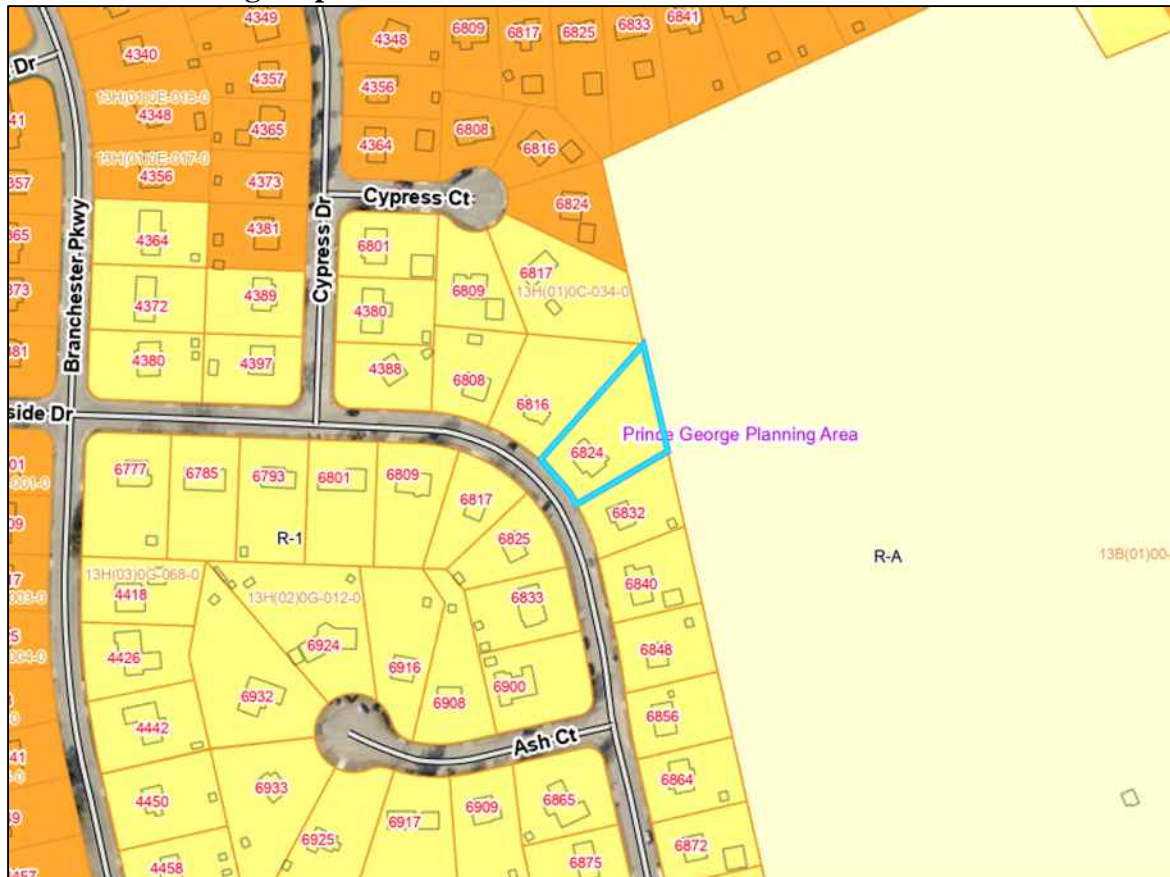
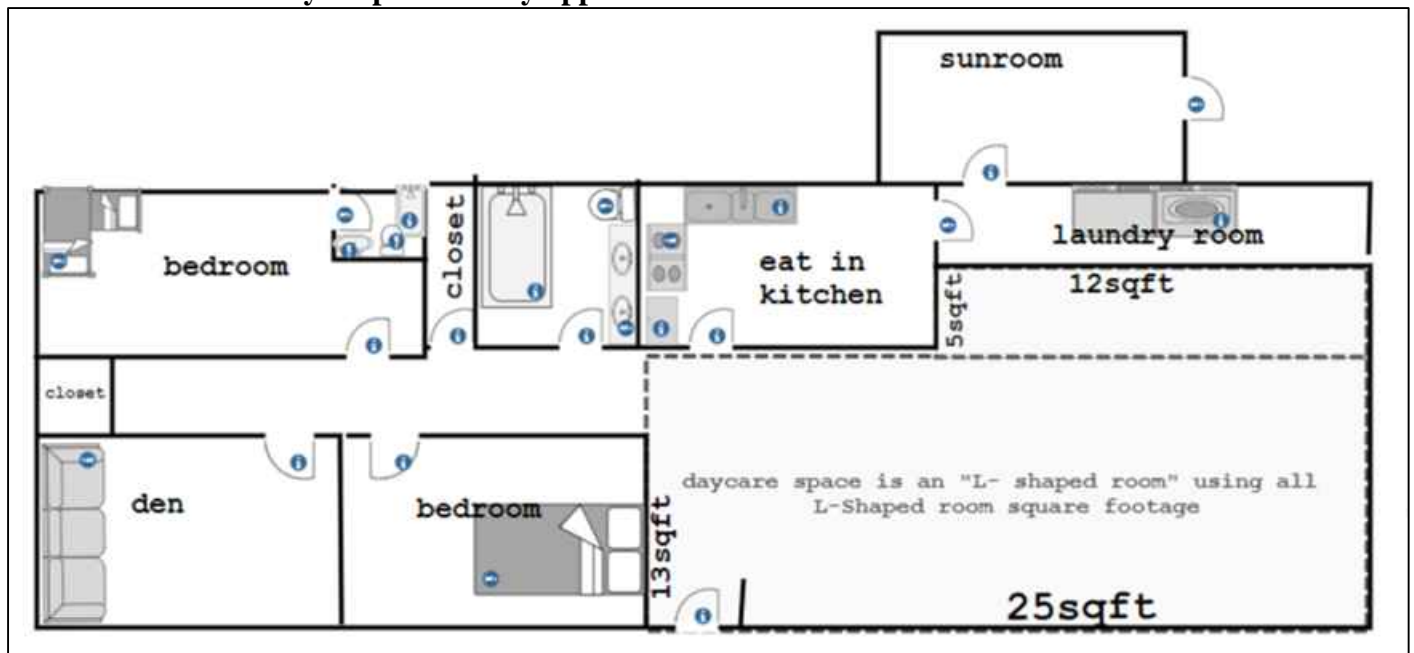


Exhibit 3 – Interior layout provided by applicant



Staff Review Comments

Planning Department Comments

Proposed land use(s):	<p>“Family day care home (large)” pursuant to Section 90-203(3)</p> <p>Definition in Zoning Ordinance Section 90-1: <i>Family day care home means a dwelling unit in which the provider resides that is used to provide care, protection, and guidance to one through 12 children, exclusive of the provider's own children and children who reside in the home, when at least one child receives care for compensation. A family day care home (small) may provide care for one to five individual children during any part of the 24-hour day, may be governed by a voluntary license issued by the state department of social services, and shall be termed "home occupation child care" for purposes of regulation under this chapter. A family day care home (large) may provide care for one to 12 individual children during any part of the 24-hour day and shall be governed by a license issued by the state department of social services, consistent with the provisions of Code of Virginia, § 15.2-2292.</i></p> <p>As distinguished from: <i>Home occupation child care means provision of care, for compensation, within a dwelling for one to five children unrelated by blood, marriage, or adoption to residents of that dwelling, within any part of the 24-hour day. See also Family day care home (small). No person may care for more than four children under the age of two years, whether related or unrelated to the provider, unless licensed by the state department of social services.</i></p>
Prior RZ/SE/etc. cases applicable to this property, and/or other zoning cases relevant to this request:	N/A for this property. Most recent family day care home approved was in 2022 at 4481 Branchester Parkway (SE-22-11). There was at least one approved prior to this.
Surrounding land uses and zoning districts:	<p>Surrounding land uses include: Trees on the property to the east, with an assembly hall (wedding venue) approximately 800 feet away through the trees. Otherwise, the surrounding uses are all single-family dwellings.</p> <p>Surrounding zoning districts include: R-1, R-2, R-A (see zoning map)</p>
Compatibility with surrounding uses and zoning:	The request appears to be generally compatible with these surrounding uses and zoning districts, with recommended conditions.
Consistency with definition of “Special Exception” (Sec. 90-1): <i>“a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”</i>	Yes, with recommended conditions
Consistency with Comprehensive Plan:	The request appears to be generally consistent with the Comprehensive Plan designation of Residential for this property and area.

Other applicable Subdivision and Zoning processes:	The applicant should update their Home Occupation Business Zoning Approval prior to beginning operations. (see recommended conditions)
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Other Department/Agency Comments

Virginia Department of Health – Courtney Thomas, Environmental Health Specialist

1. She has to contact the Department of Education for childcare licensing.
2. VDH does not approve or permit home kitchens therefore no food is allowed to be prepared in the home for the children.

Building Inspections – Charles Harrison III, Building Official

1. The applicant must provide valid proof of VA Department of Education licensure/registration for the requested location.
2. A new Certificate of Occupancy will be generated reflecting the occupancy amendments for this property.
3. The 2021 VUSBC allows a Family Day Home, licensed or registered by the Virginia Department of Education to operate within a single-family dwelling. The proposed number of children (up to 12) will not require an occupancy reclassification of the building and will not require a building permit. The classification of the building will remain R-5 (Single Family Dwelling) in accordance with the 2021 VUSBC.
4. The Family Day Home license and program oversight by the VDOE must be maintained in order to operate this business.
5. Emergency planning and preparedness (emergency responder notification, fire safety and evacuation plans, monthly emergency evacuation drills, etc.) at this facility must comply with the current Virginia Statewide Fire Prevention Code (specifically sections 401 through 404). Annual inspections will be required and must be conducted by this Department.

The departments below reviewed this request and had no comments.

Utilities – Rachael Lumpkin, Utility Project Engineer

The departments below received a copy of this request and did not provide comments.

Fire & EMS – Parker Ramsey, Battalion Chief

Virginia Department of Transportation (VDOT) - Paul Hinson, Area Land Use Engineer

Environmental - Angela Blount, Environmental Program Coordinator

Economic Development - Makayla Christensen, Economic Development & Tourism Specialist

Real Estate Assessor – Randall Horne, Senior Real Estate Appraiser

Anticipated Community Impacts and Potential Mitigation

	Anticipated Impacts (vs. current use)	Potential Mitigation
Traffic/ Transportation	No more than 12 trips for dropoff in the morning and 12 in the evening are anticipated, based on the number of children permitted, with occasional trips during the day.	Recommended conditions allow for pickup/dropoff in the street. Other conditions may be considered if there are concerns expressed by the community.

Parking	N/A since children are only present during the day.	N/A
Visual	Since there is a fence around the backyard, visual impacts will be limited to dropoff/pickup periods.	N/A
Noise	Children playing in the backyard.	N/A unless concerns are expressed by the community.

Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- Staff posted a sign on the property on 6/14/24.
- No comments from the community were received prior to finalizing this report.

Staff Recommendation

Approval, subject to the recommended conditions in the section below.

This recommendation is based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
3. Staff has recommended the below conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

Recommended Conditions

1. This Special Exception is granted on Tax Map 13H(01)0C-041-0 for a "Family day care home (large)" pursuant to Section 90-203(3) in order to provide childcare for no more than 12 children as a home occupation.
2. All required federal, state and local licenses/permits shall be obtained for the approved use including, but not limited to:
 - a. A license from Virginia Department of Education or other applicable state agency(ies) as required by law;
 - b. Updated Home Occupation Zoning Approval prior to obtaining updated Certificate of Occupancy;
 - c. An updated Certificate of Occupancy prior to opening the business to customers;
3. There shall be no preparation of meals or snacks in the home unless permitted by an applicable state department/agency.
4. Hours of operation shall be limited to 6:30am to 5:30pm on Monday through Friday, with up to 30 additional minutes allotted for pickup and dropoff of children at the beginning and end of each business day.
5. One (1) person may be employed for on-site assistance, in addition to the occupant(s) of the dwelling.
6. The owner(s) and any employee shall park in the on-site driveway during business hours.
7. Vehicles may use street parking for pickup and dropoff of children.
8. No permanent signage shall be permitted for the business.

9. Play areas for children shall be restricted to the fenced backyard.
10. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
11. This Special Exception may be revoked by the Prince George County Board of Supervisors for failure by the property owner or tenant to comply with any of the listed conditions or any provision of federal, state or local regulations.

EnerGov - SE-24-0036

INV-6225



SPECIAL EXCEPTION APPLICATION

Department of Planning
6602 Courts Drive, Prince George, VA 23875
Email: planning@princegeorgecountyva.gov
(804) 722-8678 | www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

SE-24-05

DATE SUBMITTED:

4/19/24

APPLICANT FILL-IN ALL BLANKS

REQUEST: A Family Day Home consisting of 12 children

REQUEST PROPERTY ADDRESS / LOCATION:

6824 hearthside dr, prince george, VA, 23875

REQUEST TAX MAP PIN(S): (List all)

13H010C0410

AFFECTED ACREAGE
(Each parcel):ENTIRE PARCEL (Y) N
- Each parcel):

ATTACHMENTS (Check if Attached; * = Required):

☒ APPLICANT STATEMENT* (Specify goals, details, etc.)☐ COMMUNITY MEETING SUMMARY☐ PROPOSED CONDITIONS☐ ADDITIONAL ATTACHMENTS:☒ SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN*

(Show proposed improvements; Use GIS or Engineer Drawing)

NAME(S): Sio Semeli

MAILING ADDRESS: (Incl. City, State, Zip):

7755 Rolling Hill Rd, North Prince George, VA, 23860

E-MAIL:

bigsjor76@ymail.com

PHONE:

(804)895-5785

NAME(S): If different than owner):

Makayla Semeli

RELATION TO OWNER:

Daughter

MAILING ADDRESS: (Incl. City, State, Zip):

6824 Hearthside DR, Prince George, VA, 23875

E-MAIL:

missyanncx@gmail.com

PHONE:

(804)735-6759

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

R-1

LAND USE(S) CODE REFERENCE(S):

Sec. 90-203(3)

FEE DUE:

Special Exception: \$700

Special Exception Home Occ: \$350

FEE PAID:

350.00

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

REC-5445-2024

DATE RECEIVED:

4/24/24

RECEIVED BY:

Madison Sobczak

OWNER AFFIDAVIT

The undersigned Property Owner(s) or duly authorized Agent or Representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

NAME:

Sis Sene

NAME:

SIGNED:

[Signature]

SIGNED:

DATE:

4/19/2024

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Dinwiddie

Subscribed and sworn before me this

19

day of

April

, 20

24

[Signature]

Notary Public

My Commission expires:

February, 20 28





Applicant Statement

I am thrilled to submit my application to open a daycare in Prince George, Va. My name is Makayla Semeli, and I am driven by a deep passion for early childhood development and a commitment to providing a safe, nurturing environment for children to thrive. I've been in this field for over ten(10) years, working for Ettrick Elementary and various daycares.

My primary goal is to open my own daycare for twelve(12) children, foster holistic development, nurturing their intellectual, emotional, social, and physical well-being all while being affordable and accepting subsidy for families in need. I will also ensure a safe and secure environment where children feel comfortable to explore, learn, and grow. Another goal is to build strong relationships with parents, families, and our local community to create a supportive network for children's growth and provide high-quality education and enrichment programs tailored to each child's unique needs and interests.

When licensing is finalized, I will be implementing a state approved comprehensive curriculum that integrates play-based

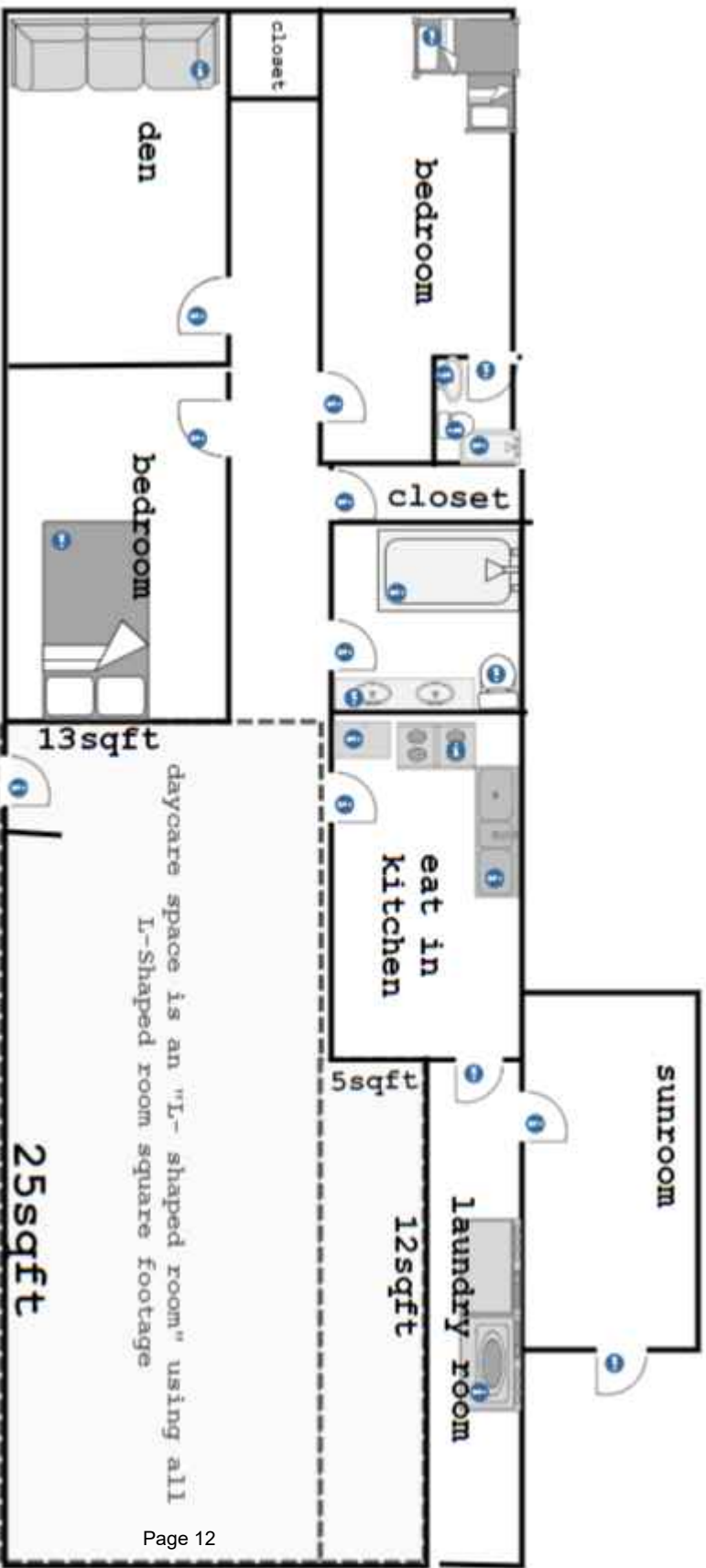
learning, early literacy, STEM activities, and creative arts to stimulate children's curiosity and imagination along with a circle time. I will also work with the health department and join a USDA food program to offer nutritious meals and snacks prepared with fresh, wholesome ingredients to support children's health and well-being.

There will be strict safety protocols, including regular health screenings, CPR certification for staff, various training throughout the year, and thorough background checks for all employees if over the point system as specified by licensing.

Parental involvement through open communication, regular updates on their child's progress, and opportunities for family engagement events and workshops will also be encouraged.

In summary, I am dedicated to creating a daycare that not only meets but exceeds the highest standards of excellence in early childhood education. I am excited about the opportunity to make a positive impact on the lives of children and families in our community and look forward to the possibility of bringing this vision to fruition as there are only few licensed daycares in Prince George County.

Thank you for considering my application.



RECEIPT (REC-005445-2024)
FOR PRINCE GEORGE COUNTY, VA

BILLING CONTACT

Makayla Haywood-Semeli
6824 Hearthside Drive
Prince George, Va 23875



Payment Date: 04/24/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SE-24-0036	PGC Special Exception Home Occupation	Fee Payment	CRED CARD	\$350.00
6824 Hearthside Dr Prince George, VA 23875			SUB TOTAL	\$350.00
			TOTAL	\$350.00



County of Prince George, Virginia

"A welcoming community • Embracing its rural character • Focusing on its prosperous future"

June 6, 2024

NOTICE OF PUBLIC HEARING - PLANNING COMMISSION

Dear owner, agent or occupant of each parcel that is abutting or immediately across the street or road from the property affected:

This is notification that the Prince George County Planning Commission will hold a public hearing on **Thursday, June 27, 2024 beginning at 6:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-24-05: Request to permit a "Family day care home (large)" within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to allow childcare for up to 12 children as a home occupation. The subject property, located at 6824 Hearthside Drive, is identified as Tax Map 13H(01)0C-041-0. The Comprehensive Plan indicates the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. A copy of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning Department in advance so that appropriate arrangements can be made.

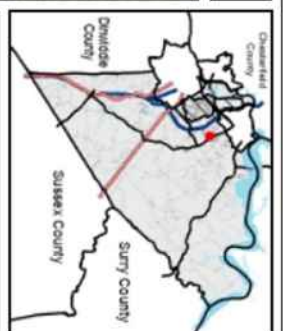
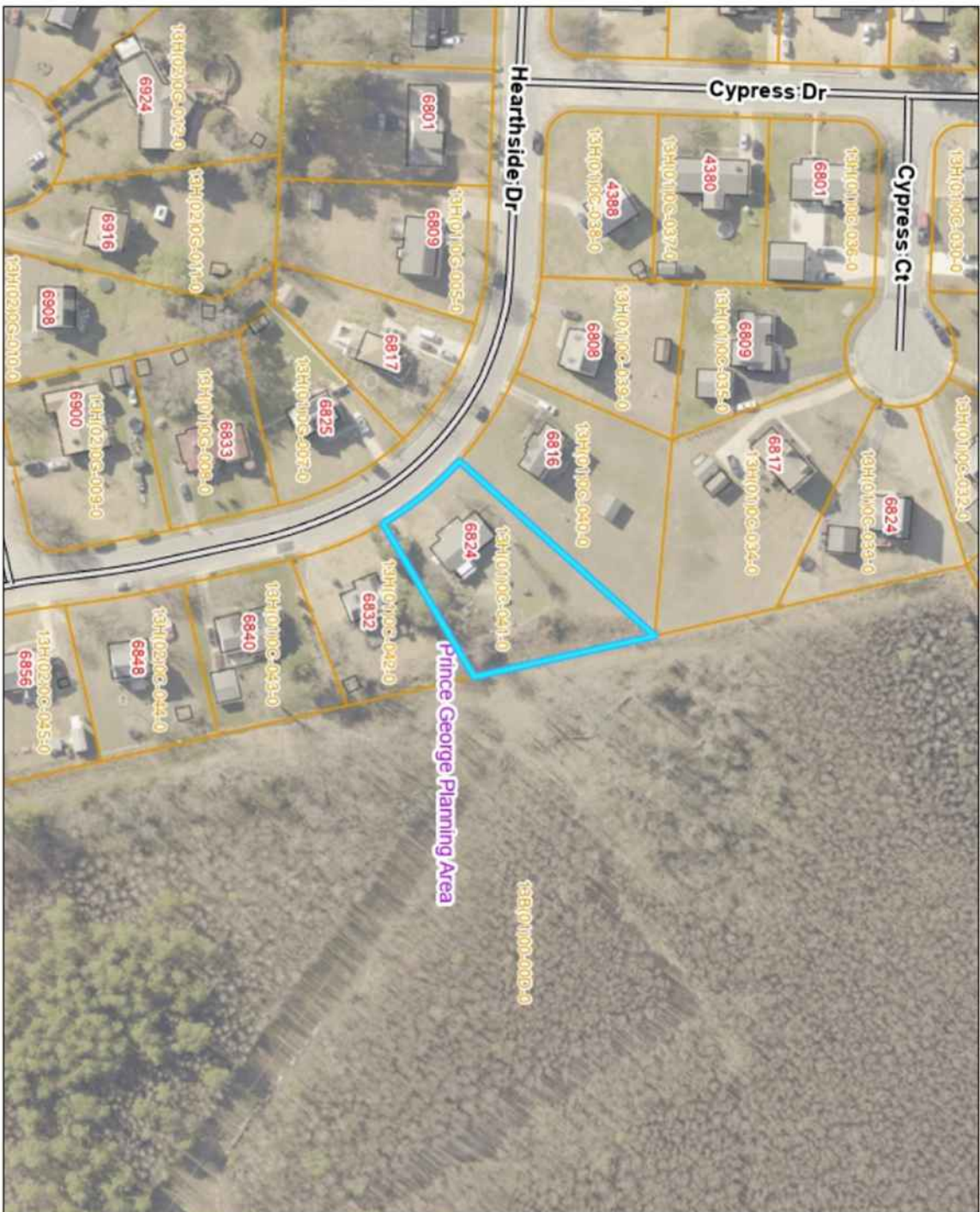
You may also contact me with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner II

County of Prince George



- Legend**
- Political Boundaries
 - Taxparcels
 - Access Easements
 - Swamps
 - Planning Area
 - Aerial_EagleView_2024
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

Semeli Sio Mafatini Jr
7755 Rolling Hill Rd
North Prince George, VA 23860

Spearman Earnestine
6816 Hearthside Dr
Prince George, VA 23875

Zamarron Guadian Jesus M
6817 Cypress Ct
Prince George, VA 23875

Weekes Nathaniel J Jr
6817 Hearthside Dr
Prince George, VA 23875

Simonson Cassie Rae
6825 Hearthside Dr
Prince George, VA 23875

Poulos Nicholas J
PO Box 233
Amelia Court House, VA 23002

VTIPIL Living Trust
4620 Prince George Dr
Prince George, VA 23875

**NOTICE OF PUBLIC HEARING
PRINCE GEORGE COUNTY PLANNING COMMISSION**

The Planning Commission will hold a public hearing on Thursday, June 27, 2024 beginning at 6:30 p.m. concerning the following request:

SPECIAL EXCEPTION SE-24-05: Request to permit a “Family day care home (large)” within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to allow childcare for up to 12 children as a home occupation. The subject property, located at 6824 Hearthside Drive, is identified as Tax Map 13H(01)0C-041-0. The Comprehensive Plan indicates the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875. Copies of the proposed Ordinance and other materials related to the above named request may be reviewed or obtained in the Planning Department, located in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday, or by calling 804-722-8678 or emailing planning@princegeorgecountyva.gov. All interested persons are invited to participate in the public hearing in person. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>. Any person requiring assistance to participate in the public hearing is asked to contact the Planning Department in advance so that appropriate arrangements can be made.

BY ORDER OF THE PRINCE GEORGE COUNTY PLANNING COMMISSION

Publish: 6/13/24 and 6/20/24

Board of Supervisors
County of Prince George, Virginia

ORDINANCE TO GRANT A SPECIAL EXCEPTION
FOR A “FAMILY DAY CARE HOME (LARGE)”
ON TAX MAP 13H(01)0C-041-0

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this ____ day of ____, 2024:

Present:

T.J. Webb, Chair

Floyd M. Brown, Jr, Vice Chair

R.E. “Bobby” Cox, Jr.

Philip T. Pugh

Marlene J. Waymack

Vote:

SPECIAL EXCEPTION SE-24-05: Request to permit a “Family day care home (large)” within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to allow childcare for up to 12 children as a home occupation. The subject property, located at 6824 Hearthside Drive, is identified as Tax Map 13H(01)0C-041-0. The Comprehensive Plan indicates the property is planned for Residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-24-05 is granted with the following conditions:

1. This Special Exception is granted on Tax Map 13H(01)0C-041-0 for a “Family day care home (large)” pursuant to Section 90-203(3) in order to provide childcare for no more than 12 children as a home occupation.
2. All required federal, state and local licenses/permits shall be obtained for the approved use including, but not limited to:
 - a. A license from Virginia Department of Education or other applicable state agency(ies) as required by law;
 - b. Updated Home Occupation Zoning Approval prior to obtaining updated Certificate of Occupancy;
 - c. An updated Certificate of Occupancy prior to opening the business to customers;
3. There shall be no preparation of meals or snacks in the home unless permitted by an applicable state department/agency.
4. Hours of operation shall be limited to 6:30am to 5:30pm on Monday through Friday, with up to 30 additional minutes allotted for pickup and dropoff of children at the beginning and end of each business day.

5. One (1) person may be employed for on-site assistance, in addition to the occupant(s) of the dwelling.
6. The owner(s) and any employee shall park in the on-site driveway during business hours.
7. Vehicles may use street parking for pickup and dropoff of children.
8. No permanent signage shall be permitted for the business.
9. Play areas for children shall be restricted to the fenced backyard.
10. The Special Exception shall become null and void if the use is abandoned for a period of 24 consecutive months.
11. This Special Exception may be revoked by the Prince George County Board of Supervisors for failure by the property owner or tenant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on _____, 2024 and becoming effective immediately.

Sample Motions

APPROVE:

"I move to forward request SE-24-05 to the Board with a recommendation for APPROVAL, subject to the recommended conditions in the Staff Report, and the reason(s) for this recommendation is/are:"

(EXAMPLES):

- "It is compatible with the Comprehensive Plan and surrounding uses and zoning districts."
- "It is expected to benefit the general welfare of the community."
- "The expected off-site impacts appear to be adequately addressed by the conditions."
- Other _____

APPROVE WITH CHANGES:

I move to forward request SE-24-05 to the Board with a recommendation for APPROVAL, subject to the following changes:

DENY:

I move to forward request SE-24-05 to the Board with a recommendation for DENIAL for the following reason(s): (SPECIFY)

POSTPONE:

I move to POSTPONE request SE-24-05 until _____ to allow time for _____
(MEETING DATE)

(ACTION/EVENT)

Board of Supervisors Approves FY25 Budget

The Board of Supervisors at its May 28 meeting gave its approval to the FY '25 Budget. By unanimous vote, the Board gave the nod to the spending plan that will guide County Government through June 30, 2025. The plan goes into effect July 1.

The total Budget approved was \$162,651,134, which is a 5.18% increase over FY24, an increase of 8,011,826. The approved FY25 General Fund Budget is \$74,022,972, which is 1.79% increase over FY2024. The overall introduced budget increases are chiefly related to an increase in the General Fund budget of \$1,302,617 (1.79%), a \$6,255,916 (7.13%) increase in the school budget created by an increase in state funding, a (\$1,056,553, -11.2%) reduction in the Utility Fund Budget, and a reduction in inter-fund transfers of (\$2,121,069, -6.25%) {reduction in General Fund transfers to the Debt Fund, School Operations and textbooks}. There was no change in real estate, personal property, machinery & tools, or mobile homes tax rates. State changes will be considered through a budget amendment once the State numbers are provided to the County.

Other matters that came before the Board at its meeting:

- Approved on consent a commendation to Kayla Semaj Callahan for the Girl Scout Gold Award.
- Approved on consent and presented a commendation to Christian Philpot for his attainment of Eagle Scout.
- Approved on consent an appropriation in the amount of \$11,516.88 for DMV Safety Grant Funds FY24 Quarter Ended March 31, 2024.
- Held a public hearing and denied a rezoning request by a 3-2 vote (Cox, Pugh, and Waymack – to approve the denial and Webb and Brown – to oppose the denial) to rezone 8.761 acres from R-2 to R-TH to develop up to 56 townhomes located west of the intersection of Monroe Avenue and Butor Road on the border with the City of Hopewell.
- Held a public hearing and unanimously postponed to June 11 a special exception request in an R-A Zoning District to permit extraction of natural resources (borrow pit), to permit processing of agricultural and forest products, and to permit landscaping supplies sales.
- Received a comprehensive utility briefing. By consensus, 4-1 (Pugh dissenting) agreed to discuss sewer alternatives at the June 11 meeting.
- Unanimously approved an authority to advertise a public hearing for the transfer of land to Mr. Jim Clayton.
- Unanimously approved to rezone a parcel to correct an apparent mapping error on the 2010 Zoning Map.
- Unanimously approved an award of contract to New Market Asphalt Corporation in an amount not to exceed \$182,014 for Scott Park Paving Services.

- Unanimously approved a Memorandum of Understanding with the Central Virginia Incident Management Team.
- Held a discussion and unanimously approved an ambulance purchase, appropriation of cash proffers and interest revenues, and award of contract to Southeastern Specialty Vehicles in the amount of \$419,858.00.
- Unanimously approved a resolution to continue the prohibition against roosters, gamecocks or male peacocks in R-E, R-1, R-2 and R-3 zoning districts.
- Unanimously approved an authority to apply for CaRMA Grants.

Board of Supervisors Deny the Virginia Economic Development Partnership's Terms of the Virginia Business Ready Sites Program Grant

On September 14 and September 28, 2021, the Board received information and considered action to construct either a new wastewater treatment plant in Prince George or a pump station and force main to discharge wastewater to the Hopewell Water Renewal Facility to address wastewater capacity at the Southpoint/Crosspointe business park and growth in the County. A motion for the wastewater treatment plant failed and the Blackwater Regional Pump Station and Force Main to Hopewell passed. This project includes a gravity interceptor, 3 MGD pumping station, and nearly 10 miles of force main to discharge the wastewater at the Hopewell Water Renewal (HWR) facility. In January 2023, initial discussions with HWR indicated the City had 7 MGD of available capacity for PGC. The County moved forward with the project and began the design process. In March 2024, the County received information which made it unclear if HWR has available allocation for the County. Hopewell currently plans to hire a consultant to determine the unallocated capacity of the plant that might be available for the County. Should wastewater allocation not be available through HWR, the County would not be able to move forward with the Board's approved option for increased wastewater capacity.

The Virginia Economic Development Partnership (VEDP), through its Virginia Business Ready Sites Program (VBRSP), provides grant opportunities for site development to establish a pool of potential sites across the Commonwealth that are well prepared and positioned to be selected by economic development projects. Last December, the Board authorized Staff to apply for a VBRSP grant to help fund the Blackwater Regional Pump Station project to discharge wastewater to the City of Hopewell. Design for the Blackwater Regional Pump Station is nearly 90% complete, excluding the design efforts for the force main. Construction is estimated at \$30M. VEDP is positioned to offer Prince George County a VBRSP grant to assist the County with its efforts to develop further the Crosspointe/Southpoint business park for marketing to economic development projects, specifically for the construction of the Blackwater Regional Pump Station project. VEDP is aware of the status of the project and stated the award is based on a wastewater solution providing the necessary capacities, not the actual project. Therefore, both the current project and a wastewater treatment plant would qualify since both provide the necessary capacities. As a condition of the grant, the County must authorize the design and construction of a wastewater treatment plant, in the event that the City of Hopewell does not have the necessary available wastewater allocation of 5 MGD for the County. Many residents in the Blackwater Swamp area spoke in opposition of a wastewater treatment plant during public comment. The Board voted by a 3-2 vote to deny the Virginia Economic Development Partnership's Terms of the Virginia Business Ready Sites Program Grant (Cox, Pugh, and Waymack in favor of denial and Webb and Brown opposed to denial).

Other matters that came before the Board at its meeting:

- Approved on consent and presented a commendation to Lt. Jodie Warren for his service to Prince George County.
- Approved on consent a fee waiver request of Hopewell Fireworks.

- Approved on consent an appropriation in the amount of \$6,319 of United Way Shelter Grant Funds for the Department of Social Services.
- Presented a commendation to Kayla Semaj Callahan for the Girl Scout Gold Award.
- Held a public hearing and unanimously approved a boundary line adjustment request of Mr. Jim Clayton, subdivision approval and acceptance of easement.
- Held a public hearing and unanimously approved a special exception request to permit a special care hospital within a General Business (B-1) Zoning District to allow a day support center for the care of individuals with development and intellectual disabilities at 4224 Branchester Parkway.
- Approved by a 3-2 vote (Webb, Brown, and Waymack in favor, Cox and Pugh abstained) a special exception request within a Residential Agricultural (R-A) Zoning District to permit extraction of natural resources (borrow pit) located on the southwestern quadrant of the intersection of James River Drive and Ruffin Road.
- Received a roads maintenance report from the Virginia Department of Transportation.
- Received a report from the Petersburg Area Transit regarding a bus route in Prince George County.
- Received a report on chickens in residential zoning districts and agreed by consensus for Staff to review with the Planning Commission, obtain more citizen input by way of community meetings, and consult with Farm Bureau.
- Unanimously approved a change to the FY2023-2024 and FY2024-2025 Position Control Charts for General Services.
- Unanimously approved an appropriation in the amount of \$73,130 of DCJS School Resource Officer Grant Funding to the FY2025 Budget and modification to the FY2025 Position Control Chart for the addition of a Police Officer.
- Held a discussion regarding stormwater fees.
- Unanimously reappointed Ms. Carol Bowman to the Petersburg Area Regional Tourism Corporation.
- Unanimously voted to postpone the appointment for Brightpoint Community College Advisory Board for further application review.
- Reappointed Mr. Keith Brown and Mr. E.T. Drewry to the Recreation Advisory Commission by a 4-1 vote (Mr. Brown abstained).
- Unanimously appointed Mr. Brandon Massenburg and Ms. Judy Chalkley to the Economic Development Authority.

- Unanimously voted to recommend Mr. Justin Noblin to the Circuit Court for appointment to the Board of Zoning Appeals.
- Unanimously authorized the County Attorney to file a Petition to Writ of Special Election for the Circuit Court Clerk.
- Agreed by consensus to have a work session on July 9 to discuss public safety.

Upcoming Cases for July 25, 2024 Planning Commission Meeting

(subject to change)

REZONING RZ-24-03: Request to rezone 1.419 (+/-) acres from Limited Residential (R-1) and General Business (B-1) to General Business (B-1). The purpose of the rezoning is to remove the existing proffers on a portion of the property and prepare for commercial development. The subject property is located at 12106 South Crater Road and is identified as Tax Map 430(07)00-001-0. The Comprehensive Plan indicates the property is planned for Residential uses.

REZONING RZ-24-04: Request to rezone 1.25 (+/-) acres from Residential Agricultural (R-A), Limited Residential (R-2) and General Business (B-1) to General Business (B-1). The purpose of the rezoning is to use the property for a business office. The subject property is located at 5614 Ruffin Road and is identified as Tax Map 240(0A)00-081-0. The Comprehensive Plan indicates the property is planned for Commercial uses.

REZONING RZ-24-05: Request to rezone 29.73 (+/-) acres from General Business (B-1) to Limited Residential (R-2). The purpose of the rezoning is to correct an apparent mapping error that occurred with the adoption of the zoning map in 2010. The subject property is located across from 4101 Courthouse Road and is identified as Tax Map 340(0A)00-007-0. The Comprehensive Plan indicates the property is planned for Residential uses.



RESIDENTIAL POULTRY

REPORT TO BOARD OF SUPERVISORS

June 11, 2024



OBJECTIVES TONIGHT:

1. Review terminology
2. Review background and history of topic
3. Review current requirements
4. Review proposed next steps

Terminology

Zoning Ordinance Section 90-1 Definitions

- Poultry means domesticated fowl normally raised on a farm such as chickens, ducks, geese, turkeys, doves, guinea hens, peacocks, pigeons, and other similar domesticated poultry or fowl.

Merriam-Webster Dictionary

- Fowl = a bird of any kind

Key Question:

What do you want to consider ordinance changes for?

A. just chickens

B. all poultry as defined



History of Poultry in R- Zoning Districts in Prince George County

Prior to 2014: No poultry permitted in R-1,2,3,E zoning districts

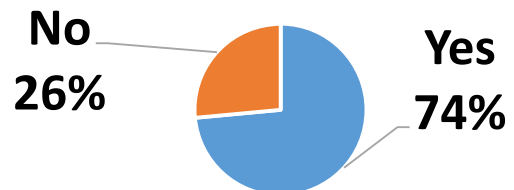
2014: The BOS adopted an ordinance amendment to allow poultry and bees in residential zoning districts, but only on parcels at least 2 acres in size, with additional requirements. The same requirements are still in the Zoning Ordinance today.

2020: Similar to the present situation, as a result of a code enforcement action, a citizen requested that the County Code be amended to allow poultry (chickens) on all residential lots in the County, regardless of size. Staff provided reports and potential ordinance changes to the Board of Supervisors (BOS) and the Planning Commission (PC), and the PC ultimately decided not to recommend any changes at that time.

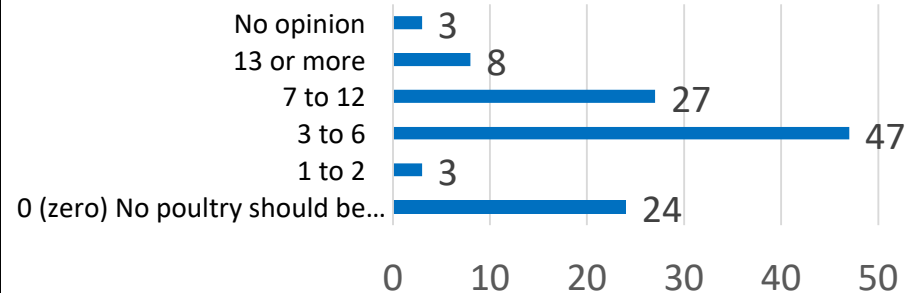
PUBLIC OUTREACH IN 2020

- As part of the PC review process, a citizen survey was conducted.
- Outreach included postings on the County website and Facebook, a press release in newspaper, and 3,940 postcards mailed to affected property owners
- There were 119 survey participants (= response rate < 3%)
- Key findings relating to 2-acre requirement:

#1: Do you support the keeping of poultry on properties less than 2 ac. in size in a residential neighborhood?



#4: How many poultry is a reasonable on properties of 2 acres or less?



- At the end of the process, following discussion, the Planning Commission decided not to recommend any changes

SUMMARY OF CURRENT REQUIREMENTS

	<u>R- Zoning Districts</u> (R-E, R-1, R-2, R-3, MHR)
Minimum lot size requirement	<ul style="list-style-type: none">• 2 acres
Number of poultry permitted	<ul style="list-style-type: none">• Up to 6 on at least 2 ac• +6 per each extra 2 ac
Minimum setbacks for coops and runs	<ul style="list-style-type: none">• 25' to rear/side P/L• 150' to front P/L• 150' to adjacent dwellings
Other	<ul style="list-style-type: none">• Must be contained or fenced• No roosters, etc.• Primary use (does not require a dwelling to be present)

* Staff recommends no changes to requirements in Agricultural zoning districts at this time.

IMPACT OF CURRENT REQUIREMENTS

	<u>R-E</u>	<u>R-1, R-2, R-3, MHR*</u>
Minimum Lot Size Requirement	1 acre	10-15,000 sf (1/4 to 1/3 ac)
# lots in Zoning District	466	5,176
# lots >= 2 acres (can have chickens today)	78 (16.7%)	459 (8.9%)
# lots < 2 acres (no chickens allowed)	388 (83.3%)	4,717 (91.1%)

Under the current requirements, poultry/chickens are NOT allowed on most lots (90+%) in the R-1,2,3 zoning districts.

* Note: Mobile Home Residential (MHR) Zoning District has a minimum lot size of 12,000 sf and also allows poultry under the same requirements, but there are no known MHR Zoning Districts in the County.

PROPOSED NEXT STEPS

- **Staff to review with PC in a Work Session:**
 - Recap background and history (same as tonight)
 - Discuss citizen request to eliminate 2-acre requirement for poultry/chickens in R- zoning districts (same as 2020)
 - Review data on # of parcels that would become eligible if the requirement is changed
 - Review results of 2020 survey
 - Review other requirements that would need to be considered in addition to potentially removing the 2-acre requirement (same as 2020)
- **Staff to obtain recommendations from PC about what changes to make, and report back to the BOS to for discussion and further direction regarding amending the requirements.**

Is this acceptable to the BOS, or are different actions requested?